

MINUTES OF THE AUGUST 14, 2019 PLANNING & ZONING MEETING

- *4-d ZON19-00403 District 5.** Within the 5600 block of East Longbow Parkway (south side). Located north of McDowell Road and west of Recker Road. (3.2± acres). A Council Use Permit (CUP) to allow a hotel use in the Airport Overflight Area-2 (AOA-2); a Bonus Intensity Zone Overlay (BIZ) to allow modifications to the Light Industrial (LI) development standards; and Site Plan Review. Matthew Kosednar, Allen + Philp Partners, applicant; Longbow Hotel Associates I, LLC, owner.

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 Crockett motioned to approve case ZON19-00403 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

That: The Board recommends the approval of case ZON19-00403 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations, except as modified in Table 1 in the staff report.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the issuance of a building permit.
 - b. Written notice shall be provided to future property owners, and acknowledgement received that the project is within 1 mile(s) of Falcon Field Airport.
 - c. Any proposed permanent, or temporary structure, as required by the FAA, is subject to an FAA filing, for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - d. Prior to the issuance of a building permit, provide documentation by a registered Profession Engineer or registered Profession Architect demonstrating compliance with noise level reductions as required by Section 11-19-5 of the Zoning Ordinance.
5. Compliance with all conditions of approval for case Z08-063.
6. Prior to the issuance of a building permit, provide a cross access agreement with the adjacent property to the east.

Vote: 6-0 Approved (Boardmember Allen, telephonic vote; Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Boyle, Crockett and Villanueva-Saucedo

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*