

MINUTES OF THE MAY 17, 2017 PLANNING & ZONING MEETING

- *4-a Z16-023 District 5.** The 2400 to 2600 blocks of North Greenfield Road (west side). Located south of McDowell Road on the west side of Greenfield Road (69.34± acres). Rezone from PEP-PAD (formerly DMP) and PS-PAD to PEP-PAD (63.59± acres) and PS-PAD (5.75± acres) (removing conditions of approval) and modifying the development master plan (project narrative) for zoning case Z08-022. This request will allow development of a business park. William Jabjiniak, City of Mesa, applicant; City of Mesa, owner. (PLN2016-00217). **Continued from April 18, 2017**

Staff Planner: Tom Ellsworth

Staff Recommendation:

Summary: Principal Planner, Tom Ellsworth, presented case Z16-023 to the Board.

Mike Lolli, 1050 W. Birchwood Avenue, CEO of Hour Precision spoke in support of the project. Mr. Lolli stated in the next few years the company will be looking for a new facility as they expand and feels this area would meet their business needs.

Resident Jeff Crockett, 3259 E. Jacaranda Circle, spoke in favor of the the project. Mr. Crockett sits on the Council as the Mesa Representative of the Greater Phoenix Economic Council and feels this project would provide employment opportunity in the area.

Richard Adams, 1536 E. Elmwood, spoke in favor of the project. Mr. Adams serves as a member of the Board of Directors for the Great Phoenix Economic Council. He feels this project is what the Falcon Field Economic Activity Plan called for by creating employment.

Katy Gazda, 4024 E. Diamond Circle, teaches Biotechnology at Red Mountain High School and is in favor of the project. Ms. Gazda feels this development is an opportunity for the students to receive field experience and internships within the City.

Brian Campbell, 4309 N. Deserts Gate, spoke in favor of the project. Mr. Campbell stated he serves on the Great Phoenix Economic Council and feels the project will provide the City of Mesa to be competitive in the high tech innovations with other cities.

Telela Taumanu, 1063 S. Sawyer is a Junior at Red Mountain High School and is in favor of the project. Ms. Taumanu hopes to return to Mesa after college and have a career in the BioScience field and an institution such as this would be a wonderful opportunity.

Mike Wilson, 8120 E. Catcus Road, #300, Scottsdale, spoke in support of the project. Mr. Wilson feels this type of development would enhance the local economy.

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Boardmember Boyle stated the citrus trees in the surrounding area are in poor condition.

It was moved by Vice Chair Dahlke and seconded by Boardmember Astle to approve case Z16-023 with conditions:

That: The Board recommends the following conditions of approval that shall replace those of ordinance no. 4839 for case Z16-023:

1. Compliance with the basic development as described in the project narrative and design guidelines, except as modified below.
2. Administrative Site Plan Review and review through the Design Review process for each individual development.
3. Compliance with all City development codes and regulations, as applicable.
4. Written notice be provided to future tenants that the project is within 1 mile of Falcon Field Airport.
5. **Modification of the Design Guidelines to include line of sight drawings from the residential properties on the west side of the RWCD Canal establishing a maximum height for buildings as no more than 10' of building height visible above the trees, up to the maximum 120' provided for in the design guidelines.**
6. **Due to the proximity to Falcon Field 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. Building plans must adjust to eliminate any adverse impacts. A completed form with response by the FAA must accompany building permit application for structures on this property.**

Vote: 7-0

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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