

ZON21-01126 District 6. Within the 3200 to 3400 blocks of South Signal Butte Road (west side). Located north of Elliot Road on the west side of Signal Butte Road. (65.8± acres). Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Noel Griemsmann, Snell & Wilmer, LLP, applicant; Signal Butte Mesa Holdings, LLC, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

Boardmember Peterson motioned to approve the case ZON21- 01126 with revised conditions of approval. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON21-01126 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case no. DRB21-01125.
3. 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	Approved
<u>Maximum Building Height</u> – MZO Section 11-7-3	55 feet
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3 - <i>Group Industrial</i>	1 space per 900 square feet of gross floor area
<u>Required Landscape Yards</u> – MZO Section 11-33-3 - <i>Non-single residence uses adjacent to non-residential districts and/or uses</i>	11 feet along the northern property line only, as shown on site plan
<u>Bicycle Parking</u> – MZO Section 11-32-8	10 bicycle spaces per building

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. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:

- a. Owner shall 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. 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 Phoenix-Mesa Gateway Airport

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

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Ayers, Crockett, and Peterson

NAYS – None