

MINUTES OF THE July 28, 2021 PLANNING & ZONING MEETING

- *4-d ZON21-00394 District 6.** Within the 7600 to 7800 block of east Warner Road (south side) and within the 4400 to 4700 block of the South Sossaman Road alignment (east side). Located east of the Sossaman Road alignment on the south side of Warner Road. (101.7± acres). Rezone from Light Industrial (LI) and Agricultural (AG) to Light Industrial with a Planned Area Development (LI-PAD) overlay; and Site Plan Review. This request will allow for the development of an industrial business park. Wendy Riddell, Berry Riddell LLC, applicant; Gateway Business Park LLC/Tonto Corp., owner). **(Companion case to Preliminary Plat “AirPark 202”, item *5-d).**

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 ZON21-00394 and associated Preliminary Plat “**AirPark 202**”, with conditions of approval. The motion was seconded by Vice Chair Villanueva-Saucedo.

That: The Board recommends the approval of case ZON21-00394 conditioned upon:

1. Compliance with all requirements of the Subdivision Regulations.
2. Compliance with the final site plan submitted.
3. Compliance with all requirements of Design Review.
4. All off-site improvements and street frontage landscaping to be installed with the first phase of construction.
5. 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.
6. 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 1 mile of Phoenix-Mesa Gateway Airport.
7. 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:

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Development Standard	PAD Approved
<u>Maximum Building Height</u> – <i>MZO Section 11-7-3</i>	60 feet
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.a</i> - East property lines adjacent to AG	10 feet minimum
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.c</i> - Number of plants in landscape yard for southern property lines adjacent to 202 San Tan Freeway	1 tree per 20 linear feet of property line adjacent to 202 San Tan Freeway
<u>Required Landscape Yards</u> – <i>MZO Section 11-33-3.B.2.d</i> - Size of plants in landscape yard for southern property lines adjacent to 202 San Tan Freeway	All trees shall be 36-inch box trees along the 202 San Tan Freeway
<u>Outdoor Storage</u> – <i>MZO Table 11-30-7</i>	Outdoor storage areas permitted in compliance with wall/storage exhibit
<u>Truck Docks, Loading and Service Areas</u> – <i>MZO Section 11-30-13(C)</i>	Docks, loading and service areas permitted in compliance with wall/storage exhibit
<u>Required Parking Ratio</u> – <i>MZO Table 11-32-3(A)</i> - Warehousing and Storage	1 Space per 1,100 square feet
<u>Parking Area Design</u> – <i>MZO Section 11-32-4(G)(2)</i> - Warehousing and Storage	Maximum 300 parking spaces allowed together in one cluster
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)(1)</i> - Exterior walls with a Public Entrance	Minimum 12-foot foundation base area

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