

ZON22-00535 District 1. Within the 3900 block of East Oasis Circle (north side), and within the 2800 to 2900 blocks of North Norwalk (west side). Located north of McDowell Road and west of Greenfield Road (0.50± acres). Site Plan Review. This request will allow for an industrial development. Greg Hitchens, applicant; JBN Holdings, owner.

Planner: Joshua Grandlienard

Staff Recommendation: Approval with Conditions

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

Boardmember Pitcher motioned to approve case ZON2-00535. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends approve the case ZON22-00535 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of DRB22-00534.
3. Compliance with the Landscape Plan submitted.
4. Compliance with all City development codes and regulations.
5. 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 Falcon Field 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 Falcon Field 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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.

Vote: 5-0 (Allen, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Ayers, Sarkissian, Peterson, Pitcher

NAYS – None