

Items not on the Consent Agenda

- 4-a **ZON24-00426 - "Walmart Fuel Mesa 1646" (District 6). Within the 6000 to 6200 blocks of East Southern Avenue (south side). Located west of Superstition Springs Boulevard on the south side of Southern Avenue (18.9± acres). Major Site Plan Modification and amending condition of approval Number One for Case No. Z99-043; and a Special Use Permit. This request will allow for a Service Station. Trent Rachel, Retail Trust III (IMPS ONLY), owner; Ryan Alvarez, Kimley-Horn, applicant.**

**Planner: Chloe Durfee Daniel**

**Staff Recommendation: Approval with conditions**

**Summary:**

The following citizen offered a series of comments in opposition to ZON24-00426.

- Lance Earl, representing Mesa property owners'

Vice Chair Pitcher asked the applicant how they plan to address the neighbors' concerns of sound attenuation and light control.

Applicant Ryan Alvarez explained that the parking lot will have light fixtures designed to meet local city codes, ensuring minimal light spill on the neighboring properties.

Regarding sound attenuation, there is an existing screen wall and landscaping along the front of the site, which will help mitigate noise.

Mr. Alvarez added that the private easement between the two properties is currently being discussed by the attorneys in relation to city code but does not affect the items being reviewed in tonight's meeting, as it is simply an access agreement between the two parties involved.

It was moved by Boardmember Peterson, seconded by Boardmember Carpenter, that case ZON24-00426 be approved.

**The Board recommends to approve case ZON24-00426 conditioned upon:**

1. Compliance with the final site plan submitted.
2. Compliance with all requirements of Case No. DRB24-00424.
3. Compliance with all City development codes and regulations.
4. Compliance with the Plan of Operation and Good Neighbor Policy submitted.
5. Prior to the issuance of a Certificate of Occupancy, landscaping must comply with the landscape plan approved with case no. DR90-004, DR99-104, and DRB24-00424 and all dead, dying, and missing landscape materials must be replaced with landscape materials of similar type and size.

**Vote (7 – 0)**

Upon tabulation of vote, it showed:

AYES – Ayers, Pitcher, Peterson, Montes, Carpenter, Blakeman, 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**

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