



# Board of Adjustment Report

<b>Date</b>	May 6, 2026	
<b>Case No.</b>	BOA25-00857	
<b>Project Name</b>	Mesa Station	
<b>Request</b>	Substantial Conformance Improvement Permit (SCIP) for deviations from certain development standards to allow for the redevelopment of a Service Station and Automobile/Vehicle Washing facility.	
<b>Project Location</b>	245 South Power Road	
<b>Parcel No(s)</b>	218-21-004G	
<b>Project Area</b>	0.7± acres	
<b>Council District</b>	District 2	
<b>Existing Zoning</b>	Limited Commercial (LC)	
<b>General Plan Designation</b>	Urban Center	
<b>Applicant</b>	Sara De La Cruz, A&S Engineering	
<b>Owner</b>	Lucky Stop, LLC	
<b>Staff Planner</b>	Chloe Durfee Daniel, Planner II	

## Recommendation

Staff finds that the requested SCIP meets the required findings outlined in MZO Section 11-73-3.

**Staff recommends approval with conditions.**

## Project Overview

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### Request:

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for existing deviations from the required side and rear setbacks, parking requirements, and foundation base dimensions in the Limited Commercial (LC) District. This request will allow for the redevelopment of a service station and car wash.

- Setbacks:
  - Side Building Setback (north side)
    - Required: 15 feet
    - Proposed: 9.5 feet
  - Landscape Setback
    - Required: 15 feet
    - Proposed:
      - North Side: 0 feet
      - East Side: 11 feet
- Parking:
  - Required: 18 parking spaces
  - Proposed: 4 parking spaces
- Foundation Base for Walls with Public Entrances:
  - Required: 15 feet
  - Proposed:
    - West Side: 9 feet
    - South Side: 5 feet

### Concurrent Applications:

- **Site Plan and Design Review:** An Administrative Review application is currently under review by the Planning Director for Minor Site Plan and Design Review changes to the site (Case No. ADM25-00856).

## Site Context

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### General Plan:

- The Placetype for the project site is Urban Center and the Growth Strategy is Evolve.
- Convenience Services is a principal land use.

### Zoning:

- The project site is zoned Limited Commercial (LC).

- Per Mesa Zoning Ordinance (MZO) Table 11-6-2, Service Stations and Automobile/Vehicle Washing facilities are permitted uses within the LC District with approval of a Special Use Permit.
- The existing site has already retained a Special Use Permit for the Service Station and the Automobile/Vehicle Washing uses (Case No. ZA98-054).

**Surrounding Zoning & Use Activity:**

The proposed Service Station and Car Wash are compatible with surrounding land uses, which includes a Hospital, Medical Offices, Offices, and Restaurants.

<b>Northwest</b> (Across Power Rd) LC Office	<b>North</b> (Across access tract) LC Restaurant	<b>Northeast</b> (Across access tract) OC Office
<b>West</b> (Across Power Rd) NC/LC Hospital/Office	<b>Project Site</b>  LC Service Station/Carwash	<b>East</b>  OC Medical Office
<b>Southwest</b> (Across Power Rd) NC Hospital	<b>South</b>  LC Drive thru Restaurant	<b>Southeast</b>  OC Medical Office

**Site History:**

- **November 16, 1974:** City Council annexed 3,956.7± acres, including the project site, into the City of Mesa (Ordinance No. 907).
- **May 19, 1975:** City Council established zoning for 67± acres, including the project site, from Maricopa County C-S, C-2, and C-3 to City of Mesa C-2 zoning (equivalent to current LC) (Case No. Z75-034; Ordinance No. 936).
- **April 14, 1998:** The Zoning Administrator approved a Special Use Permit to allow for a car wash and service station facility within the C-2 (equivalent to current LC) zoning district for 1.4± acres, including the project site (Case No. ZA98-054).
- **May 6, 1998:** The Design Review Board reviewed a 66,000 square foot car wash and retail development for 1.4± acres, including the project site (Case No. DR98-048).
- **February 18, 2015:** The Planning and Zoning Board approved a site plan to allow for the development of a restaurant with a drive thru on the adjacent property to the south (Case No. Z15-003).

**Project/Request Details**

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**Site Plan:**

- **Building Design:** The 6,905 square foot car wash and service station is a single-story structure situated on the north portion of the site with a 4,470 square foot canopy adjacent to Power Road.
- **Access:** The site shares access to Power Road with the adjacent site to the south.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 18 parking spaces are required. The existing site contains four parking spaces. The originally approved group commercial site included shared access and parking with the development to the south and shared parking agreements are currently in place between the properties. The existing conditions related to parking are included as a part of the SCIP request.
- **Landscaping:** Landscaping quantities along the front, north side, and rear of the property have been increased to meet the required numbers of plantings as a part of the justification for the SCIP request.

### **Substantial Conformance Improvement Permit (SCIP):**

A SCIP allows for the redevelopment of non-conforming sites without requiring full compliance with all current standards. Instead, it enables the applicant to incrementally address non-conforming conditions in proportion to the scope of improvements being proposed.

#### **Non-conforming Conditions:**

- **Building and Landscape Setbacks:** Per Table 11-6-3.A, 15-foot side and rear building and landscape setbacks are required adjacent to non-residential zoning districts. The project site has a 9.5-foot side building setback with a 0-foot landscape setback on the north side and an 11-foot landscape setback on the eastern rear property line.
- **Foundation Base:** Per Section 11-33-5(A), a 15-foot foundation base is required along a building elevation that has a public entrance. The building has a 9-foot foundation base along the western front entrance elevation and a 5-foot foundation base along the southern elevation.
- **Perimeter Landscaping:** Per Section 11-33-3, one tree and six shrubs are required for every 25 feet of street frontage and a minimum of three trees and 20 shrubs are required for every 100 linear feet of adjacent property line. There are currently 9 trees and approximately 15 shrubs existing on the site.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 18 parking spaces are required. There are currently 4 parking spaces on the property and a shared parking agreement with the property to the south.

**Proposed Improvements:** To bring the site into further conformance, the applicant is proposing to install the required landscaping in the perimeter landscape yards surrounding the property.

**Approval Criteria - Section 11-73-3:** A SCIP shall be granted only upon sufficient evidence that:

- **Improvements Constitute the Greatest Degree of Compliance Without Causing or Creating Certain Conditions:** The proposed landscaping is the maximum feasible improvement that can be made without requiring: (1) demolition or reconstruction of the building or other site features; (2) discontinuation of the existing conforming use or the preclusion of any other lawful, permitted use; or (3) the creation of additional non-conforming conditions.
- **Compatible with Adjacent Properties and Neighborhoods.** The improvements authorized by the SCIP will create a development that is compatible with and not detrimental to adjacent properties or the surrounding neighborhood. The previously approved car wash and service station have been closed for many years, and became dilapidated and then damaged by a fire. The enhancements will result in a more attractive frontage, improving the site's overall aesthetic and functional integration with the area.

## **Required Notification**

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The applicant provided letters to surrounding property owners within 500 feet of the project site, notifying them of the public hearing.

Staff received no comments on the proposed project at the time of writing of this staff report.

## **Conditions of Approval**

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Staff recommends **approval** of the SCIP, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Case No. ADM25-00856.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

## **Exhibits**

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Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 9 – Power Point Presentation