

MINUTES OF THE FEBRUARY 28, 2024 PLANNING & ZONING MEETING

**3 Take action on the following zoning cases:**

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

**\*3-a ZON23-00594 - "Meridian 24" (District 6).** Within the 6400 to 6700 blocks of South Meridian Road (west side). Located north of Pecos Road on the west side of Meridian Road. (41± acres). Site Plan Review and amending the conditions of approval for Case No. Z01-045. This request will allow for an industrial development. SR24MERIDIAN QOZB LLC, Owner; Morgan Retzlaff, Applicant.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON23-000594 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of the Design Review Board case DRB23-00592.
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. 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 two miles 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."
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](http://www.mesaaz.gov)**