

PLANNING AND ZONING BOARD MEETING FEBRUARY 24, 2021

- \*3-e ZON20-00842 District 6.** Within the 11100 to 11600 blocks of East Pecos Road (south side), within the 11100 to 11600 blocks of East Germann Road (north side), and within the 6800 to 7600 blocks of the South Meridian Road alignment (west side). Located west of the Meridian Road alignment, south of Pecos Road and north of Germann Road. (229± acres). Modification to the existing Bonus Intensity Zone (BIZ) Overlay; and Site Plan Review. This request will allow development of new industrial buildings within the existing industrial development on the site. Andy Sarat, CMC, applicant; Commercial Metal Company, owner.

**Planner: Ryan McCann**

**Staff Recommendation: Approval with conditions**

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

Boardmember Allen motioned to approve case ZON20-00842 with conditions of approval. The motion was seconded by Boardmember Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00842 conditioned upon:**

1. Compliance with the final site plan submitted as Exhibit 3.2.
2. Compliance with all requirements of Design Review (i.e., building elevations and landscape plan, etc).
3. Future site plan review is required prior to the development of the solar field identified on the site plan.
4. Compliance with conditions of approval for case number Z10-002, except comply with the site plan approved with this request.
5. 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 Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
  - b. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed permanent, or temporary structure, as required by the FAA, 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.
  - c. Provide written notice to future property owners that the project is within 3 miles of Phoenix-Mesa Gateway Airport.
6. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and shown on the following table:

Development Standard	Approved
<u>Maximum Building Height:</u> <i>Per existing BIZ</i> <i>(Case No. Z07-067, Ordinance No. 4047)</i>	<b>165'</b>
<u>Required Number of Parking Spaces:</u> <i>MZO Section 11-32-3</i>	<b>386 spaces</b>

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Vote: 7-0 Approval with conditions

Upon tabulation of vote, it showed:

AYES –Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo and Ayers

NAYS – None

\* \* \* \* \*

**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)