

## MINUTES OF THE SEPTEMBER 9, 2020 PLANNING & ZONING MEETING

- \*3-b ZON20-00377 District 1.** Within the 3500 block of East Brown Road (north side) and the 1200 block of North Val Vista Drive (west side). Located at the northwest corner of Brown Road and Val Vista Drive. (1.2± acres). Rezoning from AG to OC-BIZ; and Site Plan Review. This request will allow for an office development. Sean Lake, Pew & Lake, PLC, applicant; Makana LP, owner.

**Planner:** Kellie Rorex

**Staff Recommendation:** Approval with conditions

**Summary:** This case was on the consent agenda and therefore was not discussed as a separate individual item.

Boardmember Crockett motioned to approve case ZON20-00377 with conditions of approval. The motion was seconded by Boardmember Boyle.

**That: The Board recommends the approval of case ZON20-00377 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Dedicate the right-of-way and easements 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
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Falcon Field Airport prior to the issuance of a building permit.
  - b. 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. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
  - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 1 mile of Falcon Field Airport
5. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD and shown in the following table:

<b><i>MZO Development Standards</i></b>	<b><i>Approved</i></b>
<u>Required setback for parking spaces – Section 11-32-4(A)</u>	
<i>To Brown Road</i>	<b>21.5-feet</b>
<i>To Val Vista Drive</i>	<b>22.5-feet</b>
	<b>(as shown on the site plan)</b>

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<u>Required Landscape Yard for Non-Single Residence Uses Adjacent to Other Non- Single Residence Uses– Section 11-33-3(B)(2)</u>  <i>Landscape yard width along north property line</i> <i>Landscape yard width along west property line</i>	<b>6-feet</b> <b>6.75-feet</b> <b>(as shown on the site plan)</b>
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Vote: 5-0 Approval with conditions (Vice Chair Sarkissian and Boardmember Villanueva-Saucedo, absent)

Upon tabulation of vote, it showed:

AYES –Astle, Boyle, Allen, Crockett, and Ayers

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