

**ZON22-00481 District 6.** Within the 8400 to 8500 blocks of East Pecos Road (south side), and the 7200 block of South Hawes Road (east side). Located south of Pecos Road and east of Hawes Road (9+ acres). Rezone from Agriculture (AG) to Light Industrial (LI), Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Adam Baugh, Withey Morris PLC, applicant; GATEWAY DEVELOPMENT LLC owner.

**Planner:** Jennifer Merrill

**Staff Recommendation:** Approval with conditions

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

Vice Chair Ayers motioned to approve case ZON22-00481. The motion was seconded by Boardmember Pitcher.

**That: The Board recommends approve the case ZON22-00481 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-00482.
4. 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.
5. 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. 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.
  - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
  - d. Due to the proximity of the 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.

Vote: 5-0 (Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Peterson, Pitcher

NAYS – None