

***3-e ZON23-00338. “TMW Offroad” (District 6).** Within the 7400 block of South 89th Place (west side), within the 8900 block of East Winston Avenue (north side), and within the 7400 block of South Atwood (east side). Located west of Ellsworth Road and north of Germann Road. (2.4+ acres). Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a PAD overlay and a Bonus Intensity Zone overlay (LI-PAD-BIZ) and Site Plan Review. This request will allow for an industrial development. Tim Nielsen, Farnsworth Construction Co., Applicant; Tyco Metal Works LLC, Owner.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

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

Vice Chair Pitcher motioned to approve case ZON23-00338. The motion was seconded by Boardmember Montes.

That: The Board recommends to approve case ZON23-00338 conditioned upon:

1. Compliance with the final site plan submitted.
2. Review and approval by the Design Review Board of all future development Plans.
3. Compliance with Design Review Case No. DRB22-01109.
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 one mile 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 must 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.”
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD in zoning case no. Z06-093 [Ordinance no. 4654] and this BIZ shown on the following table:

Development Standards	Approved
<u>Materials and Colors</u> – MZO Section 11-7-3(B)(5) -Materials	No more than 81% of the total façade may be covered with 1 single material
<u>Parking Area Design</u> – MZO Section 11-32-4(A) -Setback of Cross Drive Aisles	40 feet from parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles to the property line abutting the street

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Ayers, 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