

# Planning and Zoning Board

## *Meeting Minutes*

Mesa City Council Chambers – Upper Level, 57 East 1<sup>st</sup> Street

Date: May 11, 2022 Time: 4:01 p.m.

**MEMBERS PRESENT:**

Chair Jessica Sarkissian  
Tim Boyle  
Shelly Allen\*  
Jeffrey Crockett  
Troy Peterson

**MEMBERS ABSENT:**

Vice Chair Deanna Villanueva- Saucedo  
Benjamin Ayers

(\*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

**STAFF PRESENT:**

Rachel Prelog  
Michelle Dahlke  
Lesley Davis  
Cassidy Welch  
Kellie Rorex  
Sean Pesek  
Joshua Grandlienard  
Robert Mansolillo  
Jennifer Merrill  
Sarah Staudinger  
Pamela Williams

**OTHERS PRESENT:**

Call Meeting to Order.

Chair Sarkissian declared a quorum present and the meeting was called to order at 4:01 p.m.

1. Take action on all consent agenda items.

**Items on the Consent Agenda\* \* \* \* \***

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**2. Approval of minutes from previous meetings.**

**Approval of minutes:** Consider the minutes from the April 27, 2022 study session and regular hearing.

Boardmember Crockett motioned to approve the minutes from the April 27, 2022 study session and regular meeting. The motion was seconded by Boardmember Peterson.

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

Boardmember Crockett motioned to approve the consent agenda. The motion was seconded by Boardmember Peterson.

Zoning cases: ZON21-01311, ZON22-00047, ZON22-00155, ZON21-01285, ZON22-00093, ZON22-00154, ZON22-00157, ZON22-00160, and Preliminary Plat “Mesa Connection.”

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

\* \* \* \* \*

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### 3 Take action on the following zoning cases:

\*3-a

**ZON21-01301 District 1.** Within the 3500 to 3600 blocks of North Val Vista Drive (west side) and within the 3500 block of East Thomas Road (south side). Located south of Thomas Road on the west side of Val Vista Drive. (9± acres). Site Plan Review. This request will allow for an attached single residence development. Josh Hannon, EPS Group, applicant; Burden West Limited Partnership, LLP; Todd R/Lisa K Burden, owner. Planner: Cassidy Welch Staff Recommendation: Approval with conditions

Summary: Staffmember Cassidy Welch presented case ZON21-01301: The request is for a site plan review and preliminary plat, to allow for a single attached single residence subdivision. The site is located south of the 202 Red Mountain freeway, on the south side of Thomas Road, and on the west side of Val Vista Drive. The site is currently being used as a citrus farm. The zoning on the site is currently Multiple Residents 2 with the Planned Area Development overlay. That zoning was established with Case ZON21-00797, in March of 2022. The General Plan designation for the properties Neighborhood Village. The site plan is for 30 buildings, with three units per building for a total of 90 attached single residence lots. The site will be accessed from both Thomas Road and Val Vista Road. And the proposed site plan is consistent with the approved Pioneer Crossing Planned Area Development overlay. The proposed landscape plan for the development includes an amenity area that is consistent with the Pioneer Crossing PAD. Per Section 11-71-2 of the Mesa Zoning Ordinance, Design Review Board review is not required for this multiple residence development. So, the proposed elevations were reviewed against the multiple residence design standards outlined in the Mesa Zoning Ordinance, as well as the design guidelines for the Pioneer Crossing PAD, and the proposed development meets both. There are three proposed designs for the three-unit buildings.

The applicant did conduct a citizen participation process, which included notification to property owners within 1000 feet, as well as HOAs, and registered neighborhoods. Neither staff nor the applicant has received any comments regarding the proposed site plan review. In summary, we find that the proposed development meets the 2040 Mesa General Plan, the criteria for site plan review and preliminary plat, as well as the Pioneer Crossing PAD, and staff is recommending approval with conditions.

Chair Sarkissian invited the applicant to speak.

Applicant Ralph Pew: I am here this afternoon on behalf of the New Home Company, and if anyone has a question or comment card, we will respond to that. We concur with everything the staffs mentioned and urge your approval.

Chair Sarkissian read a comment card.

Ryan Bjornstad, 1226 E Greenway Cir. Is opposed: Single family housing is causing Arizona's growth to sprawl out, weakening our infrastructure and water saving abilities. We need more lax laws regarding multi-use zoning. Especially high-density housing near retail and grocery stores. This is even more evident with the current housing crisis. There are good YouTube videos from channel "climate town" that I think would bring more knowledge to Arizona residents and council members. I hope we can consider the cost to value ratio, according to density, in our own towns and see that this plan makes sense. Loosen single family housing zoning laws.

Chair Sarkissian invited Karen Weser, to speak on the phone. Karen Westar. Are you on the phone? See there's somebody in the waiting room doesn't have the same. Staff? Were they on the phone before?

Assistant Director Rachel Prelog: Karen, if you're on the line, you'll need to press star six to unmute yourself. We did get a notice that she is on the line, or there is a number on the line.

Boardmember Boyle: While we're waiting, I just have a question. I was understanding under the understanding that private pickup is generally frowned upon. Is there a special case for this?...

Speaker Karen Weser was audible.

Karen Weser, 2832 N. 34th PI spoke: Okay, I just wanted to comment. I live outside of the 1000-foot meeting thing, but I live very close. And I just want to know how we're going to allow 90 families on eight acres when we do have this major water issue going on right now, the drought. I just don't understand why we are increasing density during this drought. And my question is, will you promise not to raise rates on existing homeowners by introducing more people in our area?

Staffmember Cassidy Welch responded: Thank you Chair. I can't comment on the question in regard to raising rates. I would recommend that Karen reach out to her Councilmember. However, I can say that the Water Resources Department did review this request, and they did not have any concerns with the proposed development

Karen Weser added: I guess I'm just very disappointed. I mean, I've lived here for a long time, and we used to have, [this] was designated the Citrus Corridor, and it was low density housing and just little by little, it's just chipped away. We already have high density and Lehi Crossing, and the apartments across the street on Thomas. And now we're going to do even more, and it's just mind boggling to me how we have totally been, the rug [has been] taken out from under us homeowners in my area where we were. We work towards the Citrus Corridor long ago. And I guess I'm just very disappointed.

Boardmember Crockett inquired: Mr. Pew is the property now in citrus? And do you know if it is?

Applicant Ralph Pew responded: Yes, Madam Chair, Board Member Crockett. Yes, it is part of the Burden Citrus Orchard.

Boardmember Crockett: I assume that a significant portion of the citrus trees are going to go with the development, as well as the irrigation that would be associated with those citrus trees. Is that correct?

Applicant Ralph Pew responded: Madam Chair, Board Member Crockett, you've hit it right on the head. Once the citrus trees are removed from the site, there will be some saved and strategic locations for landscaping. But it is a very clear known fact that agricultural usage of water is a significant usage that is much greater than single family residences. And so that is true. And frankly, we have to get 100-year water report to sell these homes, and the Department of Water Resources in Mesa has already reviewed everything. I believe we have a question from Board Member Boyle about trash pickup. Cassidy, do you want to answer that question?

Staffmember Cassidy Welch responded: Chair, board member Boyle. So, the Solid Waste Department reviews all of the proposed site plan reviews submitted to the City of Mesa. They do have prohibitions on single residence developments using trash enclosures, and compactors. And this is related to how the City of Mesa bills for solid waste. However, the applicant worked extensively with the Solid Waste Department, and requested the exemption for this specific development that was granted.

Boardmember Crockett inquired: Madam Chair, I do have one follow up question to that, just because I don't understand how this works. I just like to be educated. So, will the City of Mesa pick up the trash at the compactor location or will this development use a private waste hauling company to remove the solid waste from the project?

Staffmember Cassidy Welch responded: Chair, Boardmember Crockett, my understanding is that the City of Mesa will pick up the trash. However, the residents will not be allowed to use the trash. The valet service, which will be conducted through a private third company.

Chair Sarkissian closed the public hearing.

Boardmember Crockett motioned to approve the case ZON21-01301 with revised conditions discussed in the Study Session. The motion was seconded by Boardmember Allen.

**That: The Board recommends the approval of case ZON21-01301 conditioned upon:**

1. Compliance with all conditions of approval for Case No. ZON21-00797 (Ordinance No. 5683).
2. Compliance with the final site plan, building elevations and landscape plan submitted.
3. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON21-00797 (Ordinance No. 5683).

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

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**\*3-b**

**ZON21-01311 District 1.** Within the 2900 to 3100 block of North Oakland (west side), within the 4200 to 4400 block of East Palm Street (south side), and within the 2900 to 3100 block of North Omaha (east side). Located west of Greenfield Road on the north side of McDowell Road. (3± acres). Site Plan Modification. This request will allow for a building expansion to an existing industrial development. Robert Brown, Robert Brown Architects, applicant; KGN, LLC, owner.

**Planner:** Kellie Rorex

**Staff Recommendation:** Continue to May 25, 2022 Planning and Zoning Board meeting

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

Boardmember Crockett motioned to continue case ZON21-01311 to the May 25, 2022 Planning and Zoning Board meeting. The motion was seconded by Boardmember Peterson.

**That: The Board recommends to continue case ZON21-01311 to the May 25, 2022 Planning and Zoning Board meeting:**

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

\* \* \* \* \*

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- \*3-c ZON22-00047 District 6.** Within the 7700 to 7800 blocks of East Velocity Way (south side). Located east of Sossaman Road and north of Pecos Road (28± acres). Site Plan Review. This request will allow for an industrial development. Glenn Klipfel, ADM Group Inc., applicant; PHOENIX-MESA GATEWAY AIRPORT AUTHORITY, owner.

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the case ZON22-00047. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON22-00047 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all conditions of approval associated with Case No. Z07-14 (Ordinance No. 4691).
3. Compliance with all requirements of Design Review Case no. DRB22-00046.
4. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
5. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required 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 Phoenix-Mesa Gateway Airport

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

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- \*3-d ZON22-00155 District 6.** Within the 3300 block of South Power Road (east side). Located on the east side of Power Road and north of Elliot Road. (9+ acres). Site Plan Review. This request will allow for the development of an industrial warehouse. Alex Hayes, Withey Morris, applicant; Garage Town USA LLC, owner.

**Planner: Robert Mansolillo**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the case ZON22-00155. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON22-00155 conditioned upon:**

1. Compliance with the final site plan.
2. Compliance with all City of Mesa development codes and regulations.
3. Compliance with all requirements of Design Review Case No. (DRB22-00156).
4. Prior to the issuance of any building permit, receive approval from the City's Transportation Department for the design of a deceleration lane to the south entrance of the site from Power Road.

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

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**Discuss and make a recommendation to the City Council on the following zoning cases:**

**\*4-a**

**ZON21-01285 District 6.** Within the 4900 to 5200 blocks of South Power Road (east side) and within 6800 to 7000 blocks of East Ray Road (north side). Located north of Ray Road on the east side of Power Road (41± acres). Site Plan Modification. This request will allow for the development of a hotel. Jose Pombo, Vivo Development Partners, applicant; Power 202 Mixed Use, LLC., owner.

**Planner:** Kellie Rorex

**Staff Recommendation:** Approval with conditions

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

Boardmember Crockett motioned to approve the case ZON21-01285. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON21-01285 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Design Review (Case ADM22-00285).
3. Compliance with all conditions of approval of Case No. ZON21-00069, except compliance with the final site plan approved with this request instead of the site plan previously approved with Case No. ZON21-00069.

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

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**\*4-b**

**ZON22-00093 District 6.** Within the 7900 block of East Warner Road (south side). Located east of Sossaman Road and west of Hawes Road (50± acres). Rezone from Agricultural (AG) to Light Industrial with a Planned Area Development overlay (LI-PAD) and Site Plan Review. This request will allow for an industrial development. Shane Cassidy, Comunale Properties, applicant; Victor Riches, owner. **(Companion case to Preliminary Plat “Mesa Connection”, associated with item \*5-a)**

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the case ZON22-00093. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON22-00093 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case no. DRB22-00100.
3. Compliance with the Subdivision Regulations.
4. 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.
5. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - e. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - f. 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - g. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - h. 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 the PAD overlay and shown in the following table:

<b>Development Standards</b>	<b>PAD Approved</b>
<u>Maximum Building Height</u> – MZO Section 11-7-3	60 feet for Buildings 4 and 5  50 feet for Buildings 1,2,3, and 6
<u>Pedestrian Access</u> – MZO Section 11-32-4(G)	A pedestrian sidewalk crossing a vehicle lane is not required to be raised above the vehicle lane at truck court entrances
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Group Industrial Buildings and Uses, Shell Buildings (no specified use)	15% at 1 space per 375 square feet and 85% at 1 space per 900 square feet

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)  
Upon tabulation of vote, it showed:  
AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson  
NAYS – None

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**\*4-c**

**ZON22-00154 District 6.** Within the 7300 to 7500 blocks of the South Crismon Road alignment (east side) and within the 10000 to 10300 blocks of East Germann Road (north side). Located north of Germann Road on the east side of the Crismon Road alignment. (64± acres). Site Plan Review; and Special Use Permit. This request will allow for an industrial development. Adam Baugh, Withey Morris, PLC, applicant; The Cubes at Mesa Gateway, LLC, owner.

**Planner: Cassidy Welch**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the case ZON22-00154. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON22-00154 conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all conditions of approval of Z96-67 (Ordinance No. 3245).
5. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance, including:
  - a. Owner granting an Avigation Easement and Release to the City, pertaining to the Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
  - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 2 mile(s) of Phoenix-Mesa Gateway Airport.
  - c. Due to the proximity to the 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
  - d. Prior to the issuance of a building permit, provide documentation by 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.
7. Prior to submitting an application for any building permit, provide written authorization from Salt River Project authorizing the proposed development within the existing SRP easement.

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)  
Upon tabulation of vote, it showed:  
AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson  
NAYS – None

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**\*4-d**

**ZON22-00157 District 5.** Within the 4400 to 5200 blocks of East McKellips Road (north side); within the 2000 to 2800 blocks of North Greenfield Road (east side); within the 4400 to 5200 blocks of East McDowell Road (south side); and within the 2000 to 2800 blocks of North Higley Road (west side). Located north of McKellips Road and east of Greenfield Road. (575.5± acres). Falcon Field Design Guidelines Update. This request will modify the existing Design Guidelines to guide future development at Falcon Field Airport. City of Mesa, applicant; City of Mesa, owner.

**Planner: Joshua Grandlienard**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the case ZON22-00157. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON22-00157 conditioned upon:**

1. Compliance with all conditions of approval of Zoning Case No. Z11-14 (Ordinance No. 5040), except compliance with the 2021 City of Mesa-Falcon Field Airport Planned Area Development Design Standards approved with this request ("Finalized Revised PAD Document," Exhibit 3.4), instead of the Design Standards approved with Zoning Case No. Z11-14.
2. Compliance with all City development codes and regulations, except as modified by the 2021 City of Mesa-Falcon Field Airport Planned Area Development Design Standards ("Finalized Revised PAD Document," Exhibit 3.4).
3. The 2021 City of Mesa-Falcon Field Airport Planned Area Development Design Standards ("Finalized Revised PAD Document," Exhibit 3.4) is hereby approved.

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

\* \* \* \* \*

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\*4-d

**ZON22-00160 District 3.** Within the 800 block of North Country Club Drive (west side), within the 400 block of West Rio Salado Parkway (north side) and within the 400 block of West 9th Street (south side). Located south of Brown Road on the west side of Country Club Drive. (2.3± acres). Rezone from Multiple Residence (RM-4) and Limited Commercial (LC) to Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ), Site Plan Review; and a Special Use Permit. This request will allow the development of a new Child Crisis Arizona headquarters. Chris Woosley, Architectural Resource Team, applicant; SAFE KIDS STRONG FAMILIES LLC, owner.

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the case ZON22-00160. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of case ZON22-00160 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of DRB22-00159.
3. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this BIZ and Special Use Permit, and shown in the following table:

Development Standards	Approved
<u>Building Setbacks</u> – MZO Section 11-6-3 -Eastern property line (adjacent to Country Club Dr.) -South property line (adjacent to Rio Salado Pkwy.)	5 feet  8 feet
<u>Setback at Intersections</u> – MZO Section 11-30-10 -Corner of Rio Salado and Country Club	Minimum 0-foot radius
<u>Required Landscape Yards</u> – MZO Section 11-33-3(B) -West and north interior property lines adjacent to RM-4	5 feet

Parking Lot Landscaping – <i>MZO Section 11-33-4(B)</i>	Landscape islands adjacent to solar parking canopies adjacent shall be a minimum of six feet wide and 15 feet in length for single-row
Parking Lot Landscaping – <i>MZO Section 11-33-4(D)</i>	Trees are not required in parking islands adjacent to solar parking canopies

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

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**Discuss and take action on the following preliminary plats:**

**\*5-a**

**“Mesa Connection”** Within the 7900 block of East Warner Road (south side). Located east of Sossaman Road and west of Hawes Road (50± acres). Preliminary Plat. Shane Cassidy, Comunale Properties, applicant; Victor Riches, owner. **(Companion case to ZON22-00093, associated with item \*4-b)**

**Planner: Sean Pesek**

**Staff Recommendation: Approval with conditions**

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

Boardmember Crockett motioned to approve the preliminary plat “Mesa Connection”. The motion was seconded by Boardmember Peterson.

**That: The Board recommends the approval of preliminary plat “Mesa Connection” conditioned upon:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review case no. DRB22-00100.
3. Compliance with the Subdivision Regulations.
4. 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.
5. All off-site improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - i. Owner must execute the City's standard Avigation Easement and Release for Phoenix Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - j. 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. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - k. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - l. 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 the PAD overlay and shown in the following table:

<b>Development Standards</b>	<b>PAD Approved</b>
<u>Maximum Building Height</u> – MZO Section 11-7-3	60 feet for Buildings 4 and 5  50 feet for Buildings 1,2,3, and 6
<u>Pedestrian Access</u> – MZO Section 11-32-4(G)	A pedestrian sidewalk crossing a vehicle lane is not required to be raised above the vehicle lane at truck court entrances
<u>Required Parking Spaces by Use</u> – MZO Table 11-32-3.A - Group Industrial Buildings and Uses, Shell Buildings (no specified use)	15% at 1 space per 375 square feet and 85% at 1 space per 900 square feet

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

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)

**6 Adjournment.**

Boardmember Boyle motioned to adjourn the meeting. The motion was seconded by Boardmember Allen.

Vote: 5-0 (Vice Chair Villanueva-Saucedo and Boardmember Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Sarkissian, Boyle, Allen, Crockett, and Peterson

NAYS – None

**The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting.**

**Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (480) 644-2767.**

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