

- \*3-a ZON22-00921. "The Block". District 6.** Within the 7100 to 7600 blocks of East Elliot Road (south side) and within the 3600 to 4200 blocks of South Sossaman Road (west side). Located west of Sossaman Road on the south side of Elliot Road. (273± acres). Rezone from Agriculture (AG) to Light Industrial with a Planned Area Development Overlay (LI-PAD) and Site Plan Review. This request will allow for the development of an industrial business park. Pew & Lake, applicant; B&K Land & Inv Co-owner. **(Companion case to Preliminary Plat "The Block", associated with item \*4-a).**

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with modified conditions as discussed in the Study Session**

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

Boardmember Peterson motioned to approve Case ZON22-00921. The motion was seconded by Boardmember Peterson.

**That: The Board recommends to approve Case ZON22-00921 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with the landscape plan submitted.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with all requirements of the Subdivision Regulations.
5. Compliance with all requirements of Design Review Case No. DRB22-00923.
6. 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.
7. Execute and comply with the Development Agreement (DA23-00003), as may be amended.
8. Future development plans require Site Plan Review in accordance with Chapter 69 of the Zoning Ordinance.
9. The phasing of all offsite improvements and street frontage landscaping to be specified and included in the development agreement as identified in condition Number Seven.
10. 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 Phoenix-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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
  - d. Prior to 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.
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: “This property, due to its proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
11. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	65 feet
<u>Required Parking Spaces by Use</u> – <i>MZO Table 11-32-3.A</i> Group Industrial Buildings and Uses- Shell Buildings	1 space per 900 square feet of gross floor area for Industrial, Warehouse, and Manufacturing uses
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)(a)(i)</i> -For building larger than 10,000 square feet with parking abutting the foundation base	Additional foundation base shall be provided at the entrance to create an entry plaza area.  Where fire code requires it, the minimum depth may be reduced to 12 feet, and a shared entry plaza may count toward this requirement.
<u>Interior Parking Lot Landscaping</u> – <i>MZO Section 11-33-4(A)</i>	Interior parking lot landscaping requirement standards apply to all off-street parking lots containing 10 or more parking spaces.  Exception: They do not apply to storage lots, vehicle and equipment storage lots, truck loading areas, or parking in truck loading areas.

Vote: 7-0

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Allen, Peterson, Pitcher, Montes

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)