

- \*4-e **ZON17-00283 District 6.** The 7100 to 7300 blocks of East Ray Road (north side). Located east of Power Road on the north side of Ray Road. (56.0± acres). Rezone from LI-AF to LI-AF-PAD. This request will allow for the development of an industrial subdivisión. Omar Cervantes, XCL Engineering, LLC, applicant; Phx-Mesa Gateway Airport 193, LLC, owner. **(Companion Case to preliminary plat “Ray Road Commerce Center North”, associated with Item \*5-b).**

**Planner: Lesley Davis**

**Staff Recommendation: Approval with conditions**

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

It was moved by Boardmember Allen and seconded by Boardmember Astle to approve case ZON17-00283 and associated preliminary plat with conditions:

**That: The Board recommends the approval of case ZON17-00283 conditioned upon:**

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and preliminary plat submitted (without guarantee of lot yield, building count, lot coverage).
2. Site Plan Review through the public hearing process of future development plans as required by MZO section 11-69-2.
3. Compliance with all requirements of Design Review process for future development as required by MZO section 11-71-2.
4. Compliance with all City development codes and regulations.
5. Dedicate the right-of-way 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 street improvements and street frontage landscaping to be installed in the first phase of construction.
7. Compliance with all requirements of the Subdivision Technical Review Committee.
8. Record a one foot Controlled Vehicular Access Easement (CVAE) along East Ray Road on the final plat.
9. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport, which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map, prior to the issuance of a building permit).
10. Written notice be provided to future property owners, and acknowledgment received that the project is within 1/4 mile(s) of Phoenix-Mesa Gateway Airport.
11. Noise attenuation measures are to be incorporated into the design and construction of the buildings to achieve an outdoor to indoor noise level reduction of 25 db.

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12. Any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. The timing of filing this form will be determined with each site plan submittal.

**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](http://www.mesaaz.gov)*