

ZON21-01024 District 6. Within the 7200 to 7400 blocks of the South Hawes Road alignment (east side). Located south of Pecos Road on the east side of the Hawes Road alignment. (13± acres). Rezone from Light Industrial with a Bonus Intensity Zone overlay and Office Commercial with a Bonus Intensity Zone overlay (LI-BIZ and OC-BIZ) to Light Industrial and Office Commercial with a Planned Area Development overlay (LI-PAD and OC-PAD), and Site Plan Review. This request will allow for an industrial development. Katie Rounds, The Kaidence Group, applicant; HAWES COMMERCE PARK LLC, owner.

Planner: Jennifer Merrill

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 case ZON21-01024. The motion was seconded by Boardmember Ayers.

That: The Board recommends the approval of case ZON21-01024 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB21-01087.
3. 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.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Aviation Easement and Release for Phoenix Mesa Gateway Airport prior to the issuance of a building permit.
 - b. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
 - c. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - d. Any proposed permanent or temporary structure 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
 - e. All final subdivision plats and sales and leasing offices shall include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which shall state in part: "This property, due to its proximity to Phoenix- Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
5. 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 tables:

Development Standard	Approved
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3(B)(2)</i> -Non-single residence uses adjacent to other Non-Single Residence	7 feet along the eastern property line only
<u>Parking Spaces Required</u> – <i>MZO Section 11-32-3(A)</i> -Shell industrial buildings	1 parking space per 795 square feet of building area
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)(a)</i> - Exterior Walls for buildings larger than 10,000 square feet	748 square feet per entry plaza area
<u>Massing and Scale</u> – <i>MZO Section 11-7-3(B)(2)(c)(ii)</i> -Roof articulation	Minimum vertical modulation is eight (8) inches to two (2) feet as shown on the final site plan

Vote: 6-0 (Boardmember Crockett, absent)

Upon tabulation of vote, it showed:

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

NAYS – None