

## MINUTES OF THE DECEMBER 17, 2014 PLANNING & ZONING MEETING

**\*Item D.5. Z14-60 (District 6).** The 8000 through 8200 blocks of East Ray Road (north and south sides). Located east of Sossaman Road on the north and south sides of Ray Road (79.2± acres). Rezone from LI AF and AG AF to LI AF PAD. This request will facilitate the development of a future employment park. John J. Gilmore, applicant; Peter Martens, Marwest, owner. (PLN2014-00549).

**Summary:** This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Vice-Chair Johnson and seconded by Boardmember Allen

**That:** The Board recommends approval of zoning case Z14-60 as modified in the Study Session conditioned upon:

1. Compliance with the basic development as described in the project narrative, and design guidelines.
2. All future development shall require Review and approval by the Planning and Zoning Board including more specific Design Guidelines to accompany the first phase of development.
3. Compliance with all City development codes and regulations.
4. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the Land Split or prior to the issuance of a building permit).
5. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
6. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided prior to site plan approval by the Planning and Zoning Board.
7. Written notice be provided to future property owners, and acknowledgment received that the project is within 0.25 miles of Phoenix-Mesa Gateway Airport.
8. Noise attenuation measures shall be incorporated into the design and construction buildings where people work, or are otherwise received to achieve an outdoor-to-indoor noise level reduction (NLR) of 30 decibels.
9. No structures are to be allowed within 6' of the airport's perimeter fence line.
10. Modify the project narrative to remove section 4.4.1 and to modify the language of Section 6.5 to read, "All roof mounted mechanical equipment shall be screened from public view by building parapets. Roof mounted mechanical units shall be painted to match the roof/building color. Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or "hats," surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment."
11. Final building height will be determined at the time of site plan approval and will be reviewed for appropriateness in relation to the context of the airport.

**Vote: 5-0 (Absent: Boardmembers Hudson and Clement)**