

## MINUTES OF THE JUNE 15, 2016 PLANNING & ZONING MEETING

***Discuss and make a recommendation to the City Council on the following zoning cases:***

- \*4-a Z16-024 District 6.** 5253 South Saranac. Located south of Ray Road and east of Power Road. (3.26 ± acres). Rezoning from LI and LC to LI-AF-BIZ overlay and site plan review. This request will allow for development of an office building. John C. Manross, Design Professionals, LLC, applicant; Granite Field Investments, LLC, owner. (PLN2016-00227).

**Staff Planner:** Lesley Davis

**Staff Recommendation:** Approval with Conditions

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

It was moved by Boardmember Ikeda and seconded by Boardmember Astle to approve case Z16-024 with conditions:

**That: The Board recommends the approval of the case Z16-024 conditioned upon:**

1. Compliance with the development as described in the project narrative and as shown on the site plan, elevations and landscape plan.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of Design Review approval for architectural and landscaping design, which shall include the BIZ requirements.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. 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 final subdivision map, prior to the issuance of a building permit).
6. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
7. **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. A completed form with response by the FAA must accompany building permit application for structures on this property.**
8. **Recordation of a cross-access easement for the shared emergency access point with the hotel along the north property line.**
9. **Compliance with the requirements established in Chapter 21 of the City of Mesa Zoning Ordinance for the use of a Bonus Intensity Zone Overlay District.**

**Vote: 4-0**

## MINUTES OF THE JUNE 15, 2016 PLANNING & ZONING MEETING

\*\*\*\*\*

**Note:** *Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at [www.mesaaz.gov](http://www.mesaaz.gov)*