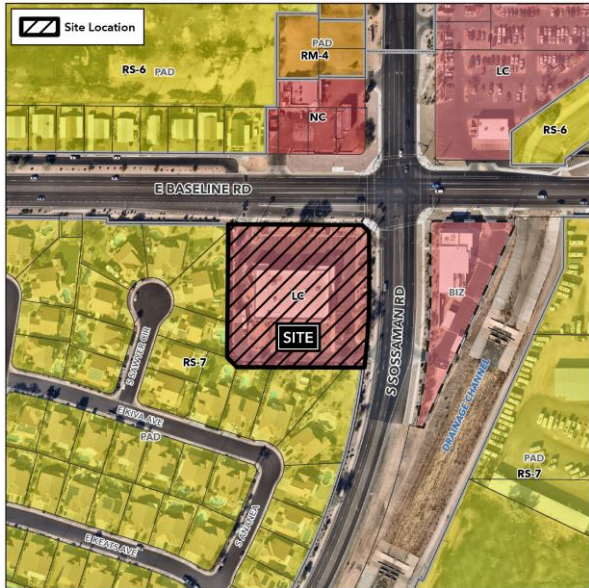




DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Planning & Zoning Board Staff Report
2025

May 28,

Case No.	ZON25-00163	
Project Name	UTV Stereo – Quality Car Audio	
Request	<ul style="list-style-type: none">Major Site Plan Modification for a 26,636± square foot minor vehicle service and repair use.Amending condition of approval No. 1 for Case No. Z97-048 (Ordinance no. 3347)	
Project Location	7561 East Baseline Road	
Parcel No(s)	304-05-980A	
Project Area	2.1± acres	
Council District	District 6	
Existing Zoning	Limited Commercial	
General Plan Designation	Neighborhood Center	
Applicant	Steve Nevala, FINN Architects, LLC	
Owner	Chase Moll, ALPHA ENTERPRISE LLC	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to allow for a 9,536± square foot expansion to a previously approved 17,100± square foot commercial building for a minor vehicle service and repair use (Proposed Project).

On June 23, 1997, City Council approved a site plan for the existing development (Case No. Z97-048). Condition of Approval No. 1 for Ordinance 3347 requires compliance with the site plan submitted. As the applicant is requesting a major amendment to the approved site plan and an amendment to Ordinance No. 3347, the request is a rezone that will be heard by City Council.

Concurrent Applications:

- **Design Review:** An administrative design review application for the changes to the elevations and the landscape plan is being reviewed by staff.
- **Substantial Conformance Improvement Permit:** Board of Adjustment hearing is scheduled for June 4, 2025, to consider modifications to development standards for existing non-conformities through the Substantial Conformance Improvement Permit (SCIP) process.

Site Context

General Plan:

- The Placetype for the project site is Neighborhood Center and the Evolve Growth Strategy is Evolve.
- The General Plan considers Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses within the Neighborhood Center Placetype. However, the General Plan establishes that the Mesa Zoning Ordinance regulates the permitted and prohibited land uses and land uses that require conditional use permits. The subject property is zoned Limited Commercial (LC), which the General Plan recognizes as an expected zoning district for Neighborhood Center, and Minor Automobile/Vehicle Service and Repair is permitted by right in the LC.
- Supporting General Plan Strategies:
 - **N2.** Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - **LU3.** Encourage infill and redevelopment to meet the community's strategic needs.
 - **ED3.** Sustain a business climate that fosters entrepreneurs and small businesses.

Zoning:

- The project site is zoned Limited Commercial (LC).
- A minor vehicle service and repair use is a permitted use within the LC District.
- The project site is located within the Airport Overflight Area 3 (AOA3) which does not include any use limitations outside of those in the base district per section 11-19-4(C).

Surrounding Zoning & Use Activity:

The proposed Minor Vehicle Service and Repair use is compatible with surrounding land uses, which includes single family, manufactured homes, medical offices, service station, and commercial.

Northwest (Across Baseline Road) RS-6-PAD Single Residence	North (Across Baseline Road) NC Service Station	Northeast (Across Baseline Road and Sossaman Road) LC Commercial
West RS-7-PAD Single Residence	Project Site LC Minor Vehicle Services and Repair	East (Across Sossaman Road) LC-BIZ Medical Office
Southwest RS-7-PAD Single Residence	South RS-7-PAD Single Residence	Southeast (Across Sossaman Road) LC-BIZ Medical Office

Site History:

- **July 30, 1983:** City Council annexed 1,855± acres, including the project site, into the City of Mesa (Ordinance No. 1731).
- **November 7, 1983:** City Council approved a rezoning for 450± acres, including the project site, from Maricopa County RU-43 to City of Mesa General Single Residence – 7 (R1-7) (equivalent to current Single Residence - 7 [RS-7]) and C-2 (equivalent to current Limited Commercial [LC]) (Case No. Z83-127; Ordinance No. 1754).
- **June 23, 1997:** City Council approved a Site Plan for 2.1± acres, for development of a 17,100 square foot Drug Store (Case No. Z97-048; Ordinance No. 3347).

Project/Request Details

Site Plan:

- **Building Design:** A 9,536 square foot addition is being proposed for the south side of the existing 17,100 square foot building for a total of 26,636 square foot structure.
- **Access:** The site will maintain the existing access points from Baseline and Sossaman Road that are utilized for this use currently.
- **Vehicle Service and Repair:** Per section 11-31-6 of the Mesa Zoning Ordinance (MZO), the site is required to be at least one acres in size, have all service and storage areas

screened, no storage of parts or equipment outside of the main building, and all work or noise generating activity shall be enclosed within the building with sound attenuating measures incorporated into the building design. The Proposed Project complies with these requirements.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 71 parking spaces are required. There are 49 parking spaces existing on site and the applicant is removing four spaces to install landscape islands. As part of the SCIP process, the applicant is proposing to install an additional eight parking spaces to the site for a total of 53 spaces provided on the project site.
- **Landscaping:** The applicant is proposing to bring the landscaping on the site into conformance with the landscape requirements for within the parking lot by adding landscape islands that meet planting requirements in addition to additional foundation base on the north side to meet code and planting requirements. While the applicant is requesting the SCIP include the existing deviations to the south and west sides of the site, they are providing perimeter plantings that meet code requirements on all sides.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Outreach:

The applicant sent out letters to neighbors notifying them about the proposed project. One neighbor reached back out to the applicant and staff with questions/concerns about the following:

- Landscaping
- Lighting
- Noise

The applicant provided the following responses to neighbor concerns:

- Provided a Good Neighbor Policy that details noise abatement plans and lighting plans including moving audio testing away from residential areas, maintaining a clear fire lane, trash removal during business hours, and providing shielded lighting to provided security while reducing lighting impacts on neighboring properties.
- Changed proposed tree types to reduce impacts on neighboring properties while adding landscaping to reduce visual and noise impacts on neighboring properties.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has received questions about the Proposed Project from neighbors. The applicant worked with the neighbors to address their concerns with the project. Staff has not received any calls or emails since the applicant worked with the neighbors to address their concerns.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification and amendment to conditions of approval No. 1 for Case No. Z97-048, subject to the following conditions:

1. Compliance with Ordinance No. 3347, except for condition of approval no. 1.
2. Compliance with the final site plan as submitted.
3. Compliance with all requirements of Board of Adjustment Case No. BOA25-00160.
4. Compliance with the Good Neighbor Policy as submitted.
5. Compliance with all applicable City development codes and regulations.
6. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 4.5 miles of Mesa Gateway Airport
 - e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: "This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Project Narrative

Exhibit 4 – Site Plan

Exhibit 5 – Landscape Plan

Exhibit 6 – Grading and Drainage Report

Exhibit 7 – Elevations

Exhibit 8 – Citizen Participation Plan

Exhibit 9 – Citizen Participation Report

Exhibit 10 – Good Neighbor Policy

Exhibit 11 – Photometric Plan

Exhibit 12 – Power Point Presentation