

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

- *4-a ZON23-00455. “Extra Space Storage” (District 5).** Within the 9300 block of East Southern Avenue (south side). Located south of Southern Avenue and east of Ellsworth Road. (5.4± acres). Major Site Plan Modification and Council Use Permit. This request will allow for the expansion of a mini-storage facility. Extra Space Properties Two LLC, Owner; Omar Abdallah, Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00455 conditioned upon:

1. Compliance with all conditions of approval of Case No. Z07-006, except compliance with the final site plan and landscape plan submitted with this request instead of the site plan and landscape plan approved with case Z07-006.
2. Compliance with all requirements of Design Review, Case No. DRB23-00659.
3. 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.

Vote (5 – 0; Chair Ayers and Boardmember Blakeman, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Crockett, Peterson, Montes, 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