

- *4-b ZON24-00101 - "Stonebridge Live/Work Units" (District 1).** Within the 4000 block of East Palm (north side) and within the 2900 to 3100 blocks of North Norfolk (west side). Located west of Greenfield Road and north of McDowell Road. (2.3± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay and a Bonus Intensity Zone Overlay (LI-PAD-BIZ), Site Plan Review; and Special Use Permit. This request will allow the development of Live/Work Units. ORC LLC and 4024 Palm Street LLC, owners Sarah Prince, Pew & Lake, PLC, applicant. (Companion case to "Stonebridge Court Preliminary Plat", associated with item *5-a)

Planner: Charlotte Bridges

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00101 conditioned upon:

1. Compliance with all conditions of approval of Case No. Z99-099.
2. Compliance with the final site plan submitted.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.
5. Prior to the issuance of a building permit, obtain approval of and record a final subdivision plat for the subject parcel.
6. Compliance with all requirements of DRB24-00100.
7. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
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 Falcon Field 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 the Falcon Field 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
9. 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	BIZ Approved
<u>Accessory Outdoor Storage</u> – MZO Table 11-7-2, Footnote 5	Accessory outdoor storage permitted in front one-half of lots 2, 3 and 4
<u>Lot Frontage</u> – MZO Section 11-30-6(H)	Lots 1, 2, 3 and 4 without frontage on a dedicated public street as part of the BIZ Overlay
<u>Minimum Site Area (acre)</u> – MZO Table 11-7-3 Lot 1 Lot 2 Lot 3 Lot 4	 0.33 acre 0.18 acre 0.18 acre 0.16 acre
<u>Minimum Lot Width (feet)</u> – MZO Table 11-7-3 Lot 1 Lot 2 Lot 3 Lot 4	 97 feet 65 feet 65 feet 63 feet
<u>Screening – Parking Areas</u> – MZO Section 11-30-9(H) -Parking Areas	Adjacent to Palm Street, up to 100% of the screening may be accomplished with dense shrubs
<u>Setback of Cross Drive Aisle</u> – MZO Section 11-32-4(A)	Parking spaces along main drive aisles connecting directly to a street shall be set back at least 30 feet, 3-inches from the property line abutting the street (existing at Palm Street)
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(i) Non-single residential uses adjacent to other non-single residential uses or districts –Group C-O-I Development: - Lots 2, 3 and 4 Common property lines:	Minimum 5-foot-wide perimeter landscape yard on each side of the common property line
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B)(2)(a)(ii) Non-single residential uses adjacent to other non-single	

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Development Standards	BIZ Approved
residential uses or districts – Non Group C-O-I Development: - North property line (overall site) - West property line (overall site)	Minimum 5 feet, 2-inches landscape yard with 2 feet vehicle overhang 0 feet at the northwest corner (existing) Minimum 14 feet, 4-inches landscape yard with 2 feet of vehicle overhang at the adjacent parking spaces (existing)
<u>Perimeter Landscape – Required Plant Material –</u> <i>MZO Section 11-33-3(B)(2)(c)</i> 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line - North property line (overall site) - West property line (overall site)	2 trees and 81 shrubs 12 trees and 32 shrubs (existing)
<u>Parking Lot Landscape Islands –</u> <i>MZO Section 11-33-4(B)</i>	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum of 15 contiguous parking spaces without an island (existing)

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

Upon tabulation of vote, it showed:

AYES – Ayers, 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