

# Zoning Administrator Hearing



## *Minutes*

### **John S. Gendron Zoning Administrator/Hearing Officer**

**April 2nd, 2013 – 1:30 p.m.**

View Conference Room, 2<sup>nd</sup> Floor  
55 North Center Street  
Mesa, Arizona, 85201

#### **Staff Present**

Angelica Guevara  
Lisa Davis  
Kaelee Wilson

#### **Others Present**

Richard Clutter

#### **CASES:**

**Case No.:** ZA13-001

**Location:** 7124 East Innovation Way North (District 6)

**Subject:** Requesting a Special Use Permit to: 1) allow an athletic facility in conjunction with a Place of Worship; 2) allow the maximum number of parking spaces permitted to be exceeded; both in the PS zoning district. (PLN2013-00094)

**Decision:** Case ZA13-001 was approved, *conditioned upon the following:*

1. *Compliance with all health, building, fire safety, and tax and licensing regulations of the City of Mesa.*
2. *Compliance with the site plan and narrative submitted with the Zoning Administrator application for ZA13-001.*
3. *Additional landscape shall be required in compliance with Section 11-33-4 of the City of Mesa Zoning Code to address the overage of parking spaces.*

**Summary:** Staff member Lisa Davis explained to Mr. Gendron that the second part of the request stating, "allow the maximum number of parking spaces permitted to be exceeded; both in the PS zoning district" can be withdrawn because the request can be handled through an Administrative Use Permit.

**City of Mesa**  
**Zoning Administrator Minutes**  
**April 2<sup>nd</sup>, 2013**

Richard Clutter, the applicant and architect, presented the case to the Zoning Administrator. Mr. Clutter stated he doesn't have more to add to the case.

Conversation between the applicant and Mr. Gendron ensued concerning the plan to raze the existing homes on the property to develop an Institute of Religion for The Church of Jesus Christ of Latter Day Saints.

Mr. Gendron asked if the sports courts will be open to the public or just for the people attending the Institute. Mr. Clutter stated they won't be rented to other entities but they will not be fenced. Mr. Gendron clarified lighting will need to be reviewed for light spill over.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:44 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

Gordon Sheffield  
Zoning Administrator/Hearing Officer

Minutes written by Kaelee Wilson, Planning Assistant