

Items on the Consent Agenda

**Approval of minutes from previous meetings.**

\*2-a Minutes from January 28, 2026, Planning and Zoning Board Meeting.

**2 Take action on the following zoning cases:**

\*3-a ZON25-00774 "Blue Sky Pest Control", 2.4± acres located at the northwest corner of East Ray Road and South 71st Street. Major Site Plan Modification and amending Conditions of Approval No. 1 and No. 2 of Ordinance No. 5699. This request will allow for a 26,000± square foot industrial building. (District 6)

**Planner: Kwasi Abebrese**

**Staff Recommendation: Approval with Conditions**

**The Board recommends to approve case ZON25-00774 conditioned upon:**

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00765.
3. Compliance with all conditions of approval of Ordinance No. 5699 except for conditions of approval No. 1 and No. 2 (Case No. ZON21-00356).
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
6. 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 subdivision map 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 1 mile 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 the Mesa Gateway Airport, will experience aircraft overflights,

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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**

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which are expected to generate noise levels that may be of concern to some individuals.”

**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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