

MINUTES OF THE OCTOBER 9, 2024 PLANNING & ZONING BOARD MEETING

- \*3-f ZON24-00649 - "Avalon Ranch Lots 4, 5 & 6" (District 6).** Within the 3600 block of South Power Road (east side). Located south of Elliot Road on the east side of Power Road. (2.2± acres). Rezone from Limited Commercial to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ) and Major Site Plan Modification. This request will allow for a modification to a group commercial center. Avalon Ranch, LLC, owner; David Lack, Avalon Development, applicant.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve ZON24-00649 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Future Design Review approval for the development of Pads B - D.
3. Prior to the issuance of a building permit, obtain approval of and record with Maricopa County a lot line adjustment for Lots 4, 5 & 6 as identified on the Avalon Ranch final plat.
4. Prior to the issuance of a building permit, submit for an Administrative Review to revise site plan to add a minimum 300 square foot amenity area on the west side of Pads B & C.
5. 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.
6. All off-site improvements and street frontage landscaping must be installed in 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 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 2 miles of Phoenix-Mesa Gateway Airport
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown in the following table:

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<b>Development Standards</b>	<b>Approved</b>
<u>Minimum Lot Width</u> – <i>MZO Table 11-6-3</i>	90 feet
<u>Minimum Foundation Base</u> – <i>MZO Section 11-33-5(A)</i> <i>- Exterior Walls with Public Entrance</i>	10-foot-wide foundation base

**Vote (6 – 0; Chair Ayers, absent)**

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Montes, 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](http://www.mesaaz.gov)