

City of Mesa

Board of Adjustment

BOA26-00230

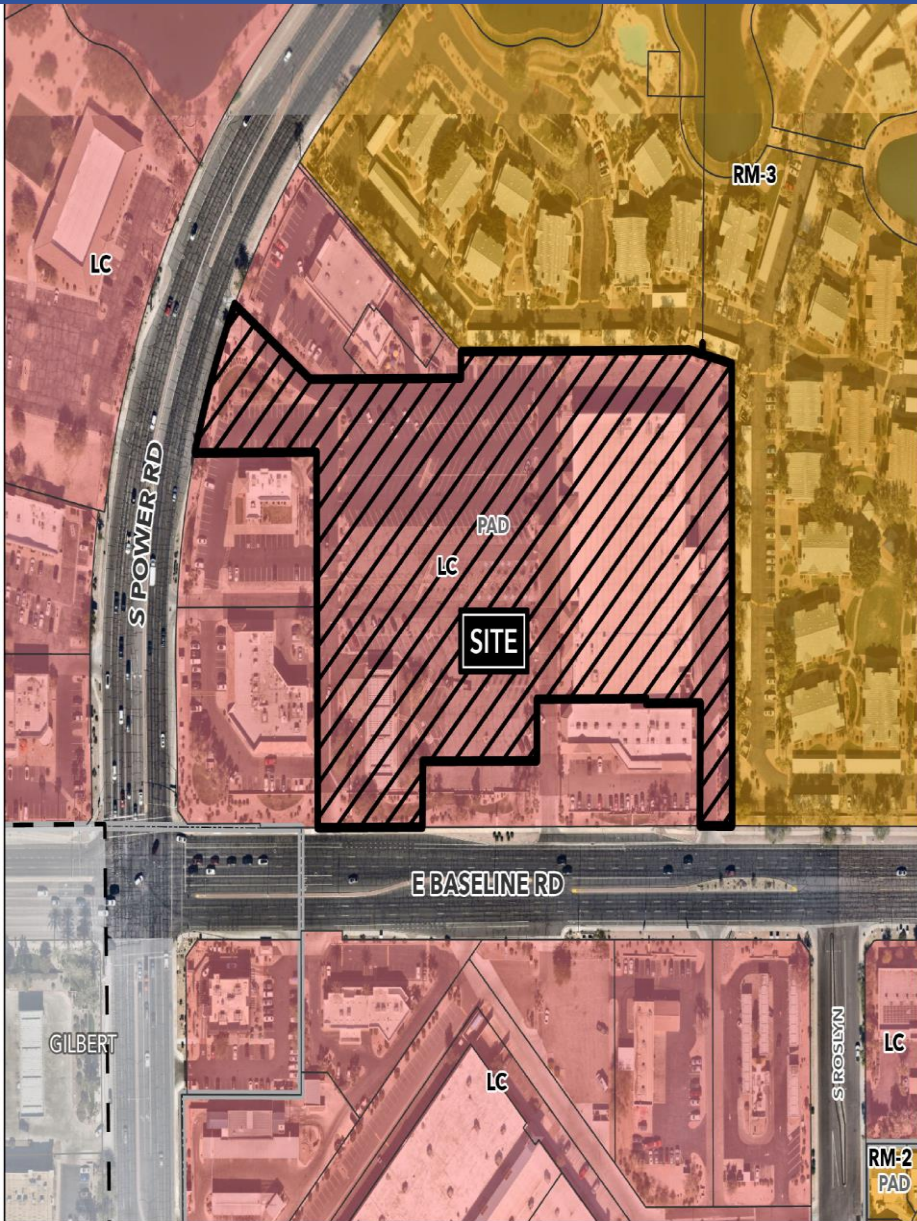
Fry's #55 Fuel Center

Chloe Durfee Daniel



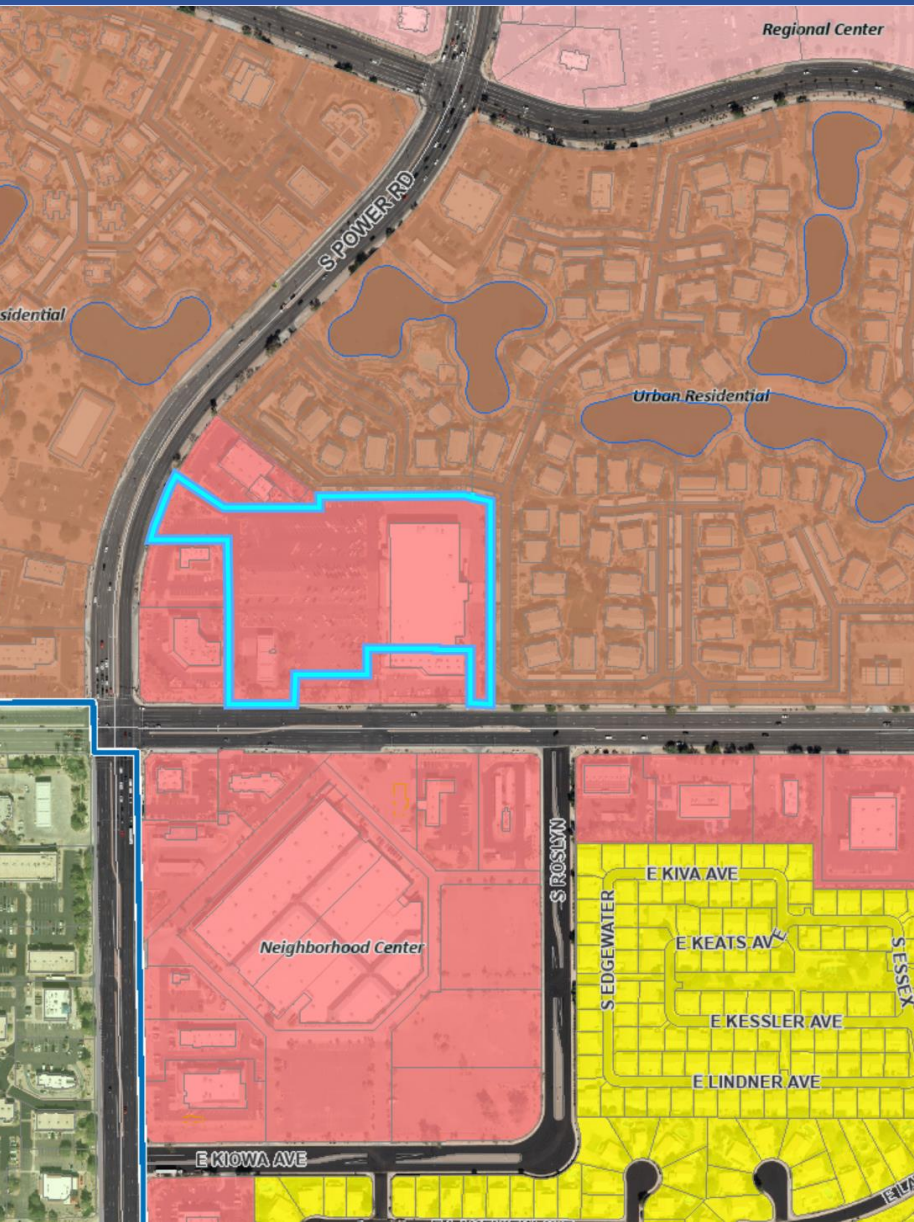
Request

- Revocation of the existing Special Use Permit (SUP) for a Service Station to allow for the removal of a Service Station



Location

- 6838 E Baseline Road
- 7.6± parcel
- North of Baseline Road
- East of Power Road



General Plan

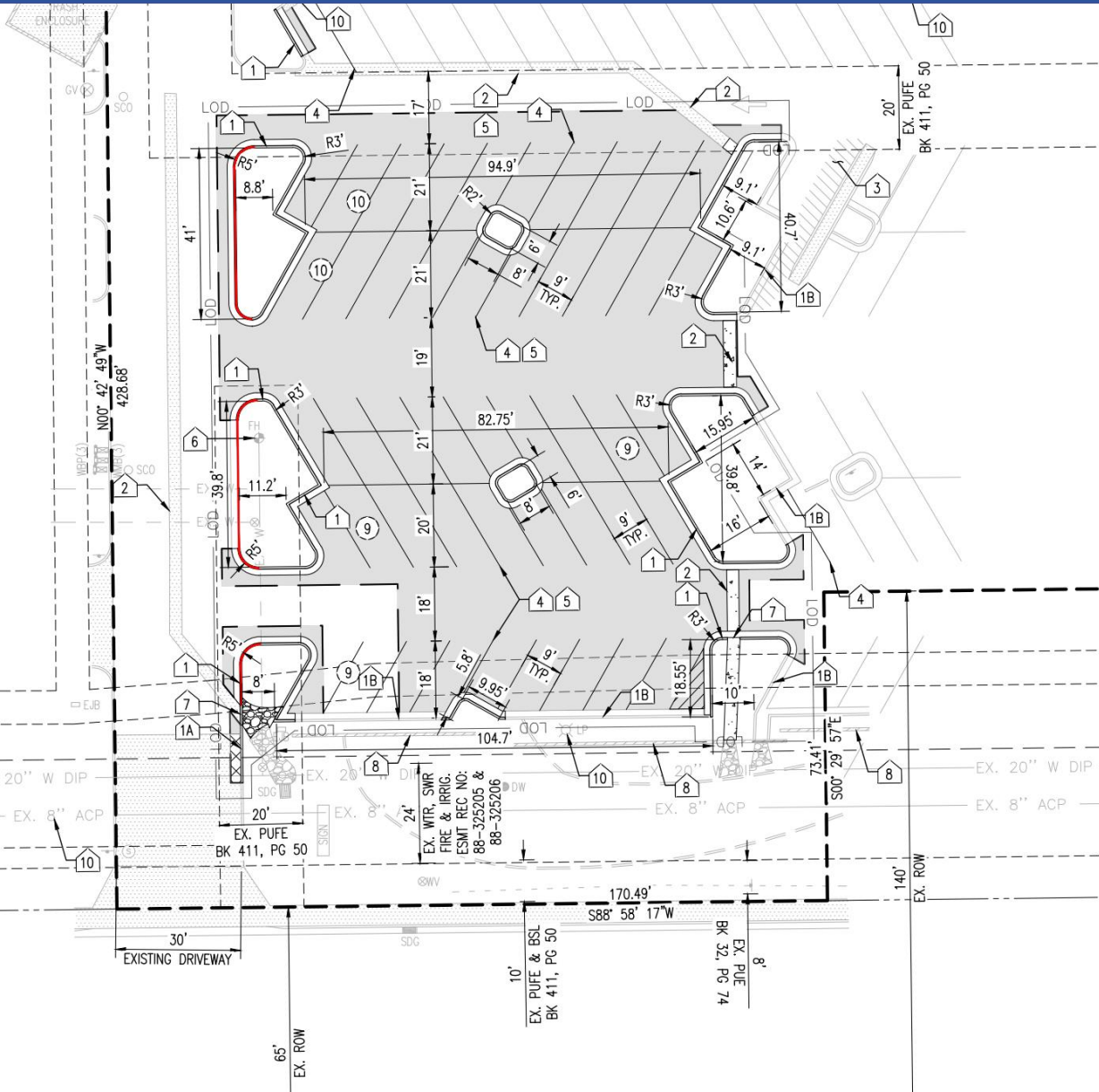
- Neighborhood Center Placetype
- Evolve Growth Strategy
- Convenience Services is not a listed land use within the Placetype



Site Photos

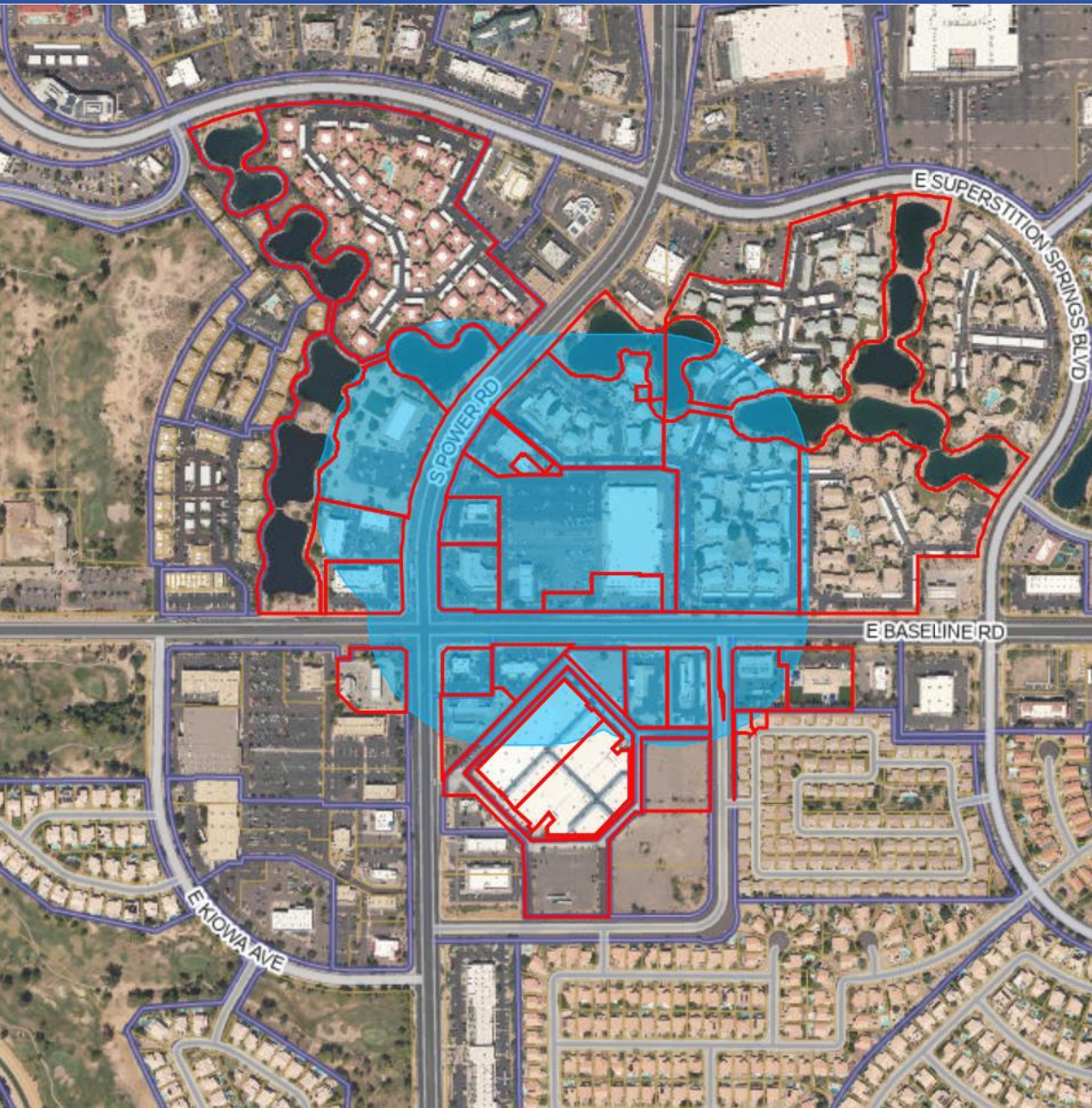


Looking north towards the site



Site Plan

- Removal of abandoned Service Station
- Removal of 4,961 total sq. ft.
- Addition of landscape islands and diamonds
- Access point onto Baseline Rd.



Citizen Participation

- Notified property owners within 500', HOAs, and registered neighborhood
- Staff has not received any calls or emails regarding the Proposed Project.

Special Use Permit Revocation

Per Section 11-67-11(D) of the City of Mesa Zoning Ordinance, the Board of Adjustment may revoke a permit if any of the following are found:

1. That approval was obtained by means of fraud or misrepresentation of a material fact;
2. That the permittee or holder of the permit has failed to initiate construction or undertake the use in question within a 1-year period following the effective date of the permit or variance;
3. That the use in question has ceased to exist or has been suspended for one year or more;
4. That there is or has been a violation of or failure to observe the terms or conditions of the permit or the use has been conducted in violation of the provisions of this Ordinance, law or regulation;
or
5. That the use to which the permit or applies has been conducted in a manner detrimental to the public safety, health and welfare, or so as to be a nuisance



Findings

- Complies with the 2050 Mes General Plan
- Meet the SUP Revocation findings of 11-67-11 (D)



Recommendation

Approval with conditions

City of Mesa

Board of Adjustment