

***4-c ZON22-01015. “Cannon Beach PAD Amendment” (District 6).** Within the 4400 to 4600 blocks of South Power Road (east side) and within the 6800 to 7100 blocks of East Warner Road (south side). Located east of Power Road and south of Warner Road. (44± total acres). Rezone 1.6± acres from Agricultural (AG) to General Commercial with a Planned Area Development overlay (GC-PAD); modification of an existing Planned Area Development on the entire 44± acres and Site Plan Modification. This request will allow for a commercial development.

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Allen motioned to approve case ZON22-01015. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01015 conditioned upon:

1. Compliance with the final site plan and landscape plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with the Cannon Beach Design Guidelines.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with all requirements of Subdivision Regulations.
6. Future Site Plan review for the conceptual plan area identified as Area C.
7. 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.
8. Prior to the submittal of a building permit, recordation of a cross access and cross parking easements between all parcels on the site.
9. Prior to the submittal of a building permit, compliance with the final Traffic Impact Analysis as approved by the City’s Transportation Engineer.
10. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City’s standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - d. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - e. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state 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.”

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

Area A:

Development Standard	Approved in the GC Zoning District
Maximum Building Height	40' commercial pads 55' restaurants & gym 65' hotel & office 75' parking garage <i>(as shown on the site plan)</i>
Interior side and rear building setback adjacent to non-residential districts	10 feet total adjacent to the City of Mesa well site 14 feet total adjacent to the Roosevelt Water Conservation District Canal (RWCD) 20 feet at all other area
Interior perimeter landscape setback adjacent to non-single residence districts	10' 0 feet adjacent to the RWCD Canal only
Maximum Public open space	There is no maximum public open space requirement
Required Parking, Commercial Recreation	1 parking space per 671 square feet of outdoor recreation area including ancillary use
Foundation Base (900 SF additional entry plaza per 10,000 SF building)	No additional entry plaza requirements for buildings that are 10,000 SF or more
Pedestrian Connections to Right-Of-Way	Indirect connection to public sidewalk is permitted
Parking Lot Landscape Islands (For rows of more than 16 parking spaces, landscape islands shall be staggered)	No staggering is required for landscape islands for rows of 16 or more parking spaces. Landscape islands shall be parallel as shown on the site plan.
Minimum Building Separation – MZO Section 11-6-3 (Building height between 20 and 40 feet)	13.5 feet between buildings on Parcels 4, 5, 6, and 8

Area B:

Development Standard	Approved in the LI Zoning District
Maximum Building Height	55' for the industrial building (as shown on the site plan)
Pedestrian Connections to Right-Of-Way	Indirect connection to public sidewalk is permitted
Parking Lot Landscape Islands (For rows of more than 16 parking spaces, landscape islands shall be staggered)	No staggering is required for landscape islands for rows of 16 or more parking spaces. Landscape islands shall be parallel as shown on the site plan.

Area C:

Development Standard	Approved in the Light Industrial Zoning District
Maximum Building Height	Maximum Building Height 49'
Required Parking Ratio, Industrial Shell (75% at 1 space/500 SF plus 25% at 1 space/375 SF	Industrial shell parked at 85% at 1 space/900 SF plus 15% at 1 space/375 SF
Interior Perimeter Landscape Setback adjacent to non-single residence districts	5'
Foundation Base (1 entry plaza at each building entrance for buildings larger than 10,000 SF (min. of 900 SF area; required)	A minimum of 4 entry plazas are required for buildings larger than 10,000 SF. Each required entry plaza must be a minimum of 900 SF area

Vote: 6-0 (Chair Crockett, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

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