

**\*4-a**

**ZON22-00731 “Greenfield Industrial” District 1.** Within the 4300 block of East McDowell Road (south side) and the 2500 to 2800 blocks of North Greenfield Road (west side). Located on the south side of McDowell Road and the west side of Greenfield Road. (17.72± acres). Rezone to revise the conditions of approval on the property imposed by Zoning Case Number Z80-047, Site Plan Review; and Special Use Permit. This request will allow for the development of three industrial buildings. Tim Thielke, DLR Group, applicant; AZ Greenfield Industrial LP, owner.

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

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

Boardmember Sarkissian motioned to approve case ZON22-00731. The motion was seconded by Boardmember Allen.

**That: The Board recommends to approve case ZON22-00731 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-00730.
3. Compliance with all City development codes and regulations.
4. Relocation of the existing flood irrigation structure requires approval from the Water Resources Department or applicable governmental subdivision responsible for the ownership or maintenance of the flood irrigation facility prior to the issuance of any building permit.
5. 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.
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 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.
  - c. Provide written notice to future property owners that the project is within one mile of Falcon Field Airport.
  - d. Prior to 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.
  - 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 the Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Vote: 6-0 (Boardmember Peterson, absent)

Upon tabulation of vote, it showed:

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

NAYS – None