



# Planning and Zoning Board



# ZON25-00163

## UTV – Quality Car Audio



# Request

- 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)

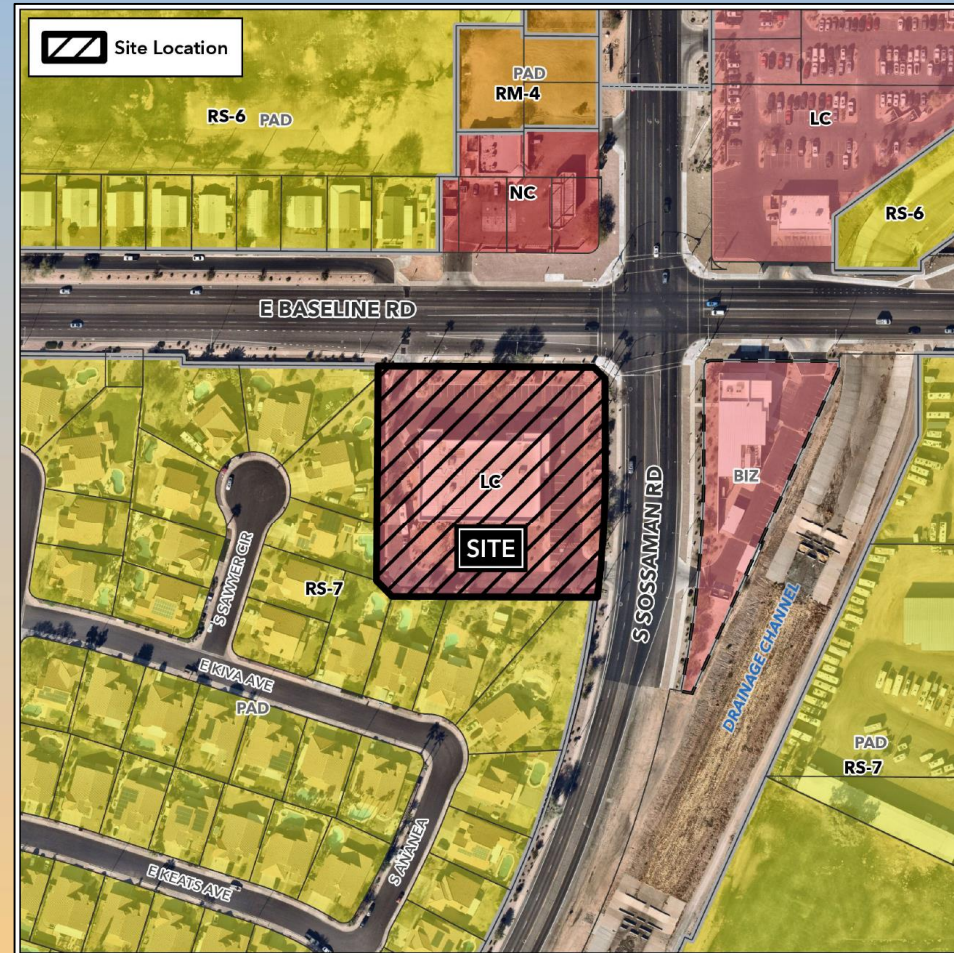






# Location

- 7561 East Baseline Road
- Southwest corner of Baseline Road and Sossaman Road



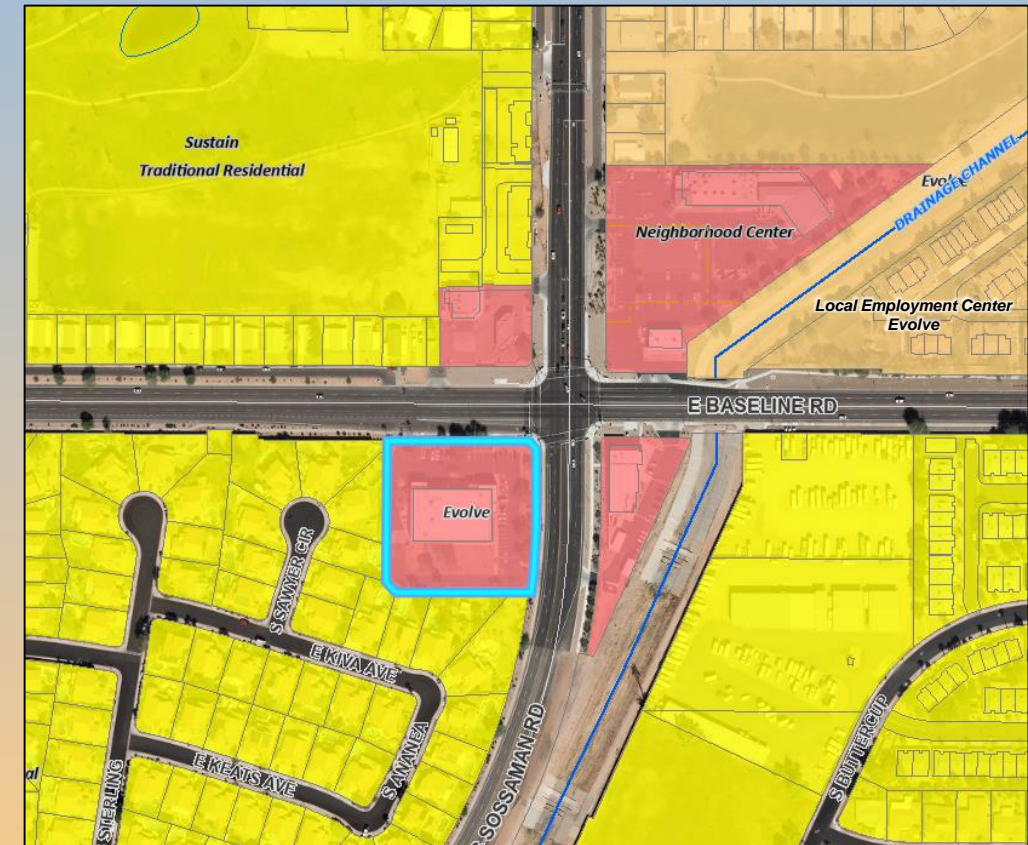




# General Plan

## Neighborhood Center - Evolve

- Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses
- 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

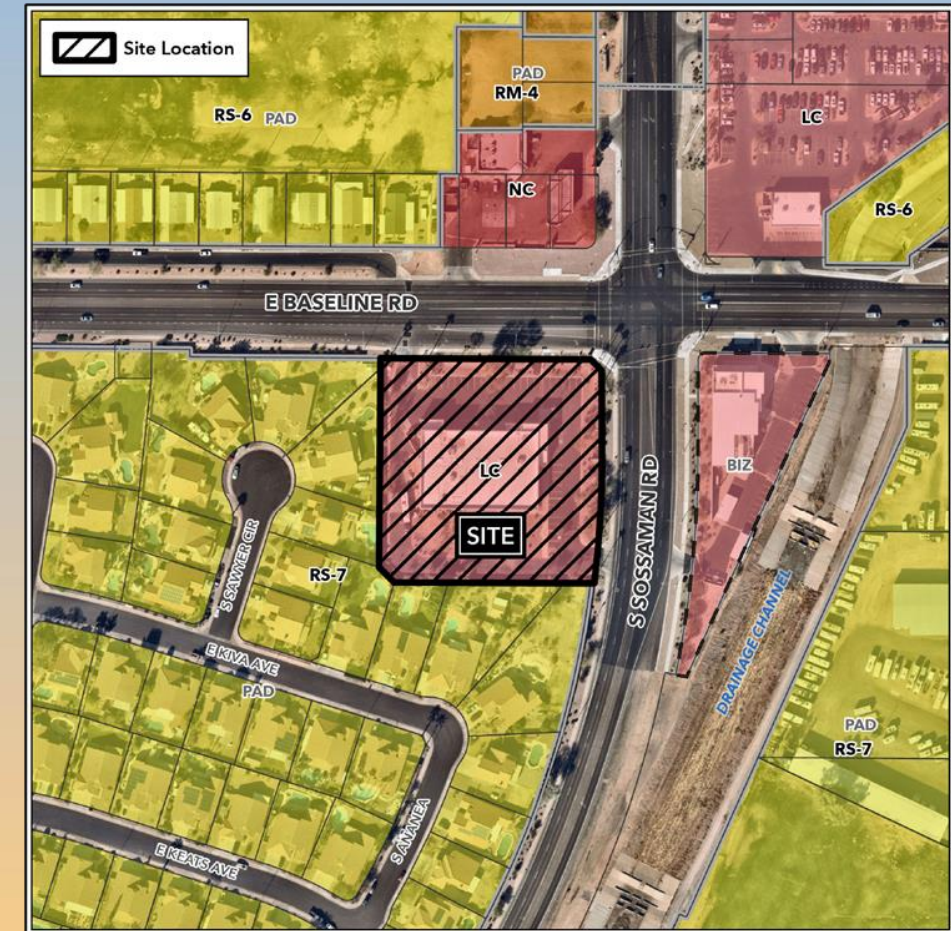






# Zoning

- Limited Commercial which allows for Minor Automobile/Vehicle Service and Repair







# Site Photo



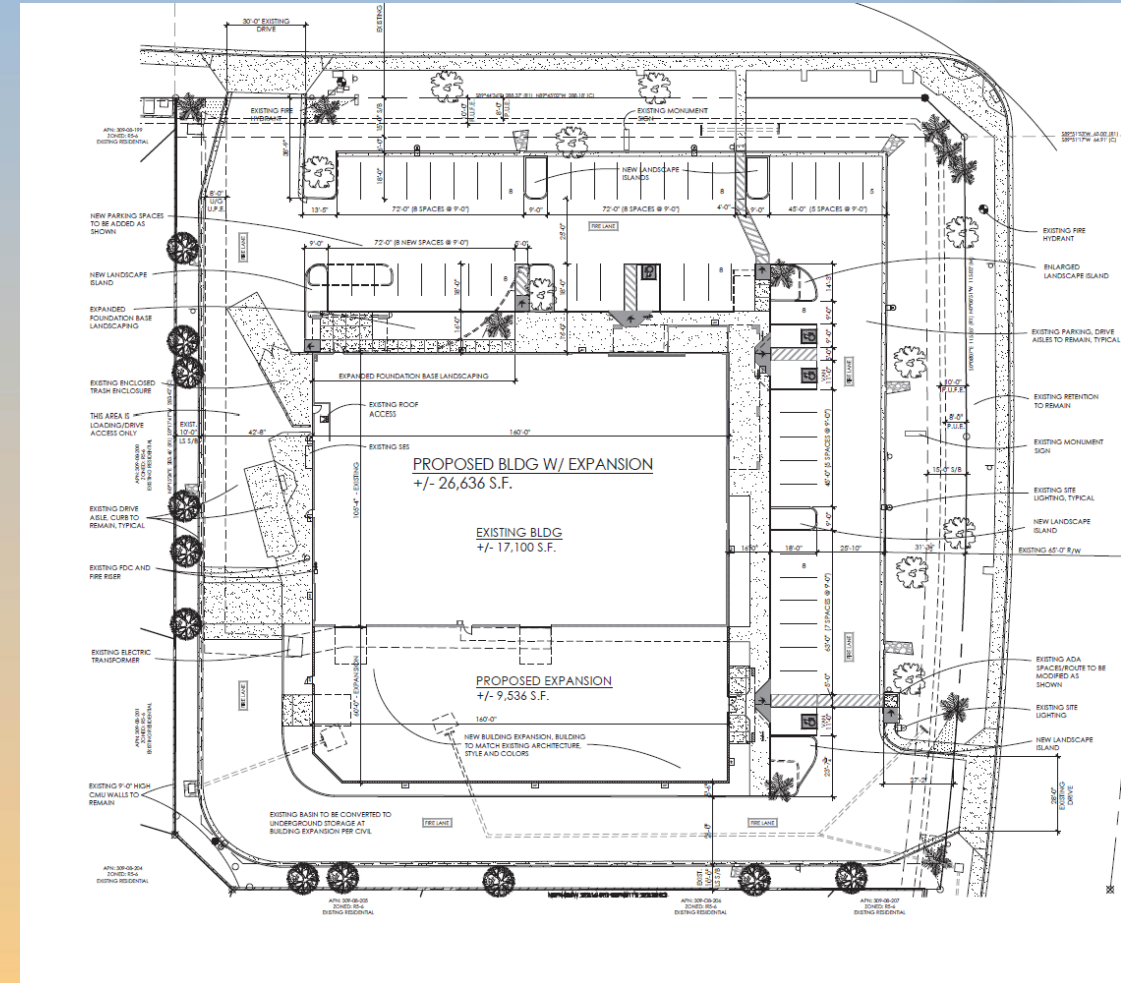
Looking south from Baseline Road





# Site Plan

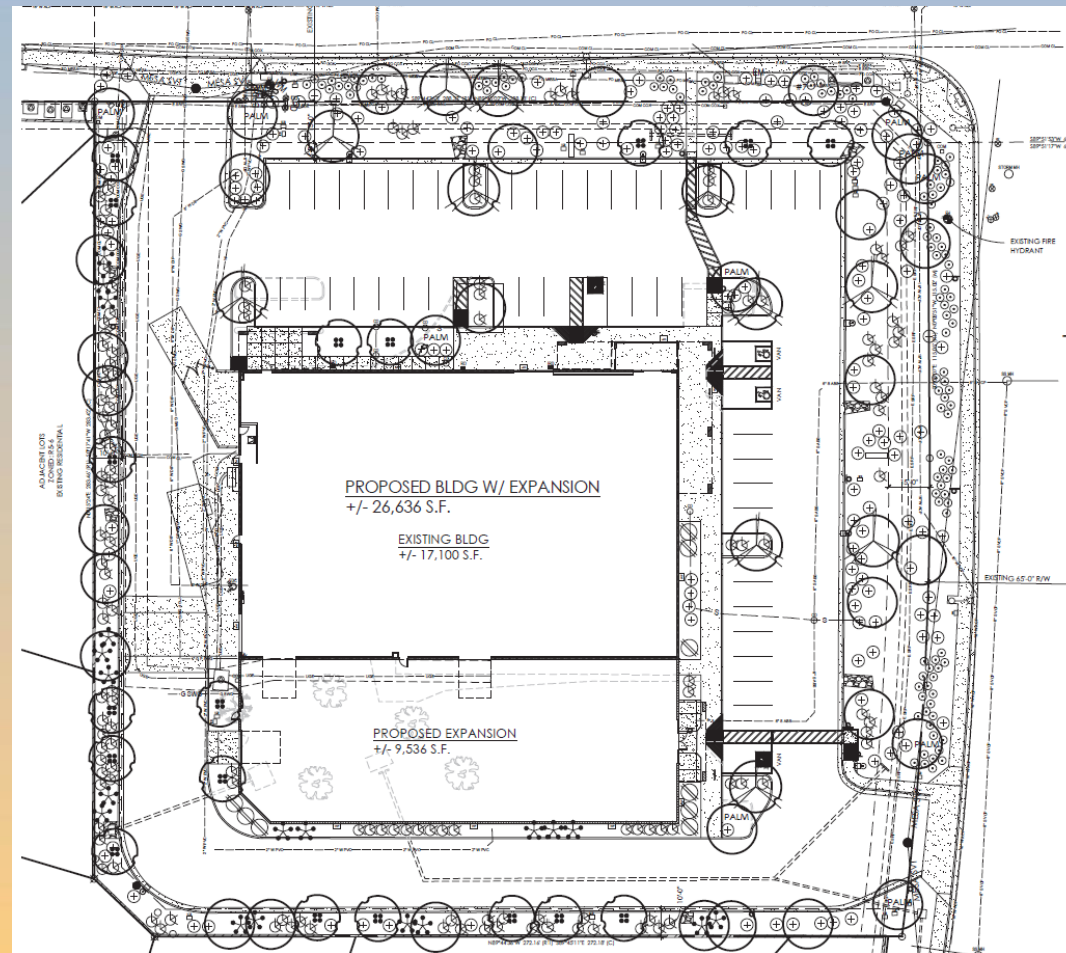
- 17,100 Square feet existing space
- 9,536 square foot addition proposed
- Existing ingress and egress points from Baseline and Sossaman Road
- 53 parking spaces on site, where 71 spaces are required










# Landscape Plan



## EXISTING LANDSCAPE LEGEND

-  EXISTING TREE  
PROTECT FROM CONSTRUCTION (223)  
SHADE: 300 x 23 TREES = 6,900 SQ.FT OF SHADE
-  PALM  
EXISTING FAN PALM  
PROTECT FROM CONSTRUCTION (88)  
SHADE: 131 x 8 TREES = 1,179 SQ.FT OF SHADE
-  EXISTING SHRUB  
PROTECT FROM CONSTRUCTION (166)

## PROPOSED LANDSCAPE LEGEND

-  PISTACHE X 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX (11)  
SHADE: 306 x 11 TREES = 3,366 SQ.FT OF SHADE
-  QUERCUS VIRGINIANA  
LIVE OAK  
36" BOX (18)  
SHADE: 276 x 11 TREES = 3,036 SQ.FT OF SHADE
-  TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (9)
-  LEUCOPHYLLUM FRUTESCENS  
GREEN CLOUD SAGE  
5 GALLON (145)
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON (19)
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON (115)

1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**SHADE PROVIDED:**  
14,481 SQ.FT. OF SHADE  
(16% OF TOTAL SITE)





# Site Rendering







# Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*



# Planning & Zoning Board