



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: July 10, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeff Pitcher
Troy Peterson
Jayson Carpenter
Chase Farnsworth*

MEMBERS ABSENT

Genessee Montes
Jamie Blakeman

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Nana Appiah
Jeff Robbins
Evan Balmer
Brett Hanlon
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Boardmember Montes and Boardmember Blakeman and declared a quorum present, the meeting was called to order at 5:00 pm.

1 Take action on all consent agenda items.

It was moved by Vice Chair Pitcher, seconded by Boardmember Carpenter, that the consent agenda items be approved.

Vote (5 – 0; Boardmember Montes and Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Farnsworth

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

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Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the June 26, 2024 Planning and Zoning meeting.

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

***3-a ZON24-00277 - “Atwood and Winnston” (District 6).** Within the 7400 block of South 89th Place (west side), within the 8900 block of East Winnston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road. (2.4± acres). Rezone from Light Industrial with a Planned Area Development overlay and a Bonus Intensity Zone overlay (LI-PAD-BIZ) to Light Industrial with a PAD overlay and a new Bonus Intensity Zone overlay (LI-PAD-BIZ) and Major Site Plan Modification. Tyco Metal Works LLC, Owner; Alex Hayes, Withey Morris Baugh PLC, Applicant.)

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00277 conditioned upon:

1. Compliance with final site plan submitted.
2. 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.
3. Review and approval by the Design Review Board of all future development plans.
4. Compliance with Design Review Case No. DRB24-00276.
5. Prior to the issuance of any building permit, obtain approval of a lot combination for parcel numbers 304-62-164, 304-62-165, 304-62-180, and 304-62-181.
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 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 one mile of Phoenix Mesa Gateway Airport

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- 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
7. Compliance with all City development codes and regulations, including the modifications to the development standards as approved with the PAD in zoning case no. Z05-090 [Ordinance No. 4470], Z06-093 [Ordinance No. 4654], and with this BIZ shown on the following table:

Development Standards	Approved
<u>Minimum Setback –</u> <i>MZO Section 11-7-3</i> -Front and Street-Facing Side Local Street (East - S. 89 th Pl.) (West – S. Atwood)	 19 feet 8 inches 18 feet 4 inches
<u>Minimum Setback –</u> <i>MZO Section 11-7-3</i> - Rear – Adjacent to LI, GI, or HI	 0 feet
<u>Minimum Parking Requirements – MZO Table</u> <i>11-32-3.A</i> - Industrial	 1 space per 700 sq. ft.
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet 9 inches from the property line abutting the street
<u>Foundation Base –</u> <i>MZO Section 11-33-5(A)(1)</i> -Exterior Walls with Public Entrance	 14 feet 4 inch foundation base measured from face of building to face of curb along entire length of the exterior wall

Vote (5 – 0; Boardmember Montes and Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Farnsworth

NAYS – None

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5 Adjournment.

Boardmember Peterson motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote (5 – 0; Boardmember Montes and Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Carpenter, Farnsworth

NAYS – None

The public hearing was adjourned at 5:03 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Evan Balmer
Principal Planner

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