

MINUTES OF THE APRIL 19, 2017 PLANNING & ZONING MEETING

- 4-c Z17-013 District 6.** The 6800 to 9200 blocks of East Pecos Road (north and south sides). Located east of Power Road and west of Ellsworth Road on the north and south sides. The southern boundary is defined by the current city limit line which runs along the rail road alignment from Power Road to Sossaman Road and then follows Germann Road to the Hawes Road alignment then north to Pecos Road and east to Ellsworth Road. The northern boundary follows the quarter section that is adjacent to the north right of way line of Pecos Road from Power Road to Sossaman Road then north to the southern boundary of Phoenix-Mesa Gateway Airport east to Ellsworth Road (1,030± acres). Rezoning from LC, LI, AG, PS and GI to EO to create the Pecos Road Employment Opportunity Zone. This request will establish zoning to guide future development of employment and industrial uses. Andrew Clegg, City of Mesa, applicant; City of Mesa, owner. (PLN2015-00350).

Planner: Tom Ellsworth

Staff Recommendation: Approved with conditions

Summary: This case was on the consent agenda and therefore was not discussed on an individual basis.

It was moved by Boardmember Astle and seconded by Boardmember Duff to approve case Z17-013 with the revised conditions of approval discussed in the Study Session:

That: The Board recommends the approval of the case Z17-013 conditioned upon:

1. Compliance with the development and design standards as described in the project narrative and PREOZ EO Development Plan.
2. Compliance with all City development codes and regulations, to include but not limited to dedication of rights-of-way and easements and platting, as applicable.
3. The existing zoning on the property will remain in place until such time as the individual property owners complete the following:
 - a. Sign the Employment Opportunity Development Plan Opt-In form; and
 - b. Sign a "Consent to Conditions & Waivers of Land Use Law Claims" form.
4. Due to the proximity to Phoenix- Mesa Gateway Airport, any proposed permanent or temporary structure 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.

Vote: 7-0

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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