

***4-b**

ZON22-00093 District 6. Within the 7900 block of East Warner Road (south side). Located east of Sossaman Road and west of Hawes Road (50± 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. Shane Cassidy, Comunale Properties, applicant; Victor Riches, owner. **(Companion case to Preliminary Plat “Mesa Connection”, associated with item *5-a)**

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

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

Boardmember Crockett motioned to approve the case ZON22-00093. The motion was seconded by Boardmember Peterson.

That: The Board recommends the approval of case ZON22-00093 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case no. DRB22-00100.
3. Compliance with the Subdivision Regulations.
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 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. 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
7. 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	PAD Approved
<u>Maximum Building Height</u> – MZO Section 11-7-3	60 feet for Buildings 4 and 5 50 feet for Buildings 1,2,3, and 6
<u>Pedestrian Access</u> – MZO Section 11-32-4(G)	A pedestrian sidewalk crossing a vehicle lane is not required to be raised above the vehicle lane at truck court entrances
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Group Industrial Buildings and Uses, Shell Buildings (no specified use)	15% at 1 space per 375 square feet and 85% at 1 space per 900 square feet

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None