

4-62

Binder

BOARD OF ADJUSTMENT & APPEALS
MEETING

Monday - May 21, 1962 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members present: Messrs. Chairman Ray Hume, G. E. Randolph, and Floyd Felt.

Others present: Dr. E. A. Jaros, Mr. Arthur Fash, J. E. Stockton, Building Inspector, Don Warner, Development Director, and Joe Lacy, City Manager.

The meeting was called to order by Chairman Ray Hume.

PURPOSE OF MEETING:

This hearing was called on application of the Overhill Corporation to consider a 5.2 use (gasoline service station) which is a conditional use in a B-3 zone. The use is requested for the Southwest corner of Block 2 of Overhill Subdivision on North 12th Street.

DISCUSSION OF PREMISES EFFECTED.

No one appeared in opposition.

Dr. E. A. Jaros, and Mr. Fash appeared for Overhill Corporation.

Mr. Stockton mentioned that under the 5.2 use the location meets the requirement for separation from similar uses. It is roughly 457 feet to an existing service station.

After discussing all of the four points under the "Conditional Use" action was taken as follows:

1. Apparent community need for the use:

The applicants stated that the gasoline station requested will serve as a definite community need as there is only one station now serving the community to the North near 12th Street to the County line.

Mr. Randolph thought that it provided a service but this service was not necessarily needed in this area.

Mr. Hume asked for vote on apparent community need for the use. Mr. Felt thought it was needed. Mr. Randolph voted no. Mr. Hume said he did not think there was a need for it.

2. Suitability of location for the use:

It was brought out that this area is zoned B-3 which allows all of the retail uses and is therefore different than B-2 zoning which is restricted in the area as well as uses. It was also shown

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that the applicants were providing their own buffer zone on three sides and that the fourth side would be a Mesa College activity area.

It was unanimously agreed that the location was suitable for the use.

3. Property values of surrounding area.

It was agreed that it would not adversely effect the property values of surrounding areas as the Overhill Corporation owns land and has plans for its business development.

4. Plan of development of use.

A plan for location of building and pumps was presented.

It was unanimously agreed that the plan of development was satisfactory.

Motion was made to grant the "Conditional Use" 5.2 (gasoline service station) for the B-3 zone in the Southwest corner of Block 2, Overhill Subdivision. Motion was seconded and carried.

ADJOURNMENT.

There being no further business to come before the Board Mr. Hume made a motion that the meeting be adjourned. The motion carried.