

MINUTES OF THE FEBRUARY 15, 2017 PLANNING & ZONING MEETING

- *4-b Z17-002 District 6.** The 6400 through 6600 blocks of South Mountain Road (west side) and the 6400 through 6600 blocks of the South Signal Butte Road alignment (east side). Located west of Mountain Road and north of Pecos Road. (50.12± acres). Rezone from AG to HI-PAD AF (20± acres); and rezone from GL-CUP AF to HI-PAD AF (24.3± acres); and rezone HI-AF to HI-PAD AF (5.82± acres); and Site Plan Review. This request will allow for the expansion of an existing industrial facility. Reese Anderson, Pew and Lake, applicant; Signal Butte 20, LLC, owner. **(Companion Case to Preliminary Plat "Fuji Expansion") (Associated with Item 5-b.) (PLN2016-00885).**

Staff Planner: Wahid Alam

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 Vice Chair Dahlke to approve case Z17-002 with conditions:

That: The Board recommends the approval of the case Z17-002 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan, landscape plan and preliminary plat submitted.
2. Compliance with all City development codes and regulations, except as modified by the PAD, Development Agreement, or conditions below.
3. Compliance with all requirements of the Airfield (AF) Overlay District including:
 - a. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport that will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map/land split, prior to the issuance of a building permit).
 - b. Noise attenuation measures be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 db.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.
5. Design Review process for Phase 1 and site plan and design review for all future phases of development.
6. Compliance with all requirements of the Subdivision Technical Review Committee.
7. All retention basins shall be designed per Section 11-33-6 of the Mesa Zoning Code:
 - a. Retention basin design shall provide consolidated basins. Multiple, small retention areas are not acceptable unless basins are interconnected and designed per the City of Mesa Engineering Manual; and,
 - b. Landscaping shall be provided in all areas of the retention basin including side slopes, the perimeter edge around the basin and along the bottom of the basin.

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8. Replacing the proposed chain link fencing with a permanent wall consistent in design with the wall proposed for the south property line either with the development of Phase 2 of the expansion area or the construction of Signal Butte Road, whichever occurs first.
9. Execution of a Development Agreement to address issues such as:
 - a. Timing of payment of cash in lieu for Signal Butte Road;
 - b. Extension of water, sewer, and other utilities in Signal Butte Road;
 - c. Potential access road to provide ingress/egress to adjacent properties north of the 20-acre expansion area east of Signal Butte Road, and;
 - d. Other related items.
10. Each phase of development must comply with the City's water and sewer requirements.
11. Completion of the platting process and filing the final plat for the property prior to issuance of a building permit for Phase 1.
12. Dedicate right-of-way on Signal Butte Road to achieve a 65-foot half-street from the monument line at the earlier of:
 - a. When requested by the City of Mesa;
 - b. Recordation of the plat for the property; or,
 - c. Issuance of a Building Permit for Phase 1.

Vote: 7-0

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