

## MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- \*4-c ZON20-00792 District 6.** Within the 6600 block of South Mountain Road (east side). Located west of Meridian Road and north of Pecos Road. (5.17±acres). Rezone from Agricultural (AG) to General Industrial (GI). This request will allow industrial uses on the property. Shaine Alleman, Tiffany & Bosco, P.A., applicant; Sonoran Desert Property Holdings, LLC, owner.

**Planner: Cassidy Welch**

**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 ZON20-00792 with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

**That: The Board recommends the approval of case ZON20-00792 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 development of the site.
3. In accordance with Section 11-71-2 of the Mesa Zoning Ordinance, Design Review is required for development of the site.
4. 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).
5. 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.
6. 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: 6-0 Approval with conditions (Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Villanueva-Saucedo, Allen, Boyle, Crockett, and Peterson

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)