

- 4-b ZON24-01027 "Mesa Premier RV & Boat Storage Phase II", 13.7± acres located approximately 265 feet east of the southeast corner of North Higley Road and East Thomas Road. Rezone 3.5± acres from Single Residence-90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Rezone 10.2± acres from LI-PAD to LI with a new PAD, modification of a Council Use Permit, and Major Site Plan Modification for a Boat and Recreational Vehicle Storage facility. (District 5)**

**Planner: Joshual Grandlienard**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-01027 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review (Case No. DRB21-01173).
3. Compliance with all requirements of First Amendment to Development Agreement DA25-00021, Development Agreement DA22-00058 as amended, and any future amendments.
4. Prior to the issuance of any building permit, record a lot combination with Maricopa County.
5. Prior to the submittal of a building permit, provide the planning department with an updated landscape plan that demonstrates the five foot landscape setback meets the landscape planting requirements of Table 11-33-3.A.4 of the Mesa Zoning Ordinance.
6. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
7. 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 Falcon Field 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 Falcon Field 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 2 miles of Falcon Field 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

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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**

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7. 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 Proposed
<u>Fences and Freestanding Walls</u> – MZO Section 11-30-4(B) Maximum Height -Front yards and required street side yards (north, south, and west property lines)	<p style="text-align: center;"><b>8-foot-tall</b></p>
<u>Outdoor Storage</u> – MZO Section 11-30-7(C)(3) - Setback	<p style="text-align: center;"><b>No setback from lot lines is required for boats and RVs stored outdoors.</b></p>
<u>Landscape Yards</u> – MZO Table 11-7-3 - Front and Street-Facing Side - Freeways (west and south property lines)	<p style="text-align: center;"><b>5 Feet (west side)</b></p> <p style="text-align: center;"><b>0 feet (south side)</b></p>

**Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

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