



City Council

ZON25-00256

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

December 8, 2025
1



Request

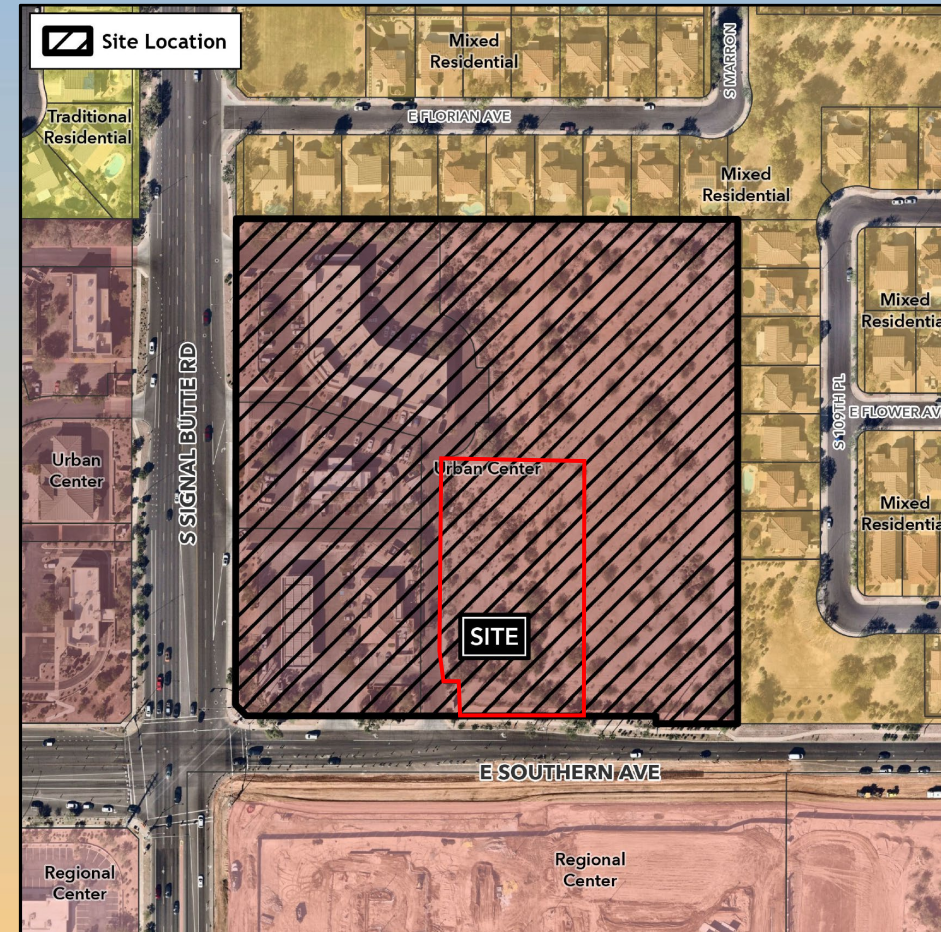
- Site Plan Review
- Amending conditions of approval of Ordinance No. 3884





Location

- 280± ft east of Signal Butte Road
- North side of Southern Avenue

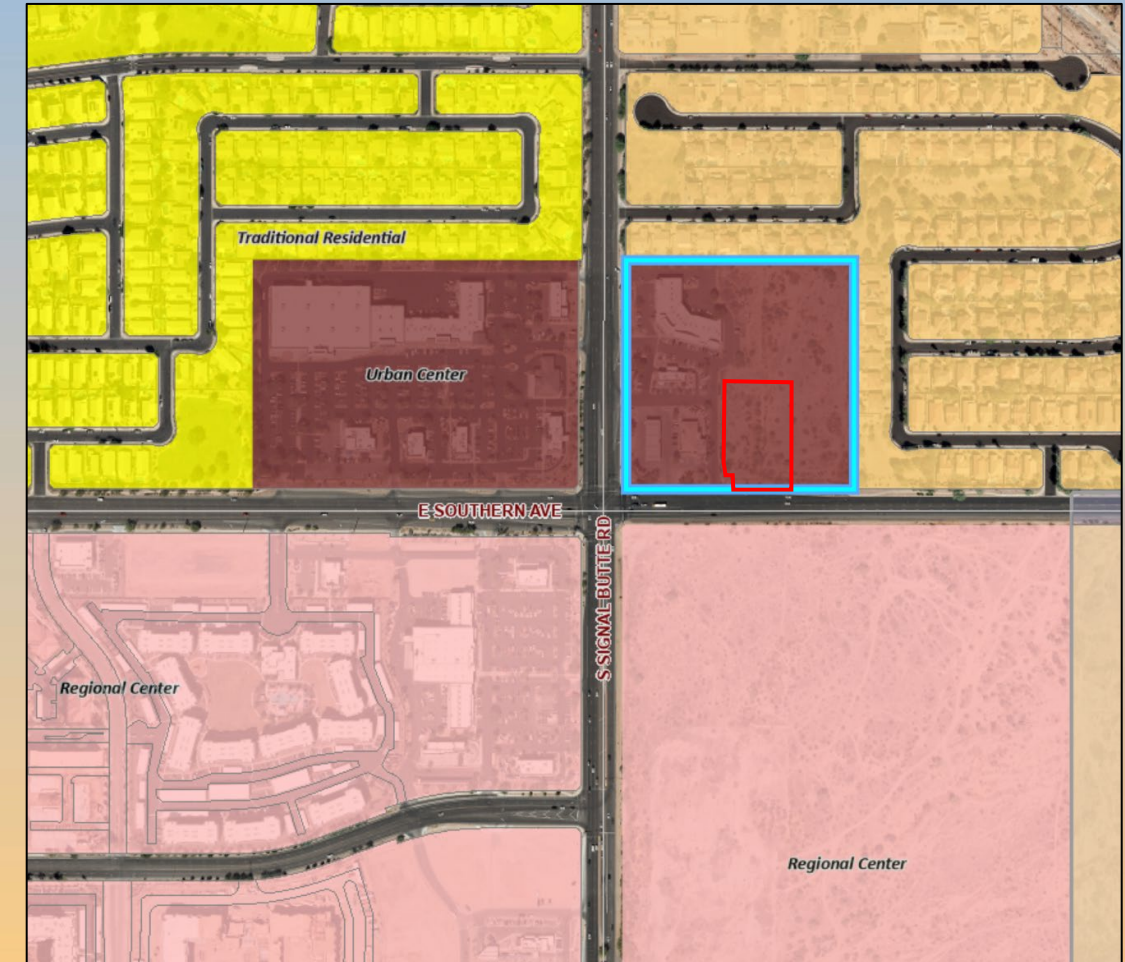




General Plan

Urban Center - Evolve

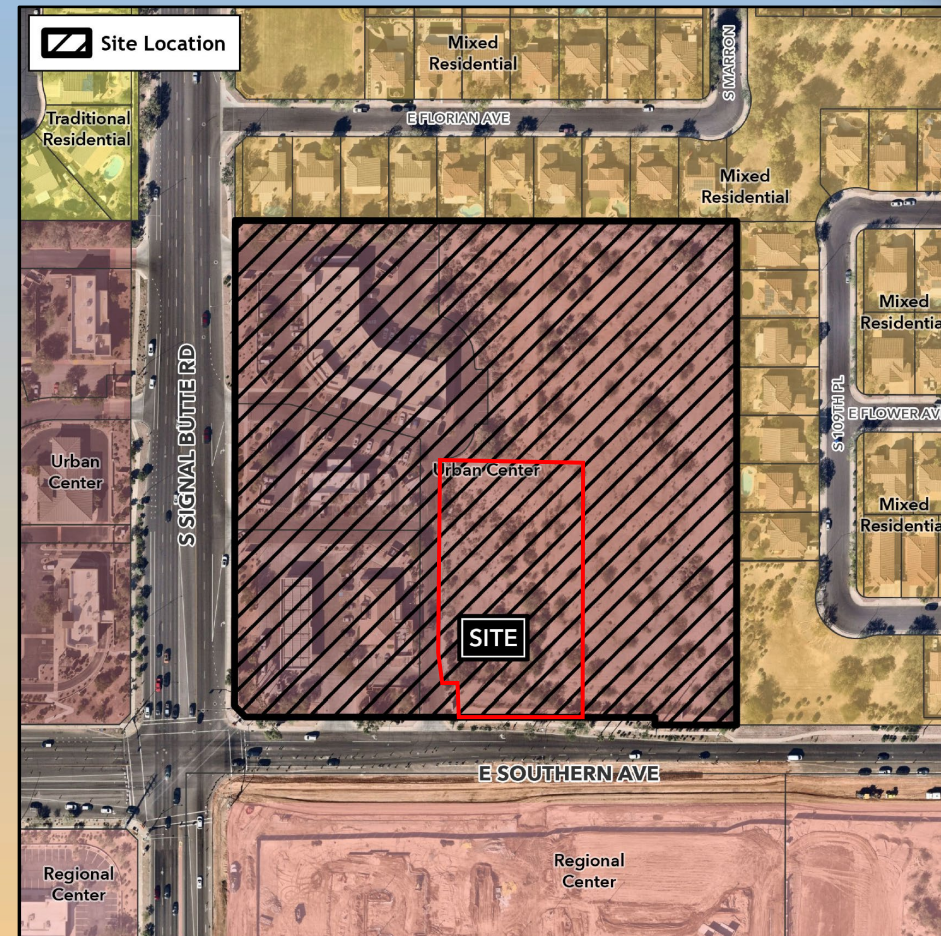
- Principal Land Use
- N1. Promote complete communities
- LU3. Encourage infill to meet the community's strategic needs
- ED3. Fosters entrepreneurs and small businesses.





Zoning

- Limited Commercial
- Minor Automobile/Vehicle Service and Repair is a permitted use





Site Photo

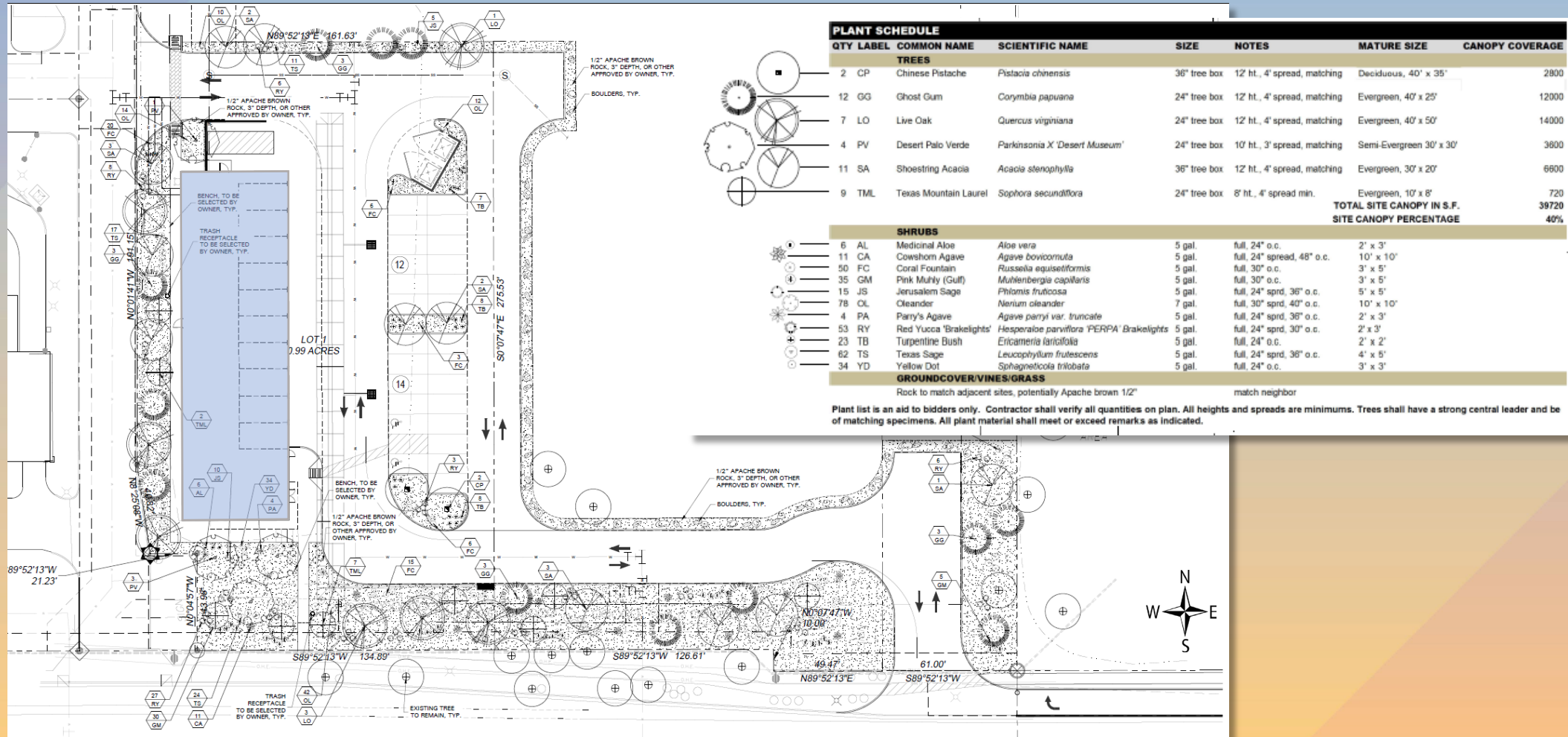


Looking north from Southern Avenue

[illegible]



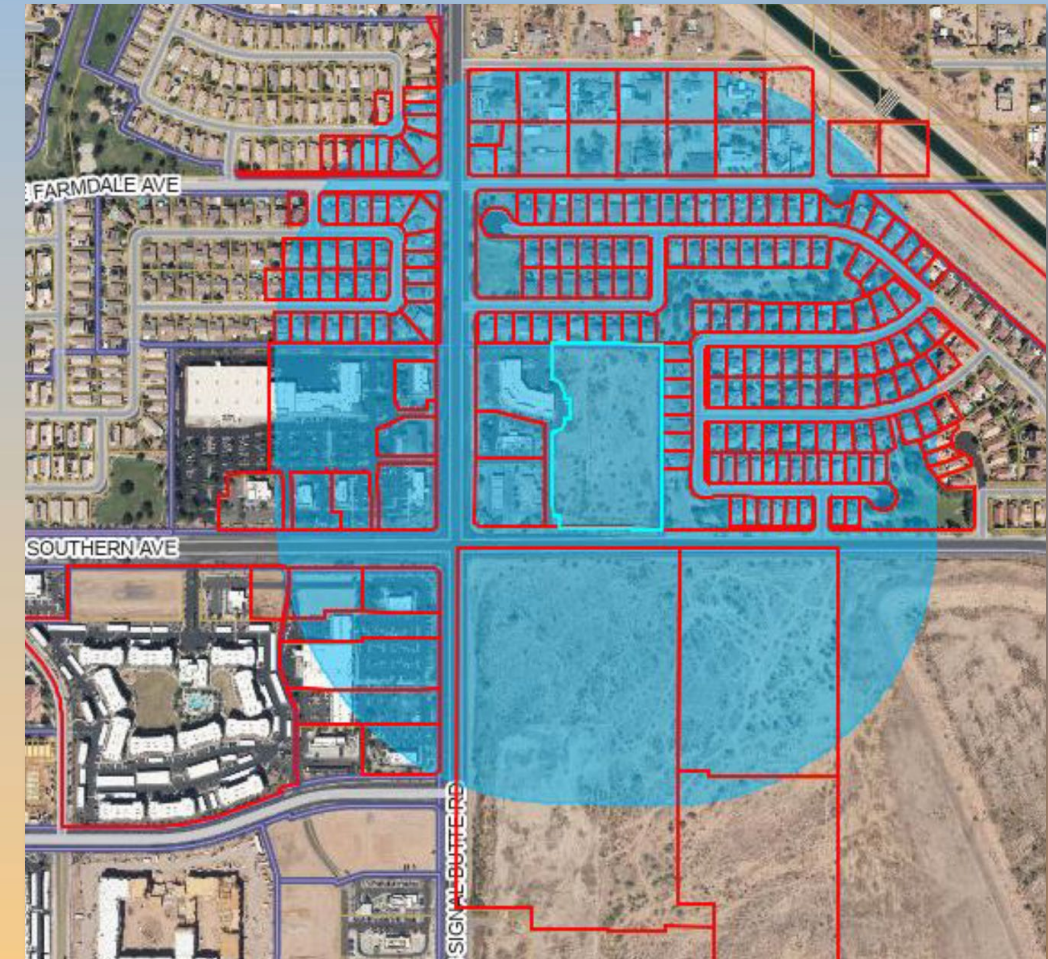
Landscape Plan





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood outreach mailing on June 2, 2025
- Public hearing notification letters mailed on October 6, 2025
- 1 phone call





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 31 of the MZO for an Automobile/Vehicle Repair, Major and Minor

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (4-0)***



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