

4 Discuss and make a recommendation to the City Council on the following zoning cases:

***4-a ZON22-01003. "Western Semi Solutions" (District 1).** Within the 2800 to 2900 blocks of North Greenfield Road (west side), within the 4300 block of East McDowell Road (north side), and within the 4300 block of East Oasis Street (south side). Located west of Greenfield Road and north of McDowell Road. (5.7± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Stephen M. Javinett Living Trust, Owner; Glenn Klipfel, ADM Group Inc., Applicant.

Planner: Kwasi Abebrese

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Boardmember Sarkissian motioned to approve case ZON22-01003. The motion was seconded by Vice Chair Ayers.

That: The Board recommends to approve case ZON22-01003 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-01002.
3. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
4. 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.
5. 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 Falcon Field 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 2 miles of Falcon Field Airport.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with the PAD overlay and shown in the following table:

| Development Standards | PAD Approved |
|--|--|
| <u>Required Landscape Yards</u> <i>MZO Section 11-33-3(B)(2)</i> <i>Landscaping for non-single residence uses adjacent to other non-single residence.</i> - Width | 4 feet |
| <u>Required Parking Spaces by Use –</u> MZO Table 11-32-3(A) - <i>Group Industrial</i> | 1 space per 513 square feet of gross floor area. |

Vote: 5-0 (Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Pitcher

NAYS – None

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