

Items not on the Consent Agenda

- 4-a ZON22-00890 "Gateway Park,"** 33.3± acres located at the northwest and southwest corners of East Ray Road and South Hawes Road. Rezone 15.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) to Limited Commercial (LC), Rezone 17.7± acres from LC-PAD to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review for an approximately 235,600± square foot industrial development and future commercial development. **(District 6)**

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary:

Boardmember Blakeman recused herself from the case.

Vice Chair Peterson made a motion to approve ZON22-00890. The motion was seconded by Boardmember Pitcher.

The Board recommends to approve case ZON22-00890 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-01101.
3. Compliance with all applicable City development codes and regulations.
4. Execute and comply with all requirements of DA23-00014 and any future amendments thereto.
5. Installation of all off-site improvements and street frontage landscaping in conformance with DA23-00014.
6. Site Plan Review in accordance with Section 11-69 of the Mesa Zoning Ordinance is required for all future phases of development on the property.
7. Design Review in accordance with Section 11-71 of the Mesa Zoning Ordinance is required for all future phases of development on the property.
8. 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.
9. Prior to the issuance of any building permit, record a cross-access easement between APNs 304-30-022F and 304-30-022H and between APNs 304-30-022G and 304-30-022J.
10. 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 Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to 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

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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 1 mile of Mesa Gateway Airport
 - e. All Final 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 Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
11. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	PAD Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	50 feet
<u>Minimum Setback</u> – <i>MZO Table 11-7-3</i> - Interior Side, Adjacent to Commercial Districts	0 feet
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior Walls with Public Entrance	A minimum 12-foot-wide foundation base
<u>Screening</u> – <i>MZO Section 11-30-9(A)(2)</i> - Ground-Mounted Equipment	Ground-mounted equipment facing a street or not otherwise separated from the street by intervening building(s) shall be screened through the use of an artistic wrap or mural.

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Development Standards	PAD Approved
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 40 ft from the property line abutting the street.
<u>Size of Parking Spaces –</u> <i>MZO Section 11-32-2(H)(1)</i> - Standard Parking Spaces	The minimum basic dimension of a parking stall is 9-feet by 18-feet. Where noted on the site plan, the 18- foot dimension is inclusive of a 2-foot overhang over the adjacent sidewalk or landscape area.

Vote (5-0; Boardmember Farnsworth, absent, Boardmember Blakeman, recused)

Upon tabulation of vote, it showed:

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

NAYS – None

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