

***4-c**

ZON22-00154 District 6. Within the 7300 to 7500 blocks of the South Crismon Road alignment (east side) and within the 10000 to 10300 blocks of East Germann Road (north side). Located north of Germann Road on the east side of the Crismon Road alignment. (64± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Adam Baugh, Withey Morris, PLC, applicant; The Cubes at Mesa Gateway, 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 Crockett motioned to approve the case ZON22-00154. The motion was seconded by Boardmember Peterson.

That: The Board recommends the approval of case ZON22-00154 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval of Z96-67 (Ordinance No. 3245).
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 granting an Avigation Easement and Release to the City, pertaining to the Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
 - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 2 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. Due to the proximity to the 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance
 - d. Prior to the issuance of a building permit, provide documentation by 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 db as specified in Section 11-19-5 of the Zoning Ordinance.
7. Prior to submitting an application for any building permit, provide written authorization from Salt River Project authorizing the proposed development within the existing SRP easement.

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