



Board of Adjustment



BOA25-00160

UTV – Quality Car Audio



Request

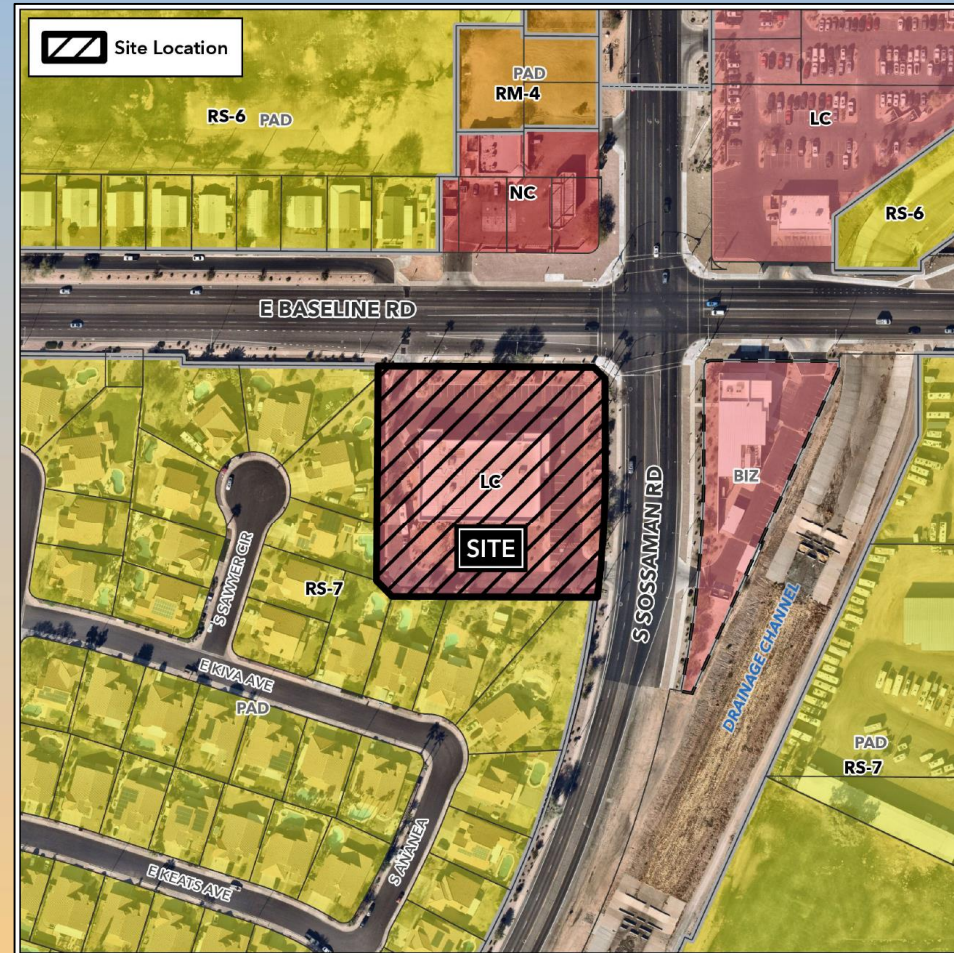
- Substantial Conformance Improvement Permit
- To allow deviations from certain development standards for the expansion of an existing Minor Automobile/Vehicle Service and Repair





Location

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

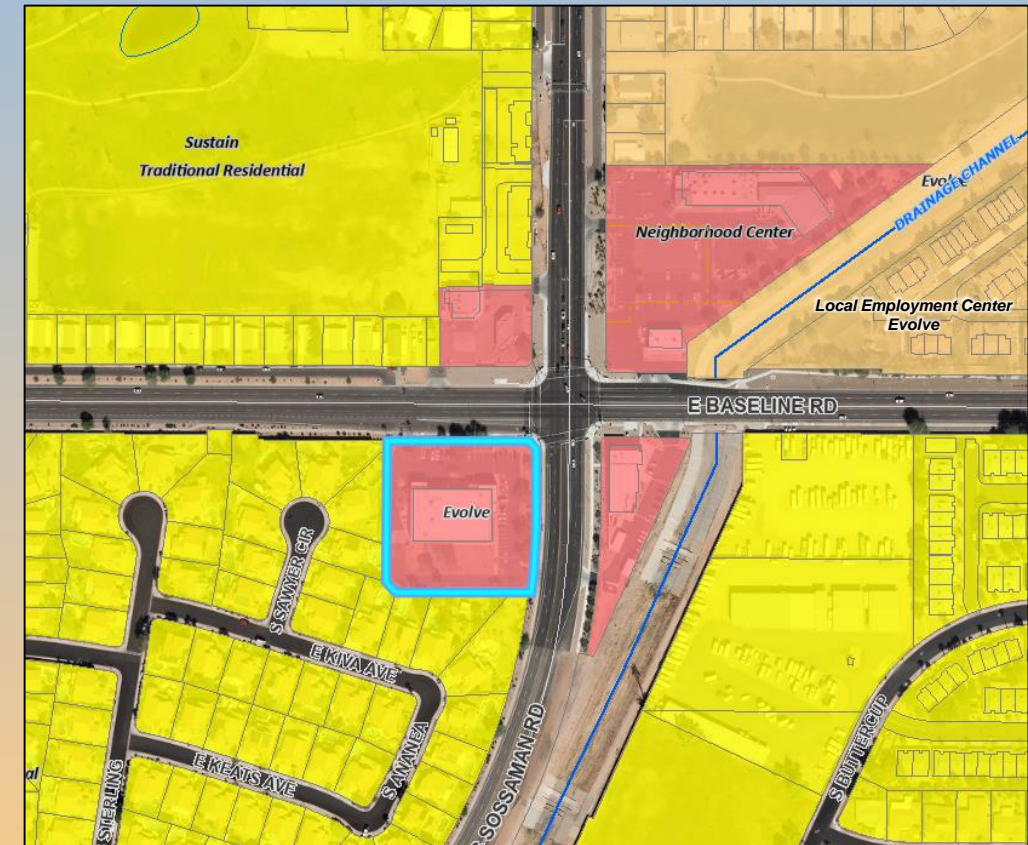




General Plan

Neighborhood Center - Evolve

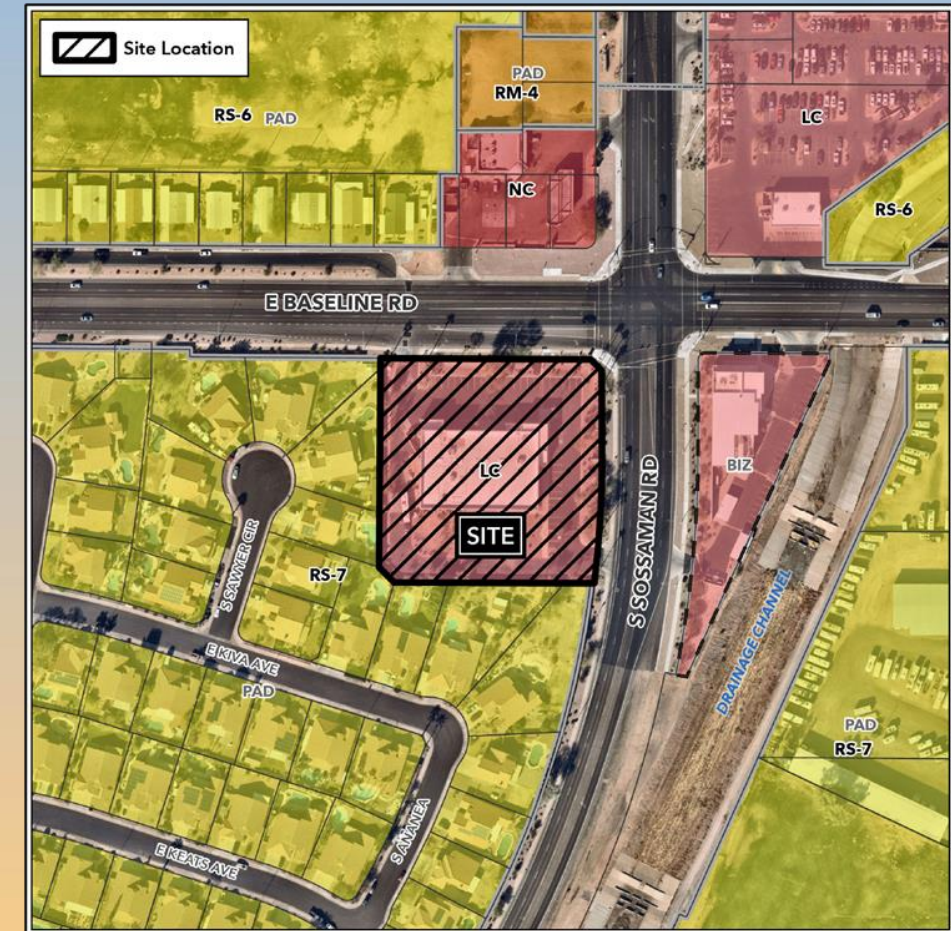
- Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses
- The subject property is zoned Limited Commercial (LC), which the General Plan recognizes as an expected zoning district for Neighborhood Center, and Minor Automobile/Vehicle Service and





Zoning

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





Site Photo

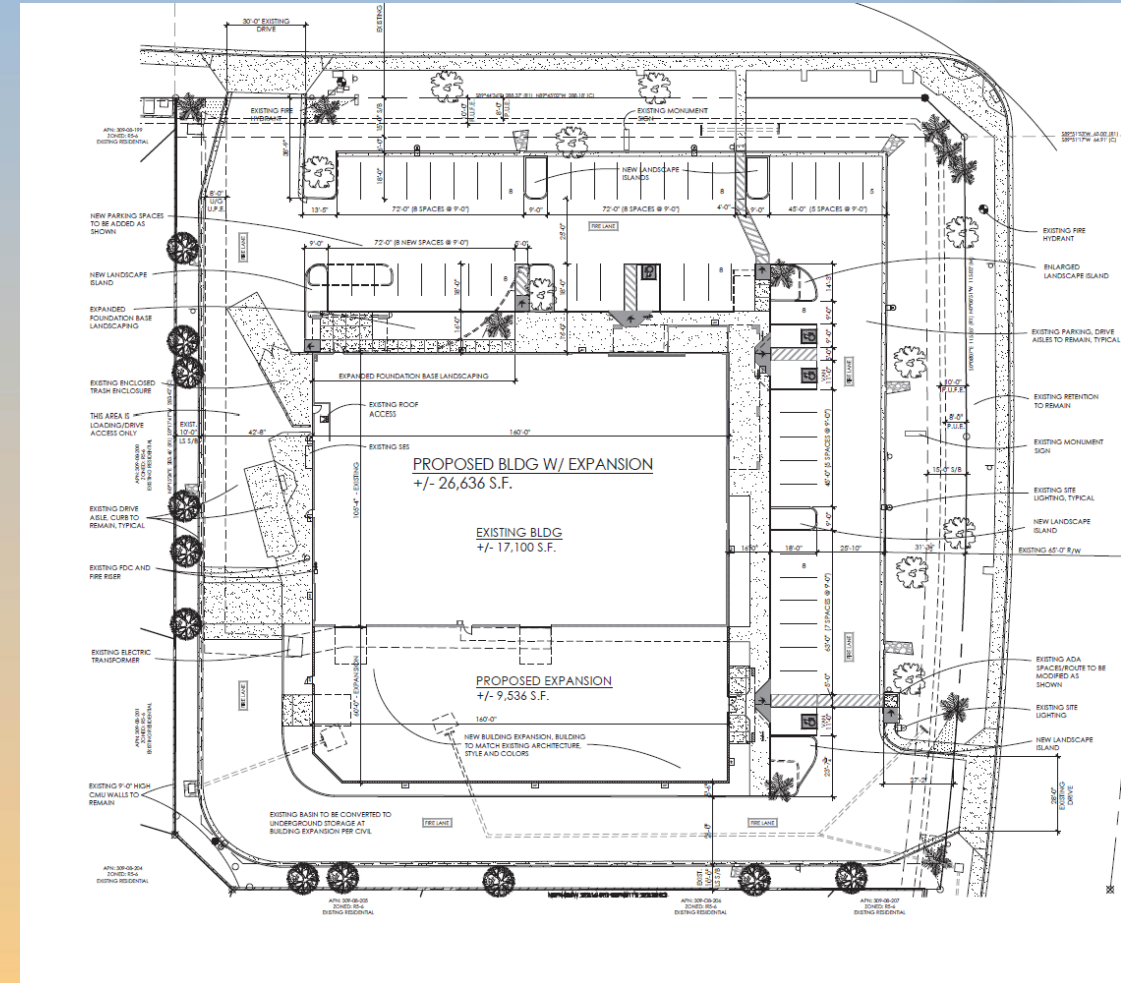


Looking south from Baseline Road



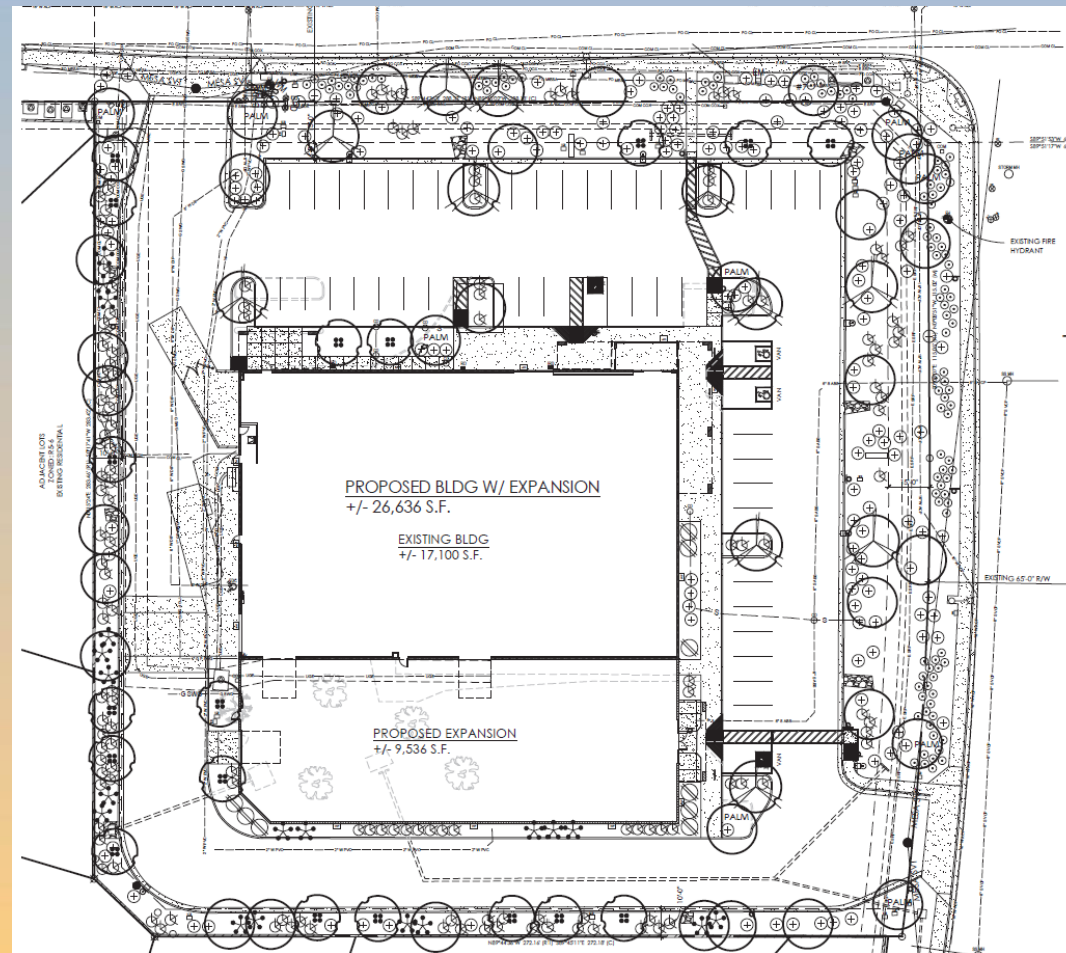
Site Plan

- 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
	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)
	CASALPINA 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





SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Landscape yard adjacent to RS– Section 11-33-3(B)1</i> <i>South and West Property Lines</i>	20 Feet	10 Feet
<i>Setback of Cross Drive Aisles – Section 11-32-4(A):</i> Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 ft from the property line abutting the street. East Property Line	50 feet	20 feet minimum
Parking – Section 11-32-3(A):	71 spaces	53 spaces



Approval Criteria

Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood



Findings

- ✓ Complies with the Mesa 2050 General Plan
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO

Staff recommends Approval with Conditions



Board of Adjustment