

MINUTES OF THE NOVEMBER 17, 2021 PLANNING & ZONING MEETING

- *4-b ZON21-00746 District 6.** Within the 6800 to 7100 blocks of East Elliot Road (north side). Located east of Power Road on the north side of Elliot Road. (26.3± acres). Rezone from Single Residence 43 (RS-43) to Light Industrial with a Planned Area Development overlay (LI-PAD); and Site Plan Review. This request will allow for an industrial development. Adam Baugh, Withey Morris, PLC, applicant; Garvin Holdings, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON21-00746 with conditions of approval. The motion was seconded by Boardmember Allen.

That: The Board recommends the approval of case ZON20-00746 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. All off-site improvements and street frontage landscaping to be installed with 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, 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 shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - 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 an effect to navigable airspace and air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within 2 miles of Phoenix-Mesa Gateway Airport.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

MZO Development Standards	PAD Approved
Maximum Building Height – <i>MZO Section 11-7-3</i>	42 feet
Required Parking – <i>MZO Section 11-32-3</i> - <i>Group Industrial Shell</i>	75% at 1 space per 975 square feet plus 25% at 1 space per 375 square

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<i>Buildings (no specified use)</i>	feet
Required Landscape Yards – <i>MZO Section 11-33-3(B)(2)</i> <i>- Non-Single Residence Adjacent to Non-Single Residence</i>	10 feet (west & east side of the subject site)

Vote: 6-0 Approval with conditions (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Boyle, and Allen, Crockett and Peterson

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