

MINUTES OF THE MARCH 25, 2020 PLANNING & ZONING MEETING

- *4-d ZON19-00960 District 6.** Within the 7100 to 7300 blocks of East Baseline Road (south side). Located east of Power Road on the south side of Baseline Road. (1.7 ± acres). Modification of an approved PAD; and Site Plan Modification. This request will allow for an office development. Woods Associates Architects LLC, applicant; Sarsar Khamis George, owner.

Planner: Kellie Rorex

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 ZON19-00960 with conditions of approval. The motion was seconded by Boardmember Boyle.

That: The Board recommends the approval of case ZON19-00960 conditioned upon:

1. Compliance with the 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 of this staff report.
4. Compliance with conditions of approval for case Z06-064, except as modified by this request.
5. 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 Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - c. Prior to the issuance of a building permit, provide documentation that 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 decibels as specified in Section 11-69-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 8 miles of Phoenix-Mesa Gateway Airport.
6. All site improvements including but not limited to parking, landscaping, pedestrian connections shall be completed with the first phase of construction.

Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES – Dahlke, Astle, Sarkissian, Boyle, Allen, 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