

MINUTES OF THE JULY 24, 2024 PLANNING & ZONING BOARD MEETING

- 5-b ZON24-00190 - "Pacific Proving Technology Campus" (District 6).** Within the 10000 to 10400 blocks of East Pecos Road (north side) and within the 6200 to 6800 blocks of the future South Crismon Road alignment (east side). Located north of Pecos Road and east of Ellsworth Road. (177± acres). Rezone from Agriculture (AG) and Light Industrial with a Planned Area Development Overlay (LI-PAD) to LI-PAD, Site Plan Review, and Council Use Permit (CUP). This request will allow for a data center. PACIFIC PROVING LLC., Owner; Gammage & Burnham, PLC, Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary:

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that case ZON24-00190 be approved.

That: The Board recommends to approve case ZON24-00190 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00191.
3. Execute and comply with the development agreement, DA24-00023, and all future amendments to it.
4. 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.
5. Compliance with the drainage agreement and all future amendments to it.
6. Compliance with the City's Design and Engineering Standards, except as may be modified by the drainage agreement.
7. 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.
8. 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."

MINUTES OF THE JULY 24, 2024 PLANNING & ZONING BOARD MEETING

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

Development Standards	Approved
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3(A)</i>	70 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> -Width along exterior walls with a public entrance adjacent to parking stalls	10 feet
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3(A)</i> - Warehousing and Storage (exclusive of Mini-Storage) -General offices, retail, and services	1 space per 3,830 sq. ft. (436 spaces provided) 1 space per 375 sq. ft. (666 spaces provided) (1,104 total proposed)
<u>Required Solid Waste and Recycling Container Enclosures</u> - <i>MZO Section 11-30-12(A)(1)</i>	Solid waste and recycling container enclosures not required when located inside eight-foot perimeter wall
<u>Service Area Location</u> – <i>MZO Section 11-30-13(B)</i>	Truck docks, loading areas and service areas shall be screened from public view with a solid 8’ wall
<u>Fences and Freestanding Wall Height</u> – <i>MZO Section 11-30-4(B)</i>	No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 11-feet
<u>Outdoor Storage</u> – <i>MZO Table 11-7-2</i>	Accessory outdoor storage is permitted throughout the lot

Vote (6 – 0; Boardmember Blakeman, recused)

Upon tabulation of vote, it showed:

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

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