

## MINUTES OF THE DECEMBER 21, 2016 PLANNING & ZONING MEETING

- \*4-d Z16-059 District 6.** 4200 block of South Power Road (east side). Located north of Warner Road on the east side of Power Road. (2.3 ± acres). Rezoning from LC-AF-PAD to LI-AF-PAD; Site Plan Modification; and Council Use Permit to allow retail uses within the LI zoning district. This request will allow development of office with light manufacturing and car wash. Trudy Licano, applicant; Powergate Investments LLC & GBSP LLC, owner. (PLN2016-00757).

**Staff Planner:** Kim Steadman

**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 Sarkissian and seconded by Boardmember Astle to approve case Z16-059 with conditions:

**That: The Board recommends the approval of the case Z16-059 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;
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity;
5. Prior to issuance of a building permit, submit revised plans for Planning Director review and acceptance that include:
  - a. An alternatively paved pedestrian path from the covered parking spaces to the retail building;
  - b. A landscape plan that:
    - i. meets Zoning Ordinance requirements for trees and shrubs within landscape islands;
    - ii. shows the current site configuration;
    - iii. shows replacement of any missing plant material in the areas of the site currently labeled with Note 17 "Existing landscape area (protect in place)";
6. 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 prior to the issuance of a building permit);
7. Noise attenuation measures to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 dB;
8. 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;
9. Recordation of a cross-access easement and reciprocal-parking agreement between Lot A and Lot B1 prior to building permit issuance.

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**Vote: 6-0 (Boardmember Dahlke excused)**

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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](http://www.mesaaz.gov)***