

MINUTES OF THE FEBRUARY 19, 2014 PLANNING AND ZONING MEETING

Item: **Z14-011 (District 3)** Located at the northwest corner of Dobson Road and Broadway Road. (2.14± acres). Site Plan Review and Special Use Permit to allow a vehicle service station. This request will allow the development of a retail store and vehicle service station.

Summary: Staff Member Jason Sanks gave a short presentation on the case.

Mr. Kris Brimhall, of 2251 West Concho Circle, was in attendance to speak on the case. Mr. Brimhall expressed his concern that the existing QuikTrip will become a vacant blighted building and a new QuikTrip closer to two existing Circle Ks will put the Circle Ks out of business and create another potential vacant blighted property.

Mrs. Jaylene Bruce, of 2252 West De Palma Circle, was in attendance to speak on the case. Mrs. Bruce also expressed concern in that the QuikTrip relocation would create another vacant building on Broadway, which already has numerous vacant structures.

The applicant, Charles Hummell, stated that the decommissioning of the existing QuikTrip will include the pump island canopies and the underground storage tanks would be removed.

It was moved by Boardmember DiBella, seconded by Boardmember Arnett

That: The Board approves of zoning case Z14-011 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval.
3. Compliance with all City development codes and regulations.
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity.

Vote: **Passed (5-0) (Absent: Boardmembers Hudson & Johnson)**

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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*

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