

MINUTES OF THE APRIL 10, 2024 PLANNING & ZONING REGULAR MEETING

***3-b ZON23-00743 - "Central Mesa Reuse Pipeline" (District 1).** Within the 3600 block of East Thomas Road (north side) and within the 3600 block of North Val Vista Drive (east side). Located on the east of Val Vista Drive on the north side of Thomas Road (0.8± acres). Rezone from General Industrial (GI) to Public and Semi-Public with a Bonus Intensity Zone overlay (PS-BIZ), Council Use Permit (CUP), and Site Plan Review. This request will allow for the development of a major utility. City of Mesa, Owner; Brian Border, City of Mesa, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON23-00743 conditioned upon:

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review Case No. DRB23-00745.
3. Prior to the issuance of any Building Permit, the Engineering Department shall submit proposed art, including visual screening of exterior tank appurtenances, for the site and tank for Planning Director review and approval.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication, whichever comes first.
5. Compliance with all City development codes and regulations, except the modifications to the development standards approved with this BIZ as shown in the following table:

Development Standards	Approved
<u>Minimum Setback Along Property Lines for Buildings and Parking Areas –</u> <i>MZO Table 11-10-3.A</i> - Front and Street Facing Side: Collector (Thomas Road) -Front and Street Facing Side: Freeway (202 freeway) -Rear: Adjacent to Non-residential District	1' 9" 9' 3" 11' 2" Total
<u>Required Landscape Yards – MZO Section 11-33-3.B</u> -Non-Single Residence Adjacent to Non-Single Residence <i>MZO Table 11-10-3.A</i> - Front and Street Facing Side: Collector (Thomas Road) -Front and Street Facing Side: Freeway (202 freeway)	0 feet 0 feet 0 feet
<u>Fences and Freestanding Walls – MZO Section 11-30-4(B)1</u> -Maximum Height	

(Front yards and required street side yards)	8 feet
<u>Setbacks at Intersections</u> – MZO Section 11-30-10 - Arterial with Major/ Midsection collector	23 feet
<u>Setback of Cross Drive Aisles</u> – MZO Section 11-32-4(A) - Setback from property line	35' 5" radius
<u>Perimeter Landscaping</u> – MZO Section 11-33-3(A) -Arterial (Val Vista Drive) -Collector (Thomas Road)	1.27 trees and 5.93 shrubs per 25 linear feet of street frontage (6 trees/ 28 shrubs) 0 trees and 3 shrubs per 25 linear feet of street frontage (0 trees/ 59 shrubs)

Vote (5 – 0; Boardmember Peterson and Montes, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Crockett, Blakeman, Carpenter

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