

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- 4-c ZON25-00529 "CV-Germann Industrial Park,"** 38.8± acres located approximately 1,300± feet east of the northeast corner of South Ellsworth Road and East Germann Road. Site Plan Review for an approximately 663,992± square foot industrial park. **(District 6)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON25-00529 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB25-00530).
3. Compliance with all City development codes and regulations.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to the Phoenix Mesa Gateway Airport, 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must 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."

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Montes, Blakeman, Carpenter

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