

- *3-a ZON22-01008. “Gateway East” (District 6).** Within the 5300 to 6200 blocks of South Ellsworth Road (west side) and within the 8200 to 8800 blocks of East Ray Road . Located south of Ray Road and west of Ellsworth Road. (263± acres). Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a Planned Area Development Overlay (LI-PAD), Council Use Permit; and Special Use Permit. This request will allow for a commercial and industrial development. Wendy Riddell, Berry Riddell, LLC, applicant; Phoenix-Mesa Gateway Airport Authority, owner.

Planner: Cassidy Welch

Staff Recommendation: Approval with conditions

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

Boardmember Allen motioned to approve case ZON22-01008. The motion was seconded by Boardmember Pitcher.

That: The Board recommends to approve case ZON22-01008 conditioned upon:

1. Site Plan Review for all development on the property in accordance with Section 11-69-4 of the MZO.
2. Prior to the City Council hearing:
 - a. The applicant must submit the revised Gateway East PAD document for Planning Director review and approval; and
 - b. The applicant must submit the revised Gateway East Design Guidelines incorporating DRB Review Case No. DRB22-01249 requirements for Planning Director review and approval.
3. Compliance with the Gateway East PAD document.
4. Compliance with all requirements of Design Review Case No. DRB22-01249; except compliance with the revised Gateway East Design Guidelines.
5. Execute and comply with the Development Agreement DA22-00056.
6. All public off-site improvements and street frontage landscaping must be installed according to Mesa City Code unless a modification is approved pursuant to Mesa City Code and documented in an executed development agreement.
7. If the developer elects to develop the internal street network with private streets, then with each development the developer must extend and install all utilities, streets, and street frontage landscaping as required by Mesa City Code.
8. With the submittal of each site-specific plan include for review and approval by the Transportation Department construction documents that show all street networks and street cross sections as required by, and in conformance with, Mesa City Code and Mesa Engineering and Design Standards.
9. Prior to approval of any site-specific plan, receive approval from the Transportation Department of the submitted Master Traffic Impact Study.
10. Compliance with the final approved Master Traffic Impact Study.
11. Dedicate the right-of-way, easements, or both as 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.
12. 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 one mile 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 Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

13. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved
<u>Maximum Building Height</u> – MZO Table 11-7-3	165 feet in Zone A and 90 feet in Zone B (As shown on the Maximum Building Height Exhibit in the Gateway East PAD Document)

Development Standards	Approved
<p><u>Minimum Setback along Property Lines or Building and Parking Areas –</u> <i>MZO Table 11-7-3</i> - Front and Street-Facing Side</p> <p>-Interior Side and Rear: Adj. to AG, RS, RSL, RM, Commercial and PEP districts</p>	<p>Gateway Boulevard: 20 feet Secondary Street: 20 feet Main Entry Segments: 30 feet (As specified in the Gateway East PAD Document)</p> <p>Minimum 15 feet</p>
<p><u>Perimeter Landscape Yard –</u> <i>MZO Table 11-7-3</i> -Width</p>	<p>Gateway Boulevard: 20 feet Secondary Street: 20 feet Main Entry Segments: 30 feet (As specified in the Gateway East PAD Document)</p> <p>Street-facing setbacks shall be landscaped in accordance with Section 11-33-3(A)</p>
<p><u>Minimum Landscape Yards –</u> <i>MZO Section 11-33-3(B)(2)(a)</i> - Non-single residence uses adjacent to non-single residence</p>	<p>Width. 0 feet Landscaping not required</p>

Development Standards	Approved
<u>Averaging Depth of Foundation Base –</u> <i>MZO Section 11-33-5(A)(3)</i>	The designated depth of the foundation base may be less than the minimum required depth required by Section 11-33-5(A)(1-2) and may be further reduced beyond the requirements of Section 11-33-5(A)(3)(a-c) to meet life safety requirements if a conflict exists between Fire Code and Zoning Ordinance standards
<u>Outdoor Storage –</u> <i>MZO Section 11-30-7</i> - Permitted Location (General Commercial and Light Industrial) -Screening and Setbacks	Not permitted in front yards. Permitted in street facing side yards interior side and rear yards, or outside of required yards, subject to Section 11-30-7(B)(1-2) No setback is required for material stored outdoors
<u>Truck Docks, Loading and Service Areas –</u> <i>MZO Section 11-30-13</i> -Location on Lot -Screening	Must be located at the rear or side of buildings, and may not be readily visible from Gateway Boulevard or Ellsworth Road Docks, loading and service areas shall be screened from Gateway Boulevard or Ellsworth Road
<u>Screening of Mechanical Equipment –</u> <i>MZO Section 11-30-9(A)</i> -Ground-Mounted Equipment -Exterior wall equipment	Screening of the ground mounted electrical equipment facing a street may be adjusted as necessary to comply with the utility provider’s access and design requirements Downspouts must be internally located and screened on building facades adjacent to streets. Downspouts located on building facades not adjacent to streets may be externally located as long as they are coordinated with other façade elements and appropriately finished to compliment the façade design

Development Standards	Approved
<u>Required Parking Spaces by Use –</u> <i>MZO Table 11-32-3.A</i> - Industrial	<p>Buildings less than 250,000 square feet: 1 space per 675 square feet of gross floor area</p> <p>Buildings that are 250,000 up to 500,000 square feet: 1 space per 1,000 square feet of gross floor area</p> <p>Buildings over 500,000 square feet: 1 space per 2,000 square feet of gross floor area</p>
<u>Setback of Cross Drive Aisles –</u> <i>MZO Section 11-32-4(A)</i>	<p>Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 30 ft from the property line abutting the street</p>
<u>Parking Lot Layout –</u> <i>MZO Section 11-32-4(G)(2)</i>	<p>No more than 300 parking spaces shall be allowed together in one group or cluster</p> <p>In office-use and industrial projects, a minimum 25 percent of the required parking spaces shall be provided within 200 feet of the building served, with the balance of the required parking within 500 feet</p> <p>Drive aisle intersections may not be perpendicular to each other</p>
<u>Pedestrian Access –</u> <i>MZO Section 11-32-4(G)(3)</i>	<p>Where a pedestrian sidewalk crosses a vehicle lane, the pedestrian walkways shall be made distinct by use by use of textured paving and contrasting color</p>
<u>Maximum Parking Spaces –</u> <i>MZO Section 11-32-3(C)</i>	<p>There shall be no maximum to the number of parking spaces provided by any development</p>
<u>Size of Parking Spaces and Maneuvering Aisles –</u> <i>MZO Section 11-32-2(H)(1)</i> -Standard Parking Spaces	<p>The minimum basic dimension of a parking stall is 9 feet by 18 feet. Where applicable, the 18-foot dimension is inclusive of a 2-foot overhang over the adjacent sidewalk or landscape area</p>
<u>Heliports –</u> <i>MZO Table 11-7-2 Footnote 14</i>	<p>Heliports in Employment Districts may be located at the natural grade (aka ground level)</p>

Development Standards	Approved
<u>Drive-thru Facilities</u> – <i>MZO Section 11-31-18(D)</i>	Drive-thru lanes shall not be located parallel to Gateway Boulevard but may be located parallel to Ellsworth Road. Where physical site conditions prevent such configuration, Provide 40-inch-high screen walls adjacent to the public right-of-way
<u>Site Planning and Design Standards</u> – <i>MZO Section 11-7-3(B)(1)-(5)</i>	Per the Gateway East Design Guidelines

Vote: 5-0 (Vice Chair Ayers and Boardmember Sarkissian, absent)

Upon tabulation of vote, it showed:

AYES – Crockett, Allen, Peterson, Pitcher, Montes

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov