

Planning and Zoning Board

Meeting Minutes

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

Date: May 22, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Jeffery Crockett
Troy Peterson
Genessee Montes
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Benjamin Ayers

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

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Jennifer Merrill
Joshua Grandlienard
Emily Johnson
Sarah Steadman
Kirstin Dvorchak
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Vice Chair Pitcher excused Chair Ayers and declared a quorum present, the meeting was called to order at 4:05 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Crockett, seconded by Boardmember Montes, that the consent agenda items be approved.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the April 10, 2024 Planning and Zoning meeting.

***2-b** Minutes from the April 22, 2024 Planning and Zoning Public Hearing.

***2-c** Minutes from the April 24, 2024 Planning and Zoning meeting.

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

3 Take action on the following zoning cases:

- *3-a ZON24-00019 - "PHX062" (District 6).** Within the 10400 to 10600 blocks of East Elliot Road (south side) and within the 10400 block of East Mesquite Street (north side). Located south of Elliot Road and west of Signal Butte Road (36.9± acres). Site Plan Review and Special Use Permit. This request will allow for an indoor warehousing use. Amazon.com Services LLC, Owner; Josh Tracy, Ryan Companies, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00019 conditioned upon:

1. Compliance with the final site plan submitted.
2. Prior to the issuance of any building permit, obtain final approval from the Eastmark Design Review Committee.
3. Compliance with all requirements of the Eastmark Design Review Committee.
4. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
5. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
6. 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.
7. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

- *3-b ZON24-00020 - "PHX065" (District 6).** Within the 10300 to 10700 blocks of East Pecos Road (north side) and within the 6300 to 6800 blocks of South 222nd Street (west side). Located north of Pecos Road and west of Signal Butte Road (71.5± acres). Site Plan Review and two Special Use Permits. This request will allow for an indoor warehousing use. Amazon Data Services INC, Owner; Josh Tracy, Ryan Companies, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00020 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00018.
3. 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.
4. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
5. Compliance with all City development codes and regulations.
6. Prior to the issuance of any building permit, execute a drainage agreement with the City of Mesa and record the drainage agreement with the Maricopa County Recorder's Office.
7. Compliance with the drainage agreement and all future amendments to it.
8. Compliance with the City's Design and Engineering Standards, except as may be modified by the drainage agreement.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

- *3-c **ZON24-00127 - "Mesa AZ Eastmark Granger 250-4SC" (District 6)**. Within the 10600 block of East Williams Field Road (south side) and the 6000 block of South 222nd Street (east side). Located south of Williams Field Road and west of Signal Butte Road (5.3± acres). Site Plan Review and a Special Use Permit. This request will allow for a place of worship. Church of Jesus Christ of Latter-Day Saints, Owner; Sketch Architecture Company, Applicant.

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00127 conditioned upon:

1. Compliance with final site plan, landscape plan, and elevations submitted.
2. Compliance with all requirements of DRB24-00037.
3. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
4. Compliance with all City development codes and regulations.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

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

- *4-a** Proposed amendments to Chapters 2, 5, 6, 7, 8, 10, 30, 31, 32, 34, 86, and 87 of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining, but not limited, to Accessory Dwelling Units, Detached Accessory Buildings, and Manufactured Home Park Accessory Structures. **(Citywide)**

Planner: Sean Pesek

Staff Recommendation: Continued to June 26, 2024 Planning and Zoning Board meeting.

That: The Board recommends to continue the proposed text amendments to the June 26, 2024 Planning and Zoning Board meeting.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

- *4-b Proposed amendments to Chapters 5, 6, and 31, of Title 11 of the Mesa City Code, also known as the Mesa Zoning Ordinance pertaining to minor revisions and technical updates including but not limited to modifying figures, modifying land use tables to correct footnote references, and correcting section references.**

Planner: Rachel Nettles

Staff Recommendation: Adoption

That: The Board recommends adoption of the proposed text amendments.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

***4-c ZON23-00645 - "1756 E University" (District 1).** Within the 1700 block of East University Drive (north side) and within the 400 block of North Hall (east side). Located west of Gilbert Road and north of University Drive. (1.5± acres). Rezone from Neighborhood Commercial (NC) to Multiple Residential 4 with a Planned Area Development overlay (RM-4-PAD), and Site Plan Review. This request will allow for a multiple residence development. Trevally LLC, Owner; Tim Boyle, Atmosphere Architects; Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions.

The Board recommends to approve case ZON23-00645 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00680.
3. 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.
4. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Minimum Yards –</u> <i>MZO Section 11-5-5(A)</i> -Front and Street-Facing Side: adjacent to a 4-lane arterial (University Drive) -Interior Side and Rear: 3 or more units on lot (north property line) (east property line)	9 feet -6 inches 9 feet-8 inches per story (29 feet wide total) 5 feet per story (15 feet wide total)
<u>Minimum Separation Between Buildings on Same Lot –</u> <i>MZO Section 11-5-5(A)</i> -Three-story building	8 feet
<u>Off-site Access –</u> <i>MZO Section 11-5-5(B)(4)(b)</i>	No walkways along entrance drive aisle
<u>Attached Garages –</u> <i>MZO Section 11-5-5(B)(4)(f)(iii)</i>	4 garage doors adjacent to one another
<u>Building Materials –</u> <i>MZO Section 11-5-5(B)(5)(b)</i>	Siding covers $\geq 14\%$ of the exterior walls of the building
<u>Parking Area Design -</u> <i>MZO Section 11-32-4(A)</i> -Setback o Cross Drive Aisles	14 feet from University Drive

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

<p><u>Bicycle and Motorcycle Parking</u> – MZO Section 11-32-8(A)(1) -Spaces required</p>	<p>At least 1 bicycle space per 15 on-site vehicle parking spaces (5 spaces)</p>
<p><u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a) -Non-Single Residential Uses Adjacent to Other Non-Single Residence Uses or Districts</p>	<p>2 feet-2 inches (north property line)</p>
<p><u>Interior Parking Lot Landscaping</u> – MZO Section 11-33-4(B)(2) -Landscape Island Width</p> <p>MZO Section 11-33-4(D)(1)(a) -Plant Materials</p>	<p>2 feet-11 inches</p> <p>0 shade trees and 4 shrubs for every 15- foot parking island</p>
<p><u>Foundation Base</u> – MZO Section 11-33- 5(A)(2)(a) -Width along exterior walls without a public entrance adjacent to parking stalls</p> <p>-Width along exterior walls without a public entrance adjacent to drive aisles</p>	<p>1 feet-6 inches</p> <p>4 feet-1 inches</p>

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

5 Discuss and take action on the following preliminary plats:

- *5-a "The Landing at Falcon Field Pre-Plat" (District 2).** Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review, and revocation of a Council Use Permit (CUP). This request will allow for an industrial development. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant. **(Companion case to ZON23-00653, associated with item 6-b)**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary: This case was discussed in conjunction with Case ZON23-00653.

It was moved by Boardmember Crockett, seconded by Boardmember Montes, that **"The Landing at Falcon Field Pre-Plat"** be approved.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

Items not on the Consent Agenda

4-d ZON23-00982 - "Dave Downing Associates Warehouse" (District 4). Within the 200 block of South Hibbert (west side). Located north of Broadway Road and west of Mesa Drive (2± acres). Rezone from Downtown Business 2 (DB-2) and Downtown Residence 2 (DR-2) to Downtown Business 2 with a Bonus Intensity Zone overlay (DB-2-BIZ), Council Use Permit, and Major Site Plan Modification. This request will allow for a warehouse development. JD Filter Properties LLC, Owner; Kenzi Architects, Applicant.

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

Summary:

Staff Planner Emily Johnson presented case ZON23-00982. See attached presentation.

Micheal Wilson, a Mesa resident expressed some concerns with the proposed site plan.

Staff was able to address the concerns and explained that they would be resolved with the cross access agreement.

It was moved by Boardmember Crockett, seconded by Boardmember Blakeman, that case ZON23-00982 be approved.

That: The Board recommends to approve case ZON23-00982 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case. No. DRB23-00981.
3. Prior to the issuance of any building permit, record a shared-access agreement with Assessor Parcel Number 138-48-027B, located directly south of the Project Site.
4. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

Development Standards	Approved	
Minimum Setback – <u>MZO Section 11-8-5</u> - Front	0 feet (existing)	
<u>Required Landscape Yards</u> – <u>MZO Section 11-33-3(B)(1) & MZO Section 11-33-3(B)(2)</u> - Non-single residential uses adjacent to single residential uses or districts (northwest and north property line)	4 feet 9 inches	

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

-Non-single residential uses adjacent to other non-residential (southwest and south property line)	0 feet	
<u>Required Landscape Material –</u> <i>MZO Section 11-33-(B)(2)(c)</i> -A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided (southwest property line) (south property line)	0 trees and 0 shrubs 0 trees and 0 shrubs	
<u>Required Foundation Base –</u> <i>MZO Section 11-33-5(2)(a)</i> -Exterior wall adjacent to parking stalls	5 feet 6 inches	

Vote (5 – 1; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Crockett, Peterson, Montes, Blakeman,

NAYS – Carpenter

* * * * *

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

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 6-a ZON24-00346 - "GP Minor Amendment for the Landing at Falcon Field" (District 2).** Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Minor General Plan Amendment changing the Character Area designation from Mixed Use Activity to Employment. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

Summary:

It was moved by Boardmember Montes, seconded by Boardmember Crockett, that case ZON24-00346 be approved.

That: The Board recommends adoption of case ZON24-00346 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00018.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
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. Execute and comply with the development agreement, DA23-00024, and all future amendments to it.
7. 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 Falcon Field 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 Falcon Field 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. Provide written notice to future property owners that the project is within two miles of Falcon Field Airport.
 - d. Prior to 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.
 - 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 the Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

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

MZO Development Standards	Approved
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> -Industrial Shell	80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square feet 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.
<u>Maximum Building Height –</u> <i>MZO Section 11-7-3</i>	45 feet
<u>Trash and Refuse Collection Areas –</u> <i>MZO Section 11-30-12(C)(1)(2)(3)</i>	Instead of a full enclosure, roll off dumpsters surrounded by painted bollards in a fixed location within enclosed truck court shall be allowed

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

6-b ZON23-00653 - "The Landing at Falcon Field" (District 2). Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Site Plan Review, and revocation of a Council Use Permit (CUP). This request will allow for an industrial development. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with conditions

Summary:

It was moved by Boardmember Montes, seconded by Boardmember Crockett, that case ZON23-00653 be approved.

That: The Board recommends to approve case ZON23-00653 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00018.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
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. Execute and comply with the development agreement, DA23-00024, and all future amendments to it.
7. 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 Falcon Field 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 Falcon Field 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. Provide written notice to future property owners that the project is within two miles of Falcon Field Airport.
 - d. Prior to 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.
 - 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 the Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

MZO Development Standards	Approved
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> -Industrial Shell	80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square feet 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	45 feet
<u>Trash and Refuse Collection Areas</u> – <i>MZO Section 11-30-12(C)(1)(2)(3)</i>	Instead of a full enclosure, roll off dumpsters surrounded by painted bollards in a fixed location within enclosed truck court shall be allowed

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

* * * * *

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

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

6 Adjournment.

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

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

NAYS – None

The public hearing was adjourned at 4:42 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

* * * * *

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