

## MINUTES OF THE MARCH 20, 2019 PLANNING & ZONING MEETING

- \*4-f ZON19-00070 District 6.** Within the 8000 block of East Ray Road (north side). Located west of Hawes Road on the north side of Ray Road. (36± acres). Rezone from AG-AF to LI-AF-PAD; and Site Plan Review. This request will allow for an industrial development. Jack Gilmore, Gilmore Planning & Landscape Architecture, applicant; Kay & Judy Toolson Joint Trust/Crisko, LLC, owner. **(Companion Case to Preliminary Plat “The Landing 202”, associated with item \*5-c).**

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Allen motioned to approve case ZON19-00070 and associated preliminary plat “The Landing 202” with conditions of approval. The motion was seconded by Vice Chair Astle.

**That: The Board recommends the approval of case ZON19-00070 conditioned upon:**

1. Compliance with final site plan submitted and preliminary plat submitted.
2. Compliance with all City development codes and regulations; except for the PAD modifications in Table 1 of the staff report.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Subdivision Regulations.
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 concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit; whichever comes first.
6. Written notice be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
7. 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.
8. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.
9. Recordation of a cross access agreement with adjacent properties to the south and west.

Vote: 7-0 Approved

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, Villanueva-Saucedo, Crockett

NAYS – None

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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)*