

- \*4-i ZON22-00682 District 6.** Within the 3700 to 3900 blocks of South Sossaman Road (east side). Located south of Elliot Road on the east side of Sossaman Road. (20± acres). Rezone from Light Industrial (LI) to Light Industrial with a Planned Area Development overlay (LI-PAD), Council Use Permit (CUP), and Site Plan Review. This request will allow for the expansion of an existing mini-storage facility with boat and recreational vehicle storage. Timothy Quigley, applicant; Redpoint Contracting, LLC and Happy Wife Storage, LLC, owner.

**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 Pitcher motioned to approve case ZON22-00682. The motion was seconded by Boardmember Sarkissian.

**That: The Board recommends approve the case ZON22-00682 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review case number DRB22-00683.
3. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute and record the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to 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 5 miles of the Phoenix Mesa Gateway Airport
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must 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."
4. 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 table:

Development Standard	Approved
<u>Minimum Yards –</u> MZO Section 11-7-3 - Interior side and rear (south property line)	5 feet
<u>Minimum Landscape Setback –</u> MZO Section 11-33-3(B) - Adjacent to single residence zoning (south property line)	5 feet

Vote: 6-0 (Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Allen, Sarkissian, Peterson, Pitcher, Montes

NAYS – None