

- *4-c ZON17-00047 District 6.** The 7200 through 7400 blocks of East Ray Road (north side) Located east of Power Road on the north side of Ray Road. (8.2± acres). Council Use Permit; and Site Plan Review. This request is for a Council Use Permit to allow a single retail user of more than 25,000 square feet in an LI zoning district. This will allow for the development of a large format retail/warehouse building. David Hughes, EPS Group, applicant; PHX-Mesa Gateway Airport 193, LLC, owner.

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 Astle and seconded by Boardmember Allen to approve case ZON17-00047 with conditions:

That: The Board recommends the approval of case Z17-044 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan and landscape plan submitted, and preliminary elevations as approved by the Design Review Board.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review case # DR17-030 for architectural and landscaping design.
4. 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 homes/buildings to achieve a noise level reduction of 25 db.
 - c. 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. The report to FAA must include both permanent and temporary structures such as cranes, antennas, mechanical units, or screening that could be above the roof line.
5. **Prior to the submittal of a building permit, provide a copy of the recorded cross-access easement agreement assuring access and connectivity to the proposed industrial collector street along the south property line.**
6. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

Vote: 5-0 (Chair Clement and Boardmember Sarkissian, absent)

MINUTES OF THE SEPTEMBER 20, 2017 PLANNING & ZONING MEETING

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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*