



Zoning Administrator Hearing

Agenda

John S. Gendron
Hearing Officer

October 6, 2009 - 1:30 p.m.

View Conference Room
55 North Center Street, 2nd Floor
Mesa, Arizona 85201

A. CONSIDER THE FOLLOWING:

1. ZA09-040 2600 to 2800 blocks of North Gilbert Road (east side) and 2000 to 2100 blocks of East McDowell Road (north side) (Council District 1) – Requesting: 1) variances to allow a fence to exceed the permitted height; 2) allow a reduced landscape setback; 3) eliminate a screen wall; and 4) reduce the frequency of landscape islands; and 5) requesting a Special Use Permit to allow a Comprehensive Sign Plan, all in conjunction with the development of a Park and Ride facility in the R1-43 zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

2. ZA09-041 7525 East Broadway Road (Council District 6) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height permitted in the O-S zoning district.

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

3. ZA09-042 461 East Juanita Avenue (Council District 6) – Requesting a Special Use Permit to allow a commercial communication tower to exceed the maximum height permitted in the M-1 zoning district.

Staff Planner: Angelica Guevara

Staff recommendation: Approval with conditions

4. ZA09-043 302 South Country Club Drive (Council District 4) –
Requesting a Substantial Conformance Improvement Permit to
allow development of a parking lot expansion of an existing
distribution facility in the M-1 and TCB-1 zoning districts.

Staff Planner: Angelica Guevara

Staff recommendation: Withdrawn

B. ITEMS FROM CITIZENS PRESENT.