

MINUTES OF THE MARCH 21, 2018 PLANNING & ZONING MEETING

- *4-c ZON18-00061 District 6.** The 7600 block of East Baseline Road (south side) and the 2000 block of South Sossaman Road (east side). Located at the southeast corner of Sossaman Road and Baseline Road. (1.1± acres). Rezoning from LC to LC-BIZ; and Site Plan Review. This request will allow for the development of a medical clinic. Alex Buettner, Orcutt Winslow, applicant; Goldfield Medical Clinics, LLC, Trust, owner.

Planner: Evan Balmer

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 Vice Chair Dahlke to approve case ZON18-00061 and to include added condition of approval #7 presented at the study session:

That: The Board recommends the approval of case ZON18-00061 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, and preliminary elevations, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way 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. Written notice be provided to future property owners, and acknowledgment received that the project is within four miles of Phoenix-Mesa Gateway Airport.
6. 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 prior to the issuance of a building permit.
7. **If the use of any portion of the mezzanine changes from storage to any other use, the property shall be brought in to compliance with Chapter 32 of the City of Mesa Zoning Ordinance pertaining to on-site parking.**

Vote: 6-0 (Boardmember Astle, absent)

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*