

**RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AFFIRMING THE PLANNING AND ZONING BOARD'S DENIAL OF A SITE PLAN FOR A CONVENIENCE STORE AND GAS STATION ON CERTAIN PROPERTY LOCATED AT 809 NORTH DOBSON ROAD (Z15-012).

WHEREAS, The Mesa Planning & Zoning Board at their May 20, 2015, meeting denied the site plan submitted by PM Design Group, Inc. for a proposed convenience store and gas station located at 809 North Dobson Road; and

WHEREAS, PM Design Group, Inc. filed an appeal of the Planning and Zoning Board's decision and pursuant to the Mesa Zoning Ordinance (11-67-12) the Mesa City Council has the authority to hear and take action on an appeal of a final Planning and Zoning Board decision; and

WHEREAS, the City Council has reviewed the appeal, the record, all correspondence and the revised site plan submitted after the appeal was filed, and the materials presented at the Council meeting and based on this information determined the site plan presented to the Planning and Zoning Board and the revised site plan do not comply with nor satisfy the review criteria established in the Mesa Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

The Council of the City of Mesa affirms the Planning and Zoning Board's decision to deny the site plan that was presented to the board members attached hereto as Exhibit B and made a part hereof and incorporated by reference. Council further denies the revised site plan submitted July 2, 2015, attached hereto as Exhibit A and made a part hereof and incorporated by reference, for the following reasons:

1. The site plan designs do not enhance the existing high quality development in the area.
2. The site plans will not enhance the appearance and features of the project site and will not provide a suitable environment for occupants and visitors due to the traffic conflicts that will be created by the driveway location.
3. The orientation of the gas canopy and convenience store does not create a suitable environment for the high volume of traffic, pedestrians, and customer activity that is anticipated.
4. For all the reasons stated during the Council meeting including but not limited to the reasons stated in staff's memo and report to Council, and the reasons stated in the P&Z minutes.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 8th day of July, 2015.

APPROVED:

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Mayor

ATTEST:

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City Clerk



