

MINUTES OF THE MARCH 27, 2024 PLANNING & ZONING REGULAR MEETING

- 4-b ZON22-00435 - "Gateway Auto Mall" (District 6).** Within the 10700 to 11000 blocks of East Pecos Road (north side), within the 6500 to 6800 blocks of South Signal Butte Road (both sides), and within the 6500 to 6800 blocks of South 222nd Street (east side). Located on the east and west sides of Signal Butte Road, and north of Pecos Road. (62± acres). Rezone from Agricultural (AG), Light Industrial (LI), and General Industrial (GI) to General Commercial with a Planned Area Development overlay (GC-PAD). This request will allow for the development of several automobile sales facilities and other commercial uses. Gateway Land Investments, LLC, Signal Butte 20 DJB, LLC, and Signal Butte 10 DJB, LLC, Owners; Sean Lake, Applicant.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

**Summary:**

Boardmember Peterson was recused from participation in case ZON22-00435 citing his firm's involvement with the project.

It was moved by Boardmember Crockett, seconded by Boardmember Blakeman, that case ZON22-00435 be approved.

**That: The Board recommends to approve case ZON22-00435 conditioned upon:**

1. Prior to the issuance of any building permit, a 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, a 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. Execute and comply with the development agreement, DA21-00006, and all future amendments to it.
5. All off-site improvements and perimeter landscaping shall be installed per Development Agreement DA21-00006.
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 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

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- e. compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - f. 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.”
8. Compliance with all City development codes and regulations.

**Vote (5 – 0; Boardmember Peterson, recused; Boardmember Carpenter, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Montes, Blakeman

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)**