

**\*4-c ZON22-00267 District 6.** Within the 10600 and 11000 blocks of East Williams Field Road (south side) and within the 6200 and 6300 blocks of South Signal Butte Road (both sides). Located south of Williams Field Road on both sides of Signal Butte Road. (122± acres). Rezone from Agriculture (AG), Light Industrial with a Planned Area Development overlay (LI-PAD), General Commercial with a Planned Area Development overlay and Council Use Permit (GC-PAD-CUP), and General Industrial (GI) to General Commercial with a Planned Area Development overlay and Council Use Permit (GC-PAD-CUP), and Light Industrial with a Planned Area Development overlay and Council Use Permit (LI-PAD-CUP). (125± acres). This request will allow for the future development of an auto mall, large commercial development, and a multiple residence development. Pew & Lake, Applicant; Michael Schuerman owner.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and therefore was not discussed separate individual item.

Boardmember Sarkissian motioned to approve case ZON22-00267. The motion was seconded by Vice Chair Ayers.

**That: The Board recommends approve the case ZON22-00267 conditioned upon:**

1. Prior to the issuance of any building permit, specific site plan shall be submitted and approved in accordance with Chapter 69 of the Mesa Zoning Ordinance.
2. Prior to the issuance of any building permit, design Review application shall be submitted and approved in accordance with Chapter 71 of the Mesa Zoning Ordinance.
3. 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.
4. All off-site improvements and perimeter landscaping along Williams Field Road shall be installed with the first phase of construction.
5. All off-site improvements and perimeter landscaping along Signal Butte Road shall be installed with the first phase of construction.
6. Access and circulation, drainage, and retention, internal landscaping, and landscape yard landscaping shall be installed with the corresponding phase as shown on the conceptual site plan.
7. Compliance with the development agreement, Maricopa County Recorder's number 2020-0649618, and any future amendments.
8. Concurrently with submission of the specific site plan application, submit an operational plan and good neighbor policy for the future development of multiple residence in the General Commercial district.
9. Execute and comply with any amendments to the development agreement which will in part limit the location of certain uses on the property.
10. 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway 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 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.**

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Allen, Sarkissian, 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](http://www.mesaaz.gov)**