

***4-c ZON23-00235 "Gateway Interchange - Phase III" (District 6).** Within the 4500 block of South 80th Street (east side). Located south of Warner Road, on the east side of the 80th Street future alignment, and on the north side of the Sebring Avenue future alignment. (9± acres). Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. JCA EQUIPMENT LLC, Owner; Toby Rogers, Butler Design Group, Inc., Applicant.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Sarkissian motioned to approve case ZON23-00235. The motion was seconded by Vice Chair Ayers.

That: The Board recommends to approve case ZON23-00235 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00178.
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 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 Section 11-6-3(A)</i>	50 feet
<u>Required Landscape Yard Width</u> – <i>MZO Section 11-33-3(B)(1)(a)</i> -Non-single residence uses adjacent to single residence zoning (east property line)	15 feet wide
<u>Required Landscape Yard Number of Plants</u> – <i>MZO Section 11-33-3(B)(1)(c)</i> - Minimum 5 non-deciduous trees per 100 linear feet of adjacent property line (northeast property line)	0 trees

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

NAYS – None

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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