

City Council

ZON25-00110

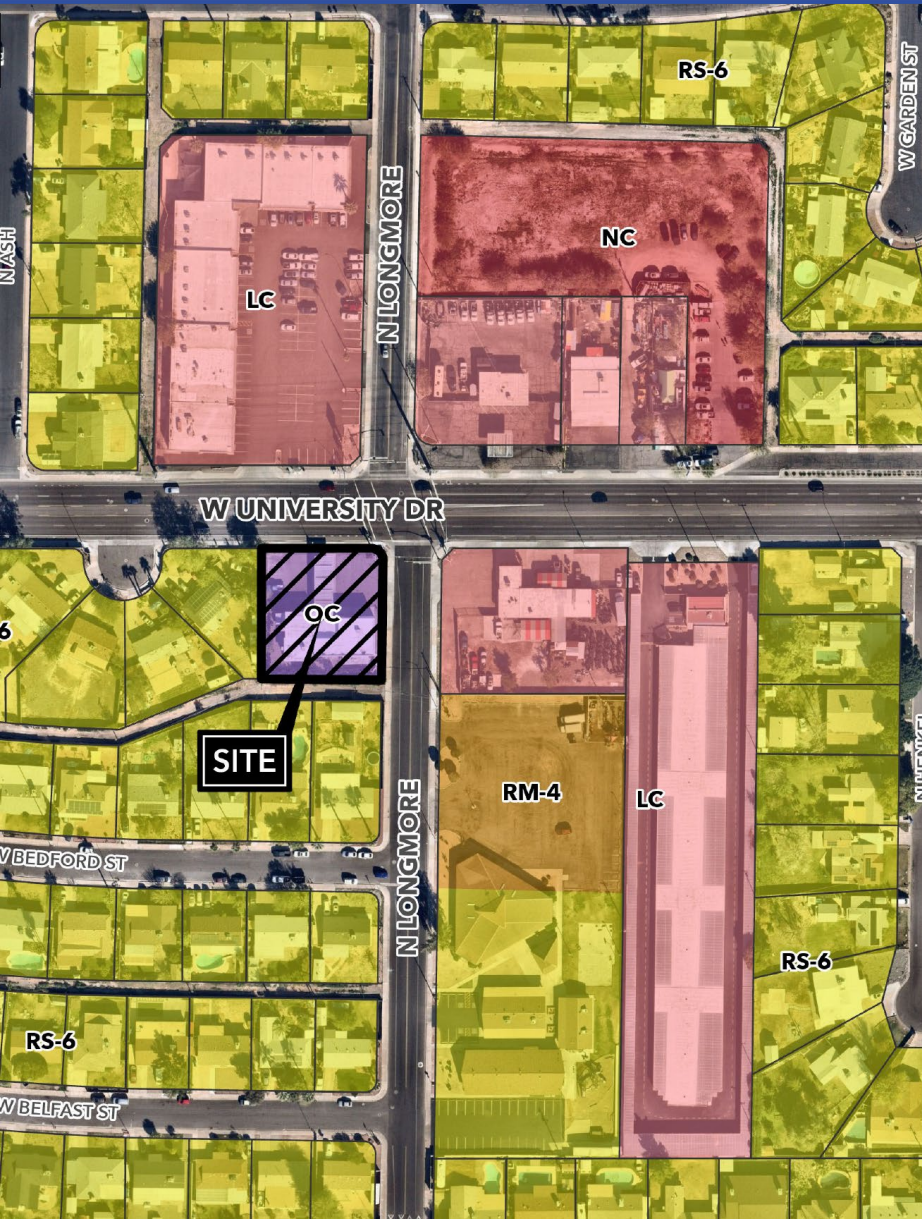
Mary Kopaskie-Brown, Planning Director
Evan Balmer, Assistant Planning Director

July 20, 2026



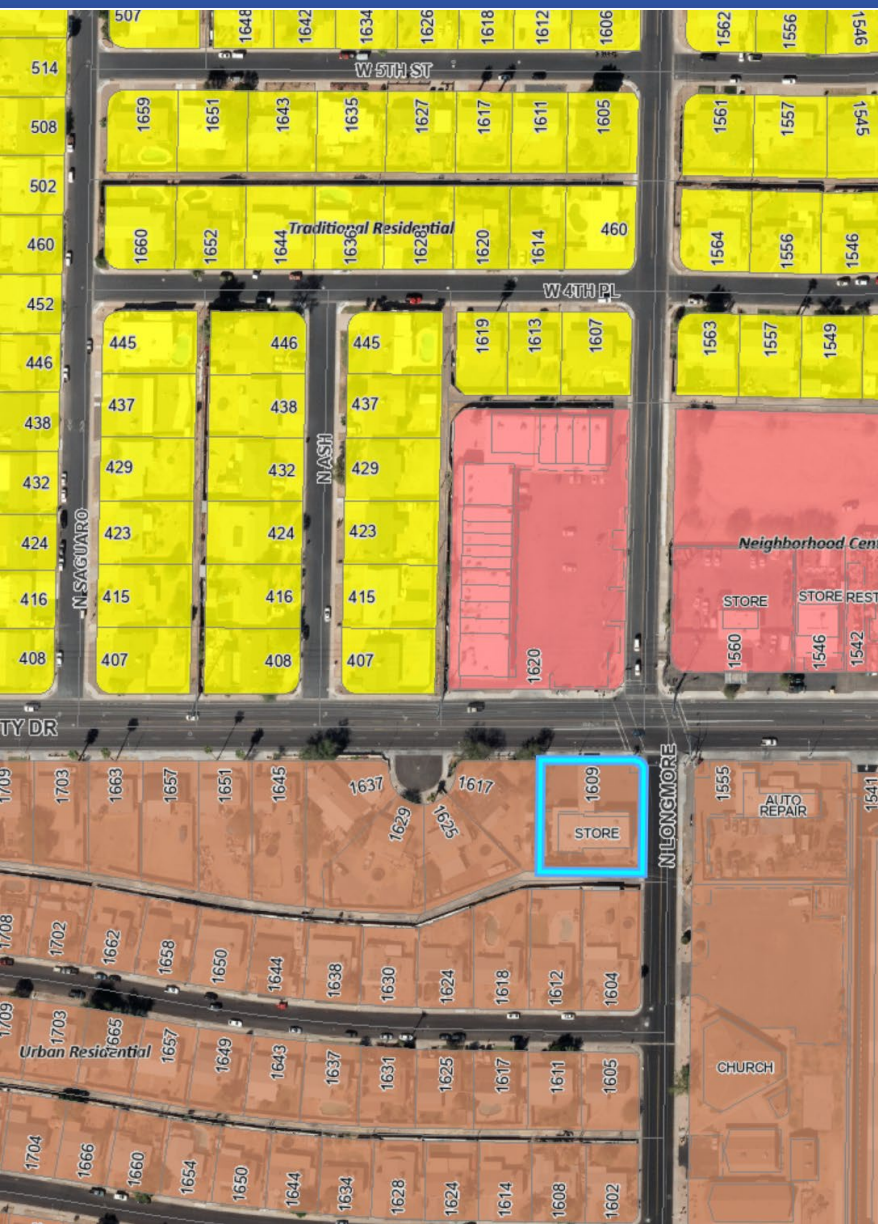
Request

- Rezone from OC to LC-BIZ
- Site Plan Review
- Minor General Plan Amendment (GPA26-00111)



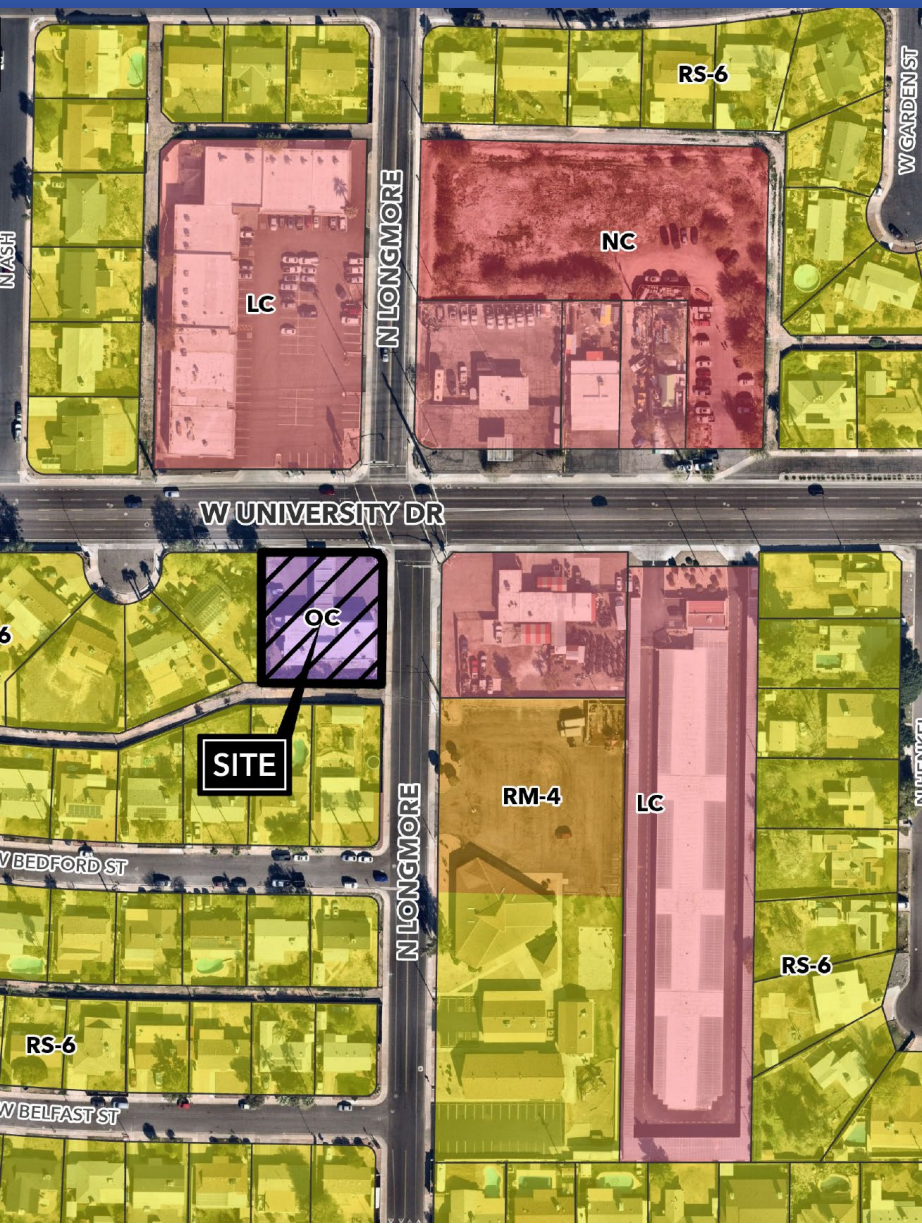
Location

- 1609 W University Dr
- 0.4± parcel
- South of University Dr
- West of Alma School Rd



General Plan

- Current Placetype – Urban Residential, Evolve Growth Strategy
- Proposed Placetype – Urban Residential, Evolve Growth Strategy
- Convenience Services



Zoning

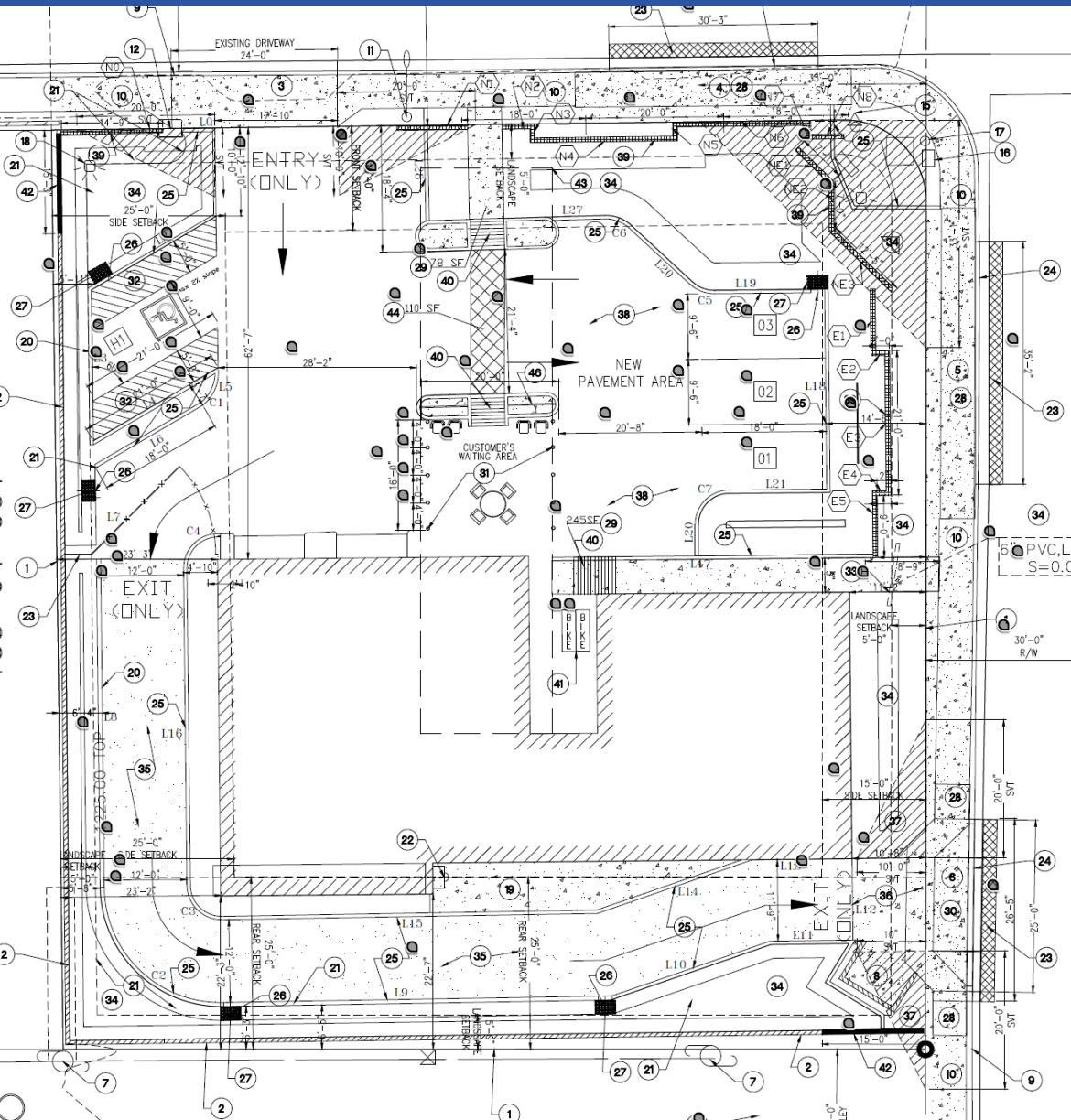
- Existing – OC
- Proposed – LC-BIZ
- Minor Automobile Repair is permitted in LC district



Site Photos



Looking southwest from University and Longmore



Site Plan

- Existing 4,015 SF Minor Auto Repair Facility and canopy
- 4 parking spaces
- Enter from University and exit to Longmore



Renderings



Looking southwest from University and Longmore



Renderings



Looking south



Customer Area



Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Minimum Building and Parking Area Setbacks</u> – MZO Table 11-6-3.A		
Front and Street-Facing Side	15'	10' (east property line to building) 14' (east property line to parking area)
Interior Side and Rear	25'	23' (west property line to building) 5' (west property line to parking area) 22' (South property line to building)



Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Auto Service Bays</u> – <i>MZO Section 11-30-9(G)(2)(d)</i>	When bay doors are less than 200 feet from an adjacent street and the bay doors are less than perpendicular to a street, screening shall be provided at least 6' high	3' screen wall
<u>Parking Areas</u> – <i>MZO Section 11-30-9(H)(7)</i>	A setback of at least 10 feet shall be provided between the screen wall and the right-of-way	0'
<u>Automobile/Vehicle Repair</u> – <i>MZO Section 11-31-6(A)</i>	Minimum lot size is 1 acre, unless part of a larger group commercial center	0.4± acres
<u>Size of Parking Spaces and Maneuvering Aisles</u> – <i>MZO Section 11-32-2(J)</i>	One-way drive aisles that do not provide access to parking or lading spaces shall be at least 12-feet wide	11'



Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Required Parking Spaces by Use – MZO Table 11-32.3.A</u>	11 spaces	4 spaces
<u>Setback of Cross Drive Aisles – MZO Section 11-32-4(A)</u>	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 feet from the property line abutting the street	18'
<u>Perimeter Landscaping – MZO Table 11-6-3.A</u>		
Front and Street-Facing Sides shall be Landscaped According to Ch. 33	15'	12' (minimum north property line) 11' (minimum east property line)



Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Required Number of Plants by Street Type</u> – MZO Table 11-33-3.A.4 1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage	Two 36-inch box trees and three 24-inch box trees	Two 36-inch box trees and two 24-inch Ocotillo (east property line)
<u>Required Landscape Yards</u> – MZO Section 11-33—(B)(1)(a)(i) Landscaping for Non-Single Residence Uses Adjacent to Single Residence Uses less than 5 Acres	20'	5' (minimum west property line) 6' (minimum south property line)
<u>Landscape Islands</u> – MZO Section 11-33-4(B)(2)	Landscape islands shall be a minimum of 8' wide and 15' in length for single-row parking	Sizes vary; minimum 3' wide



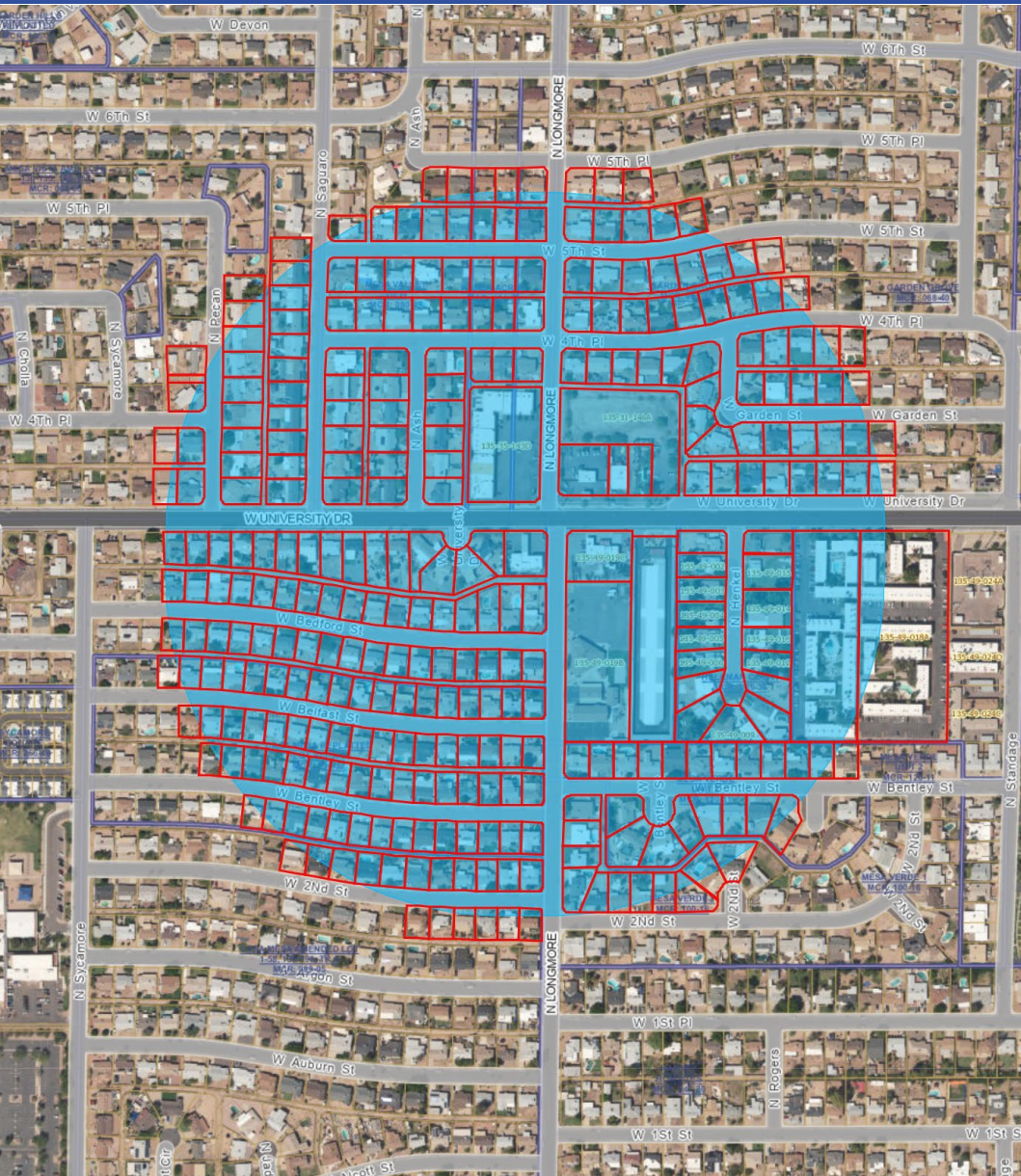
Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Landscape Island Plant Material</u> – <i>MZO Section 11-33-4(D)</i>	1 shade tree and 3 shrubs shall be provided for every 15-foot parking island	0 Trees
<u>Foundation Base</u> – <i>MZO Section 11-33-5(A)</i>		
Exterior Walls with a Public Entrance	15'	5' minimum (north elevation)
Exterior Walls without a Public Entrance, not Adjacent to Parking Stalls	5'	4' (west elevation) 0' minimum (south elevation)



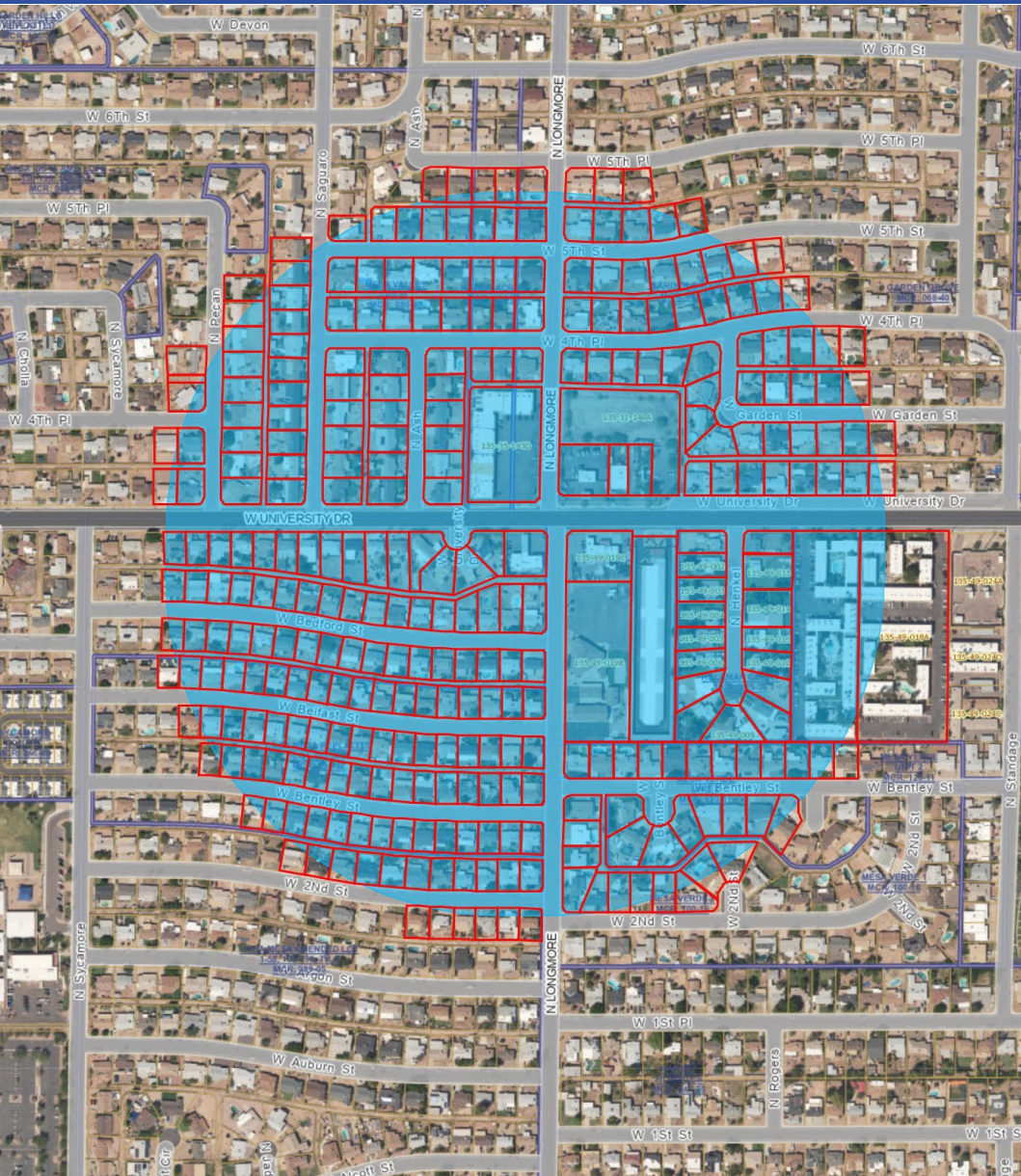
Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Landscape Area in Foundation Base – MZO Section 11-33-5(B)(1)</u> 1 Tree Per 50 Linear Feet or Less of Exterior Wall Length	6 trees	0 Trees
<u>Plant Material Within Foundation Base – MZO Section 11-33-5(B)(3)</u> Exterior Walls Visible from Public Parking or ROW with Public Entrances	33% Landscaped	0% (north elevation)



Notification

- Notified property owners within 1,000', HOAs, and registered neighborhood
- Neighborhood meeting held June 12, 2025, no attendees
- Neighborhood meeting held April 29, 2026, questions and concerns with parking, light, noise, use



Comments - Planning and Zoning Board Hearing

- Parking Concerns.
- Concerning 24-Hour Operations, Noise, Light, and Operational Disruption.
- Public Safety.
- Existing Code Violations and Visual Blight.
- Failure to Meet the Burden of Proof, Public Necessity, or Market Demand.
- Failure to Demonstrate Need for a General Plan Amendment and Consistency with Area Plans.



Findings

- Complies with the 2050 Mesa General Plan
- Complies with Chapter 69 of the MZO for Site Plan Review
 - Complies with Chapter 21 of the MZO for a BIZ Overlay



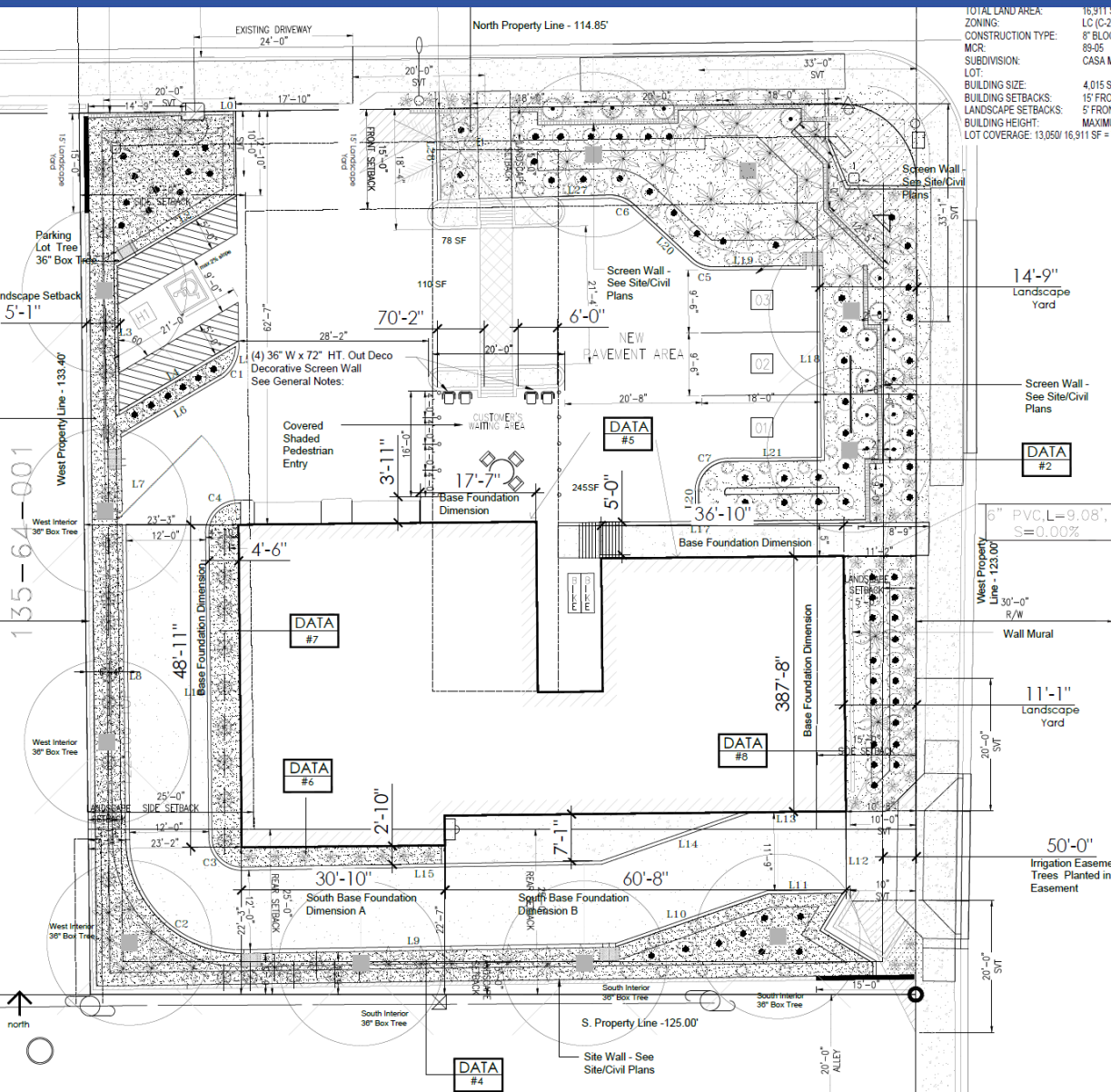
Recommendation

Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (7-0) with an additional condition of approval related to off-site parking.



mesa·az

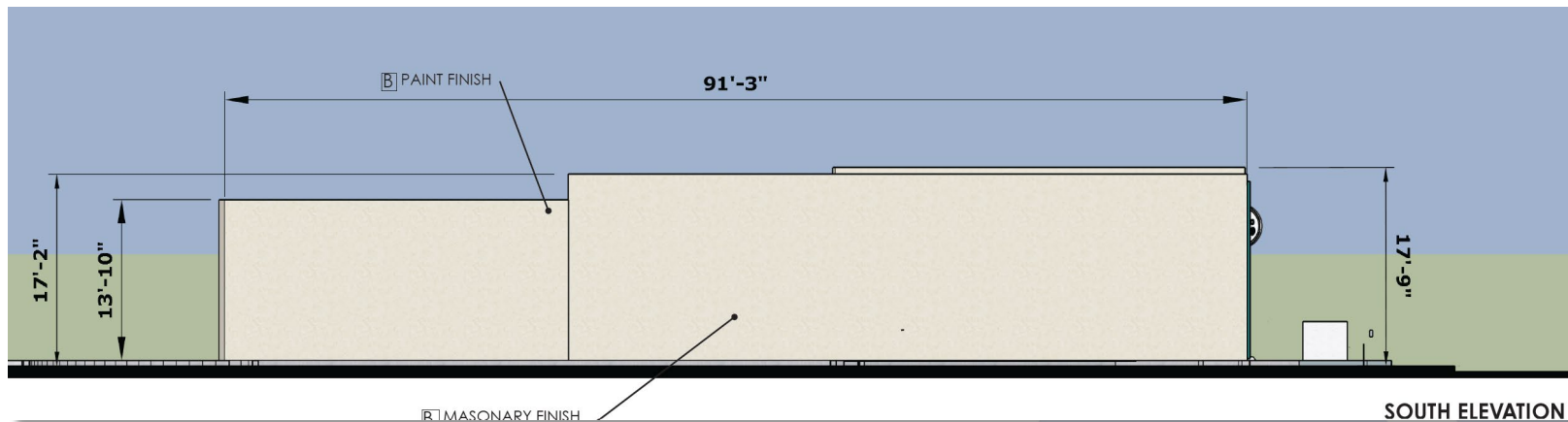
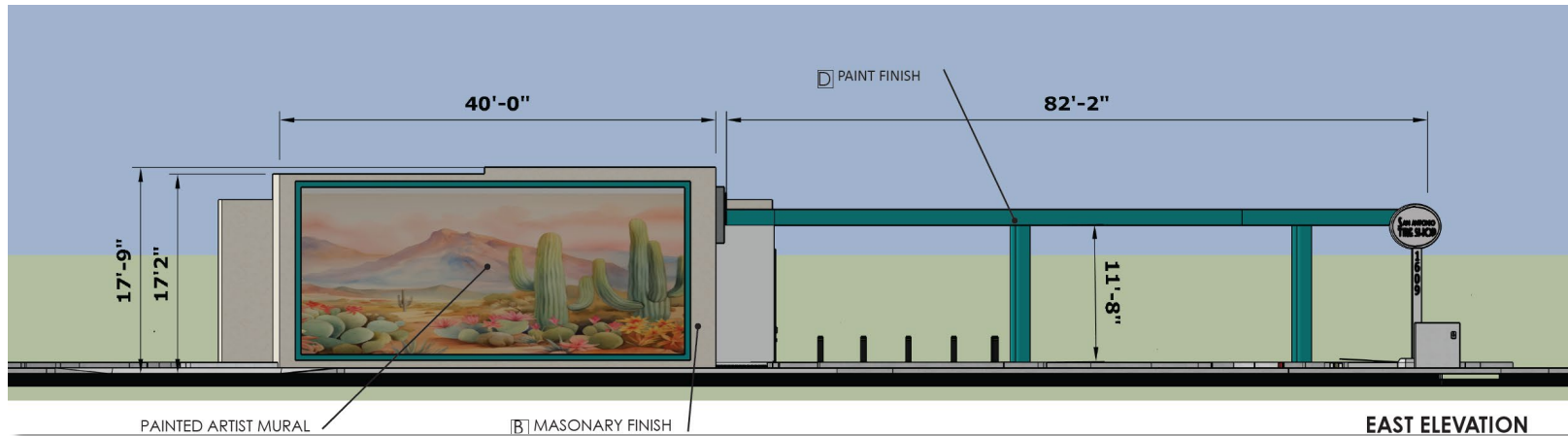


Landscape Plan

- Trees: Desert Museum Palo Verde, Canary Island Palm
- Shrubs: Octopus Agave, Organ Pipe, Parry's Agave, Red Hesperaloe, Ocotillo, Golden Barrel Cactus etc.

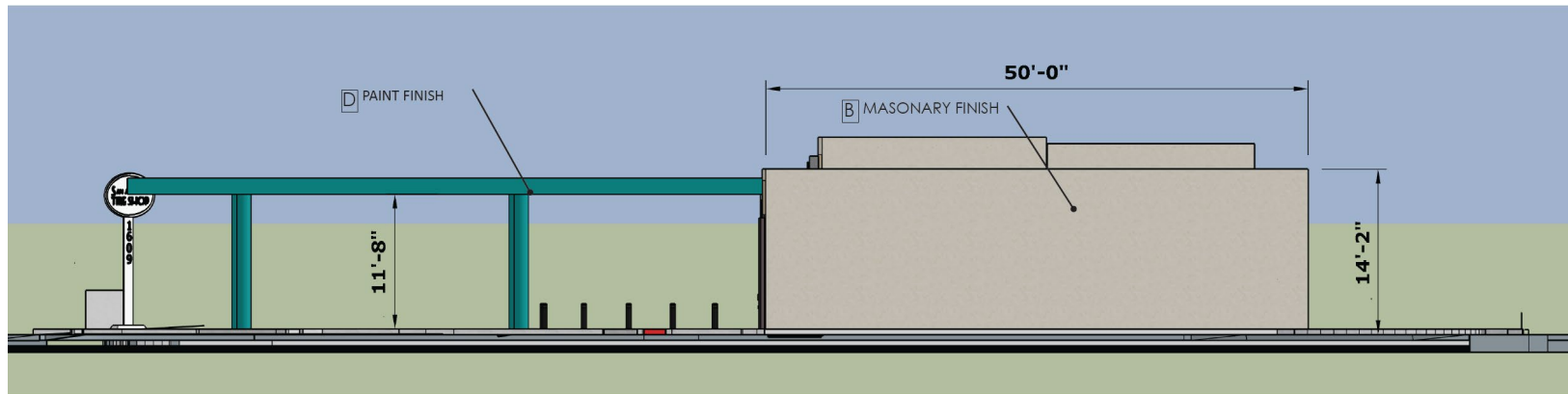


Elevations

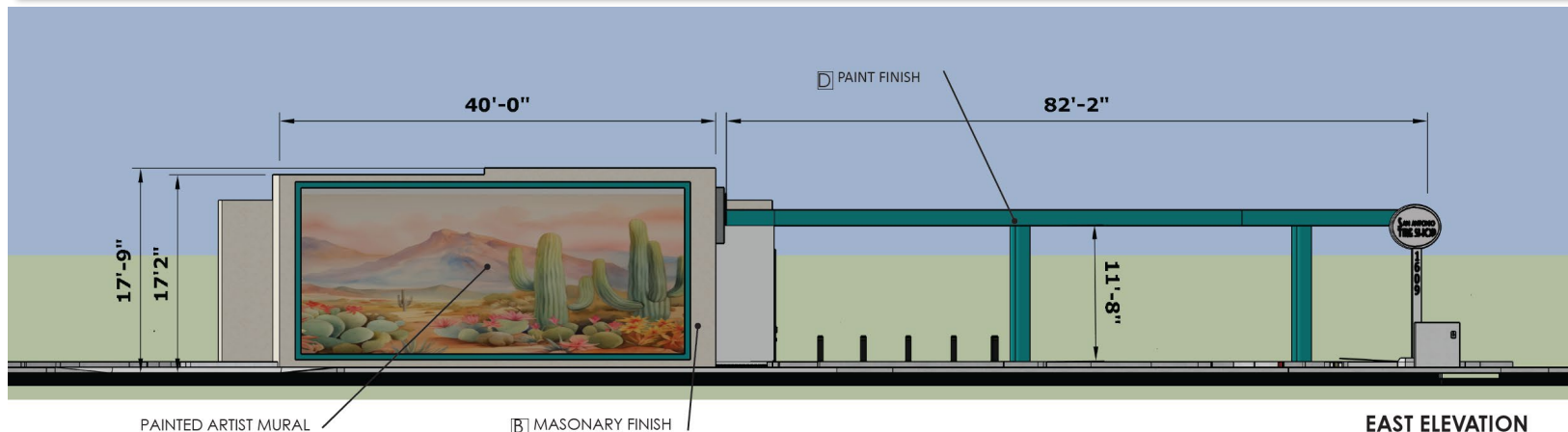




Elevations



WEST ELEVATION



EAST ELEVATION



MATERIAL/ COLOR LEGEND

- A**  FINISH: STUCCO
PAINT COLOR: KILIM BEIGE (SW 6106)
- B**  FINISH: STUCCO/MASONARY PAINT
PAINT COLOR: DOVER WHITE (SW 638S)
- C**  FINISH: PAINT
PAINT COLOR: CLOAK GRAY SW 6278
- D**  FINISH: EXISTING CANOPY
PAINT COLOR: BLUE BAUBLE (SW 6942)

Materials & Colors

- Existing building and canopy
- Stucco