

- *4-a **ZON24-00274 - "WM Fuel Mesa 3799" (District 4).** Within the 100 to 400 blocks of West Baseline Road (north side). Located east of Country Club Drive on the north side of Baseline Road. (23± acres). Major Site Plan Modification. This request will allow for a Service Station. Trent Rachel, Walmart Stores Inc., Owner; Ryan Alvarez, Kimley-Horn, Applicant.

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00274 conditioned upon:

1. Compliance with the final site plan.
2. Compliance with all requirements of Case No. DRB24-00275.
3. Issuance of an SUP by the Board of Adjustment and compliance with all requirements of Case No. BOA24-00104.
4. Compliance with all City development codes and regulations.

Vote (6 – 0; Chair Ayers, absent)

Upon tabulation of vote, it showed:

AYES – Pitcher, Peterson, Montes, Blakeman, Carpenter, Farnsworth

NAYS – None

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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