

MINUTES OF THE JUNE 23, 2021 PLANNING & ZONING MEETING

- *4-c ZON21-00293 District 1.** Within the 1900 block of East McKellips Road (north side). Located west of Gilbert Road on the north side of McKellips Road (0.2± acres). Rezone from Agriculture (AG) to Limited Commercial (LC). This request will allow commercial uses on the property. Sean Lake, Pew & Lake, PLC, applicant; Orange Tree Marketplace II, owner.

Planner: Cassidy Welch

Staff Recommendation:

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

Boardmember Villanueva-Saucedo motioned to approve case ZON21-00293 with conditions of approval. The motion was seconded by Boardmember Crockett.

That: The Board recommends the approval of case ZON21-00293 conditioned upon:

1. Compliance with all City development codes and regulations.
2. In accordance with Section 11-69-4 of the Mesa Zoning Ordinance, a Site Plan Review is required for future development of the site.
3. 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 (concurrent with the recordation of the final subdivision map or prior to the issuance of a building permit).
4. 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.
5. 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 db as specified in Section 11-19-5 of the Zoning Ordinance.

Vote: 5-0 Approval with conditions (Chair Astle and Boardmember Allen, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Crockett, Villanueva-Saucedo 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