

**\*4-a**

**ZON22-00085 District 6.** Within the 10000 to 10400 blocks of East Pecos Road (north side). Located east of Ellsworth Road and west of Signal Butte Road, on the north side of Pecos Road. (38+ acres) Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Gammage and Burnham, PLC, applicant; Pacific Proving LLC, owner. **(Companion case to Preliminary Plat “CapRock Legacy Logistics,” associated with item \*5-a)**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

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

Vice Chair Villanueva-Saucedo motioned to approve the case ZON22-00085. The motion was seconded by Boardmember Ayers

**That: The Board recommends the approval of case ZON22-00085 conditioned upon:**

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the Preliminary Plat submitted.
3. Compliance with the final site plan submitted.
4. Compliance with all requirements of Design Review.
5. Compliance with the Landscape Plan submitted.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for any building permit, 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3(A)</i>	60 feet

<p><u>Front and Street Facing side setback (Pecos Road) –</u>  MZO Table 11-7-3(A)</p>	<p>15 feet</p>
<p><u>Required Parking Spaces by Use –</u>  MZO Table 11-32-3(A)  - Group Industrial Buildings, Shell Buildings (no specified use)</p>	<p>Office: 1 space per 375 square feet of gross floor area  Industrial/warehouse:  1 space per 1,500 square feet of gross floor area</p>
<p><u>Interior Parking Lot Landscaping –</u>  MZO Section 11-33-4(A)</p>	<p>The interior parking lot landscaping standards of this section apply to all off-street parking lots containing 10 or more parking spaces. They do not apply to vehicle /equipment storage lots or vehicle and equipment sales lots or truck/semi-truck parking area within the storage or docking areas.</p>
<p><u>Foundation Base Along Exterior Walls –</u>  MZO Section 11-33-5(A)(1)(a)(i)  -Exterior walls with public entrances for buildings larger than 10,000 square feet</p>	<p>Additional foundation base shall be provided at the entrance to create an entry plaza area. The plaza area may have a minimum depth of 12 feet, only when necessary to comply with the Mesa Fire Code.</p>
<p><u>Trash and Refuse Collection Areas –</u>  MZO Section 11-30-12</p>	<p>General Applicability Requirements. Solid waste and recycling container enclosures are not required when the solid waste container or recycling container is located within a truck/semi-truck loading and trailer parking court</p>

Vote: 5-0 (Boardmembers Boyle and Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Crockett, Ayers, and Peterson

NAYS – None