

- *3-b** ZON25-00326 "RMDC Dance Studio," 1± acres located approximately 350± feet east of the southeast corner of East Warner Road and South Mountain Road. Rezone from Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone Overlay(LC-BIZ) and Site Plan Review to allow for the development of a 15,344± square foot commercial building. (District 6)

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00326 conditioned upon:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00734.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
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 Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to 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 3 miles of Mesa Gateway Airport
 - e. All Final 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 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 modification to the development standards as approved with this BIZ Overlay as shown in the following table:

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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

MINUTES OF THE FEBRUARY 25, 2026, PLANNING & ZONING BOARD MEETING

Development Standards	BIZ Approved
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	24 feet
<u>Required Landscape Yards –</u> <i>MZO Section 11-33-3(B)(1)(a)</i> <i>and (B)(2)(a)(ii)</i> -Adjacent to Single Residence Districts (East Side) -Adjacent to other Non-Single Residence Districts (South Side Adjacent to the Well Site)	6 feet 0 feet

Vote (6-0; Boardmember Carpenter, excused)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Montes, Blakeman, Farnsworth

NAYS – None

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