

- \*3-a ZON22-01263. “Home Away from Home” District 2.** Within the 4600 block of East Banner Gateway Drive (north side) and within the 1700 block of South Pierpont Drive (west side). Located east of Greenfield Road and south of the US 60 Superstition Freeway. (13 ± acres). Rezone from Light Industrial (LI) and Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for a temporary housing development associated with Banner Gateway Medical Center. Alex Steadman, RVI Planning + Landscape Architecture, applicant; BANNER HEALTH, owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

**Summary:** This case was on the consent agenda and was not discussed individually.

Vice Chair Ayers motioned to approve case ZON22-01263. The motion was seconded by Boardmember Peterson.

**That: The Board recommends to approve case ZON22-01263 conditioned upon:**

1. Compliance with final landscape plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB22-00013.
3. Compliance with all City development codes and regulations.
4. Future development plans require Site Plan Review in accordance with Chapter 69 of the Zoning Ordinance.
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. All perimeter landscape improvements, as shown on the final landscape plan, must be installed in the first phase of development.
7. All off-site improvements and street frontage landscaping must be installed in the first phase of development.
8. 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 Phoenix-Mesa Gateway 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 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 10 miles of 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 states in part: “This property, due to its

proximity to the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.

9. Prior to the issuance of any building permit, submit for review and approval a revised site plan, grading and drainage plan, and drainage report (collectively "Revised Plans") to remove the retention basin along Banner Gateway Drive. If the Revised Plans are approved then owner must comply with the Revised Plans. If the Revised Plans are not approved or the basin along the east property line cannot accommodate the required retention, then owner must go through the site plan review process in accordance with Chapter 69 of the Zoning Ordinance. All Revised Plans shall be designed per the latest City of Mesa Engineering and Design Standards.

Vote: 7-0

Upon tabulation of vote, it showed:

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

NAYS – None