

Zoning Administrator Hearing



Minutes

**John S. Gendron
Hearing Officer**

June 2, 2009 – 1:30 p.m.

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

Staff Present

Jeff McVay
Mia Lozano-Helland
Wahid Alam

Others Present

Sean Lake
Tyler Wright

CASES:

Case No.: ZA09-022

Location: 4633 East McKellips Road

Subject: Requesting the renewal of a Special Use Permit (SUP) to allow the development of an automobile service station and car wash in the M-1 zoning district.

Decision: Approved with the following conditions.

- 1. Compliance with the site plan submitted except as modified by the conditions below.*
- 2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*
- 3. The fueling station operation hours shall be limited to the hours of operation of the Sam's Club.*
- 4. The extension has a 2-year time limit.*

Summary: Sean Lake represented the case and explained the extension request to Mr. Gendron. Mr. Gendron asked for clarification of items related to the development of the site. After presentation of the staff report, Mr. Gendron approved a 2-year extension of the SUP with conditions.

City of Mesa
Zoning Administrator Minutes
June 2, 2009

Finding of Fact:

- 1.1** Mesa City Council approved a Site Plan on September 6, 2005 for Sam's Club on the southeast corner of McKellips Road and 46th Street. The approval of case# Z05-73 included a gas dispensing facility, car wash and service bay.
- 1.2** The project has previous approvals from the Design Review Board on April 12, 2006 (DR06-036) and the initial Special Use Permit on May 2, 2006 (ZA06-046).
- 1.3** For economic reasons, Sam's West Inc. moved the project to a future schedule and anticipates construction in 2011.

City of Mesa
Zoning Administrator Minutes
June 2, 2009

Case No.: ZA09-024

Location: 655 North Grand

Subject: Requesting a Variance to allow an addition into the required rear yard in the R1-9 HD zoning district.

Decision: Continuance to the June 30, 2009 hearing.

Summary: N/A

Finding of Fact: N/A

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:40 p.m.

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

Respectfully submitted,

John S. Gendron
Hearing Officer

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