

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

4 Discuss and make a recommendation to the City Council on the following zoning cases:

***4-a ZON24-00137 - "Metso Expansion" (District 6).** Within the 8200 block of East Pecos Road (south side). Located west of Hawes Road on the south side of Pecos Road. (10± acres). Rezone from Light Industrial (LI) to LI with a Planned Area Development Overlay (LI-PAD) and Site Plan Modification. This request will allow for an expansion to an existing industrial development. Metso Minerals Industry Inc., Owner; Gammage & Burnham, PLC, Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00137 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00175.
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 modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – <i>MZO Table 11-7-3</i>	54 feet
<u>Wall Articulation</u> – <i>MZO Section 11-7-3(B)(2)(a)(i)</i>	Pre-engineered metal building additions may have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
<u>Roof Articulation</u> – <i>MZO Section 11-7-3(B)(2)(c)(ii) and (iii)</i>	For pre-engineered metal building additions, flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length, are not required to provide vertical modulation. Parapets of pre-engineered metal building additions are not required to have detailing such as cornices, moldings, trim, or variations in brick coursing.

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<p><u>Materials and Colors</u> – <i>MZO Section 11-7-3(B)(5)</i></p>	<p>No more than 96% of the exterior façade may be covered with one single material</p>
<p><u>Screening, Parking Areas</u> – <i>MZO Section 11-30-9(H)(6)</i> - Landscaped setback between the screen wall and the edge of the parking area</p>	<p>2 feet</p>
<p><u>Screening, Trash and Refuse Collection Areas</u> – <i>MZO Section 11-30-12(A)(1)</i></p>	<p>Solid waste and recycling container(s) located within screened truck loading areas, trailer parking courts and/or behind screen walls do not require enclosures</p>
<p><u>Screening, Truck Docks, Loading and Service Areas</u> – <i>MZO Section 11-30-13(C)</i></p>	<p>Docks, loading and service areas shall be screened from public view. Screening shall consist of a combination of solid masonry wall at least 6 feet in height, opaque automated gates, and landscaping.</p>
<p><u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> - Warehousing and Storage</p>	<p>No parking required for outdoor storage</p>
<p><u>Perimeter Landscaping, Number of Plants</u> – <i>MZO Table 11-33-3.A.4</i> -Arterial Streets</p> <p><i>MZO Section 11-33-3.B(2)(c)</i> -Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts (east and west property lines north of the screen walls)</p>	<p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage, except no trees are required within ten feet of solar canopies</p> <p>A minimum of three (3) non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line shall be provided, except no trees are required within ten feet of solar canopies</p>

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<p><u>Perimeter Landscaping, Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)(a)(ii)</i> -Non-Single Residence Uses Adjacent to Other Non-Single Residence uses or districts, Non-Group C-O-I Development</p>	<p>Minimum 5-foot landscape yard except where a cross-access drive aisle occurs within the required landscape yard</p>
<p><u>Interior Parking Lot Landscaping, Plant Materials</u> – <i>MZO Section 11-33-4(D)</i></p>	<p>No landscape island trees required adjacent to solar canopies</p>
<p><u>Foundation Base, Foundation Base along Exterior Walls with Public Entrance</u> – <i>MZO Section 11-33-5(A)(1)</i></p>	<p>A minimum 9’ -6” wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.</p>
<p><u>Foundation Base, Foundation Base along Exterior Walls without a Public Entrance</u> – <i>MZO Section 11-33-5(A)(2)(b)</i></p>	<p>Minimum 0-foot-wide foundation base shall be required south of the gates along exterior walls of the pre-engineered metal buildings</p>

- When conflicts occur between solar canopies and trees, the resolution shall be to relocate the tree(s) to a nearby location on the property when possible.

Vote (7 – 0)

Upon tabulation of vote, it showed:

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

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