

- \*4-c ZON24-00030 - "Southgate Commerce Park Phasing Plan" (District 6).** Within the 8800 block of East Germann Road (north side) and the 7300 to 7600 blocks of South 88th Street (east side). Located north of Germann Road and west of Ellsworth Road. (16± acres). Rezone from Office Commercial with a Planned Area Development Overlay (OC-PAD), Neighborhood Commercial with a Planned Area Development Overlay (NC-PAD) and Light Industrial with a Planned Area Development Overlay (LI-PAD) to OC-PAD, NC-PAD and LI-PAD to modify the existing PAD to allow for phasing of the proposed business park. Southgate North LLC, Owner; Robert Burgheimer, Sketch Architecture, Applicant.

**Planner: Charlotte Bridges**

**Staff Recommendation: Approval with conditions**

**The Board recommends to approve case ZON24-00030 conditioned upon:**

1. Compliance with the Final Phasing Plan submitted with ZON24-00030.
2. Compliance with the approved site plan per Case No. Z05-008.
3. Compliance with all City development codes and regulations.
4. 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.
5. Due to the proximity to the 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.
6. Proposed changes to the approved landscape plan's plant palette require approval of an Administrative Review application prior to the issuance of a building permit. The revised plant palette shall use species identified in the Arizona Department of Water Resources Low Water Use and Drought Tolerant Plant List.

**Vote (6 – 0; Chair Ayers, absent)**

Upon tabulation of vote, it showed:

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

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)**