

- *4-a ZON21-00080 District 5.** Within the 3600 to 3800 blocks of North Higley Road (east side) and the 5200 to 5500 blocks of East Thomas Road (south side). Located east of Higley Road on the south side of Thomas Road. (11± acres). Rezone from Single Residence 90 (RS-90) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Council Use Permit (CUP), and Site Plan Review. This request will allow for a boat and recreational vehicle storage facility. Russell Skuse, Horrocks Engineers, applicant; R&S Development Group LLC, 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 ZON21-00080. The motion was seconded by Boardmember Sarkissian.

That: The Board recommends approve the case ZON21-00080 conditioned upon:

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case DRB21-01173.
3. Compliance with all City development codes and regulations.
4. Execute and comply with the Development Agreement.
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.
6. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD as shown in the following table:

Development Standards	Approved
<u>Fences and Freestanding Walls –</u> <i>MZO Section 11-30-4(B)</i> Yards within the front yard	8-foot-tall
<u>Outdoor Storage –</u> <i>MZO Section 11-30-7</i> Material stored outdoors	No setback from lot lines is required for boats and RVs stored outdoors.

<u>Landscape Yards–</u> <i>MZO Table 11-7-3</i> -Front facing and street facing sides adjacent t to a freeway (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