



Planning and Zoning Board

Meeting Minutes

Mesa City Council Chambers – Upper Level, 57 East 1st Street

Date: January 24, 2024 Time: 4:00 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Jeffery Crockett
Troy Peterson
Jayson Carpenter
Jamie Blakeman

MEMBERS ABSENT

Jeff Pitcher
Genessee Montes

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Kellie Rorex
Emily Johnson
Sarah Steadman
Alexis Wagner

OTHERS PRESENT:

Call Meeting to Order.

Chair Ayers excused Vice Chair Pitcher and Boardmember Montes from the entire meeting and declared a quorum present, the meeting was called to order at 4:00 pm.

1 Take action on all consent agenda items.

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that the consent agenda items be approved.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Carpenter, Blakeman

NAYS – None

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

***2-a** Minutes from the January 10, 2024 study session and regular meeting.

3 Take action on the following zoning cases:

ZON23-00688. "EDI Mesa 2" (District 6). Within the 9800 to 10000 blocks of East Elliot Road (south side), within the 3600 to 3900 blocks of South Everton Terrace (west side) and within the 3600 to 3900 blocks of South Eastmark Parkway (east side). Located east of Ellsworth Road and south of Elliot Road. (44± acres). Major Site Plan Modification. This request will allow for an industrial use. DMB Mesa Proving Grounds LLC, Owner; Alex Hayes, Withey Morris Baugh PLC, Applicant.

Planner: Jennifer Merrill

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00688 conditioned upon:

1. Compliance with the final site plan submitted.
2. Following the completion of construction, but prior to the issuance of a certificate of occupancy, conduct a noise analysis to ensure that noise levels do not exceed those shown on the Noise Contour Exhibit. The study shall be provided to the City of Mesa Planning Department for review.
3. To minimize any disturbance to neighboring areas, generator testing shall only be conducted between 9 a.m. and 9 p.m.
4. Prior to the issuance of a certificate of occupancy, identify and provide contact information to the Development Services Department for a community liaison to address any noise concerns raised by residents, and provide signage listing contact information for the community liaison on all perimeter gates to the development.
5. Compliance with Ordinance Number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
6. Compliance with the Eastmark Development Unit Plan for DU 5/6 South approved May 17, 2017.
7. Compliance with all City development codes and regulations.
8. 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 three 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 must state in part: "This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights,

- f. which are expected to generate noise levels that may be of concern to some individuals.”
- g. Sources of electromagnetic interference with aircraft instrumentation, ground-based radar, or navigational aids shall be considered through CFR Title 14 Part 77 (Form 7460) review.
- h. Any building uses, design, or exhaust features which may obscure a pilot’s vision in any way resulting in glare, or flash blindness, should not be permitted.
- i. Avoid any lighting placement or systems that direct lighting upward or toward the approach paths of aircraft, or that could be confused with airport identification or navigational lighting.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Carpenter, Blakeman

NAYS – None

* * * * *

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

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

ZON23-00609. "810 S Country Club Dr." (District 4). Within the 400 to 500 blocks of West 8th Avenue (south side) and within the 800 block of South Country Club Drive (west side). Located north of Southern Avenue and west of Country Club Drive (2± acres). Rezone from General Commercial (GC) to General Commercial with a Bonus Intensity Zone overlay, Council Use Permit, and Site Plan Review. This request will allow for a mini-storage facility. Public Storage Properties XII INC, Owner; Cherry Miao, Public Storage, Applicant.

Planner: Emily Johnson

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00688 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case. No. DRB23-00614.
3. Prior to the issuance of any building permit, nonconforming signs on property must be removed or brought into conformance with the provisions of Article 5 of the Mesa Zoning Ordinance.
4. 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:

Development Standards	Approved
<u>Building Height</u> – <i>MZO Table 11-6-3.A</i>	40 feet
<u>Setback of Cross Drive Aisles</u> – <i>MZO Section 11-32-4(A)</i>	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 42 ft. from the property line abutting the street
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i> -Non-single residential uses adjacent to other non-residential	10 feet (west and south property lines)
<u>Foundation Base Along Exterior Walls</u> – <i>MZO Section 11-33-5(A)(1)(a)</i> - Exterior Wall with Public Entrances, buildings larger than 10,000 square feet with parking space that abut the foundation base	Additional foundation base and entry plaza area are not required

<u>Landscape Area in Foundation Base –</u> <i>MZO Section 11-33-5(B)(1)</i>	4 total trees west property line 0 total trees south property line
--	---

Vote (5 – 0; Vice Chair Pitcher and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Carpenter, Blakeman

NAYS – None

* * * * *

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

5 Adjournment.

Boardmember Crockett motioned to adjourn the meeting. The motion was seconded by Boardmember Carpenter.

Vote (5 – 0; Vice Chair Pitcher and Boardmember Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Crockett, Peterson, Carpenter, Blakeman

NAYS – None

The public hearing was adjourned at 4:04 pm.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.

Respectfully submitted,

Evan Balmer
Principal Planner

* * * * *

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