

MINUTES OF THE APRIL 22, 2020 PLANNING & ZONING MEETING

- *4-a ZON18-00483 District 6.** Within the 4800 to 5000 blocks of South Ellsworth Road (west side). Located on the west side of Ellsworth Road north of Ray Road. (74± acres). Rezoning from AG, LI, and PEP-BIZ-PAD to LI-PAD, LC-PAD and RM-4-PAD. This request will allow for a mixed-use development. Jeffery Blilie, Beus, Gilbert, McGroder PLLC, applicant; Sun Belt Land Holdings LP, owner.

Planner: Evan Balmer

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 ZON18-000483 with conditions of approval. The motion was seconded by Vice Chair Astle.

That: The Board recommends the approval of case ZON18-00483 conditioned upon:

1. Compliance with the City of Mesa Zoning Ordinance.
2. All loading docks must be located internal to the site and not visible from the right-of-way.
3. Provide a 40-foot wide landscape area between the LI and RM-4 portions of the site as shown in Figure 3 in the Ellsworth and Point Twenty-Two narrative. Thirty feet of the required 40-foot landscape area must be located on the portion of the site zoned LI and the other 10 feet must be located on the portion of the site zoned RM-4.
4. Each development is required to provide pedestrian connectivity to the adjacent property within the development by installing pedestrian walkways and open space areas. Each specific plan for development must identify the locations of the pedestrian connections and be submitted to the City for review and approval.
5. Compliance with the Ellsworth & Point Twenty-Two design guidelines dated February, 2020.
6. Prior to approval of any development, a specific plan for the development must be submitted to the City for review and approval.
7. Compliance with all requirements of Design Review.
8. Compliance with all City development codes and regulations.
9. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
10. All off-site improvements and street frontage landscaping, as shown in Figure 4 in the Ellsworth and Point Twenty-Two Design Guidelines must be installed in the first phase of construction.
11. Execute and comply with the development agreement addressing phasing, prohibited uses, and other regulations relating to the development of the property
12. 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

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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 11-19-5 of the Mesa Zoning Ordinance.
- d. Provide written notice to future property owners that the project is within one mile of Phoenix-Mesa Gateway Airport.

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