

6 Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- 6-a ZON24-00346 - "GP Minor Amendment for the Landing at Falcon Field" (District 2).** Within the 4600 to 4800 block of East McKellips Road (south side), the 1700 to 2000 block of North 48th Street (west side), and the 1700 to 2000 block of North 46th Street (east side). Located east of Greenfield Road and south of McKellips Road. (34± acres). Minor General Plan Amendment changing the Character Area designation from Mixed Use Activity to Employment. EVERGREEN-GREENFIELD AND MCKELLIPS LAND LLC, Owner; Jazzmine Clifton, Evergreen Development, Applicant.

Planner: Joshua Grandlienard

Staff Recommendation: Adoption

Summary:

It was moved by Boardmember Montes, seconded by Boardmember Crockett, that case ZON24-00346 be approved.

That: The Board recommends adoption of case ZON24-00346 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB24-00018.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
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. Execute and comply with the development agreement, DA23-00024, and all future amendments to it.
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 subdivision map 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. Provide written notice to future property owners that the project is within two miles of Falcon Field Airport.
 - d. Prior to 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.
 - e. All final subdivision 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 the Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

MINUTES OF THE MAY 22, 2024 PLANNING & ZONING BOARD MEETING

8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

MZO Development Standards	Approved
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> -Industrial Shell	80% of the total industrial square footage (441,056 SF) will be parked at 1 space per 900 square feet 20% of the total industrial square footage (110,264 SF) will be parked at 1 space per 375 square feet.
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	45 feet
<u>Trash and Refuse Collection Areas</u> – <i>MZO Section 11-30-12(C)(1)(2)(3)</i>	Instead of a full enclosure, roll off dumpsters surrounded by painted bollards in a fixed location within enclosed truck court shall be allowed

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

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

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