

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

- *4-a ZON24-00818 "Palm Gateway,"** 36± acres located approximately 3,300 feet east of the northeast corner of South Sossaman Road and East Pecos Road. Rezone from Employment Opportunity (EO) to General Industrial (GI). LPC Mesa Gateway LP, Owner; Brad Cushard, Logistics Properties Company, Applicant. **(District 6)**

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00818 conditioned upon:

1. Compliance with all conditions of approval of Case No. ADM24-00002.
2. Future addition of any outdoor storage yard will require review and approval of a Site Plan Modification in accordance with Section 11-69-7 of the MZO.
3. Compliance with all City development codes and regulations.
4. 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. Due to the proximity to 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.
 - 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 two miles of Phoenix-Mesa Gateway Airport.

Vote (6 – 0; Boardmember Montes, absent)

Upon tabulation of vote, it showed:

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