

MINUTES OF THE APRIL 28, 2021 PLANNING & ZONING MEETING

- *4-c ZON20-00872 District 6.** Within the 3800 to 4000 blocks of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (overall 41.85± acres). Modification to an approved Planned Area Development Overlay (PAD) on a 41.85± acre property; rezone 10.8± acres of the 41.85± acre property from General Industrial (GI) PAD to Light Industrial (LI) PAD; and Site Plan Review on 39.5± acres of the 41.85± acre property. Jack Gilmore, Gilmore Planning and Landscape Architecture, applicant; Power Lender Partners LLC & Rockall Power LLC, owner. **(Companion case to Preliminary Plat “Power 42”, associated with item *5-a).**

Planner: Wahid Alam

Staff Recommendation: Approval with conditions

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

Vice Chair Sarkissian motioned to approve case ZON20-00872 and associated preliminary plat “Power 42” with changes to condition of approval #7 as discussed at the study session. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00872 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all requirements of the Subdivision Regulations.
4. Prior to the development of “Site 5” (as identified on the final site plan), a specific site plan must be submitted for review and approval.
5. 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.
6. Prior to the submittal of a building permit, record in the Official Records of Maricopa County a reciprocal cross access and cross parking easement between all parcels on the site.
7. **All off-site improvement and street frontage landscaping for this specific site plans as approved must be installed with the first phase of construction.**
8. 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. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - c. 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.
 - d. All final subdivision plats and sales and leasing offices shall include a

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disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: “This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

- 9. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

Development Standard	Approved
<u>Maximum Building Height</u> - <i>MZO Section 11-7-3</i>	52’ for Building No. 2 & 4 (as identified on the final site plan) and 40’ for all other buildings.
<u>Required Parking</u> - <i>MZO Section 11-32-3</i>	1 space per 1,010 SF for warehousing and storage.
<u>Foundation Base</u> - <i>MZO Section 11-33-5.A1.a</i> <i>900 SF additional entry plaza per 10,000 SF Building</i>	No entry plazas required. Foundation base as shown on the final site plan.
<u>Required Landscape Yard</u> - non-single residence uses adjacent to non-residential districts per <i>MZO Section 11-33-3</i>	5’ along the east property line of “Site 5” (as identified on the final site plan).

Vote: 7-0 Approval with conditions
 Upon tabulation of vote, it showed:
 AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers
 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