

MINUTES OF THE AUGUST 16, 2017 PLANNING & ZONING MEETING

- *4-a Z17-034 District 6.** The 6000 through 6300 blocks of South Power Road. Located south of Williams Field Road between the northbound and southbound lanes of Power Road. (11 ± acres). Rezone from AG to RM-4-BIZ, LC-BIZ with a Council Use Permit to allow for residential uses in a commercial district; and Site Plan Review. This request will allow the development of a multi-residential development with commercial and retail services. Lance Baker, AIA, Synectic Design, applicant; Power One, LLC, owner. (PLN2017-00281). **(Companion Case to Preliminary Plat “South of the SWC Williamsfield Rd & Power Rd”, associated with Item *5-a.)**

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 Allen and seconded by Boardmember Duff to approve case Z17-034 with conditions:

That: The Board recommends the approval of case Z17-034 conditioned upon:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all City development codes and regulations, including the Subdivision Regulations for the platting process.
3. Compliance with all requirements of Design Review approval through DR17-032.
4. Prior to subdivision of the property, provide cross access and reciprocal parking agreement(s) between parcels.
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 prior to the issuance of a building permit).
6. Noise attenuation measures to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 20 dB.
7. Provide a 4-foot x 4-foot sign at the entrance to the leasing office for this development, with notice to all prospective tenants that the project is within an Overflight Area for Phoenix-Mesa Gateway Airport as specified in Section 11-19-5 of the Zoning Ordinance.
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.

Vote: 6-0 (Boardmember Astle, absent)

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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*