



City Council

ZON25-00256

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

December 8, 2025
1



Request

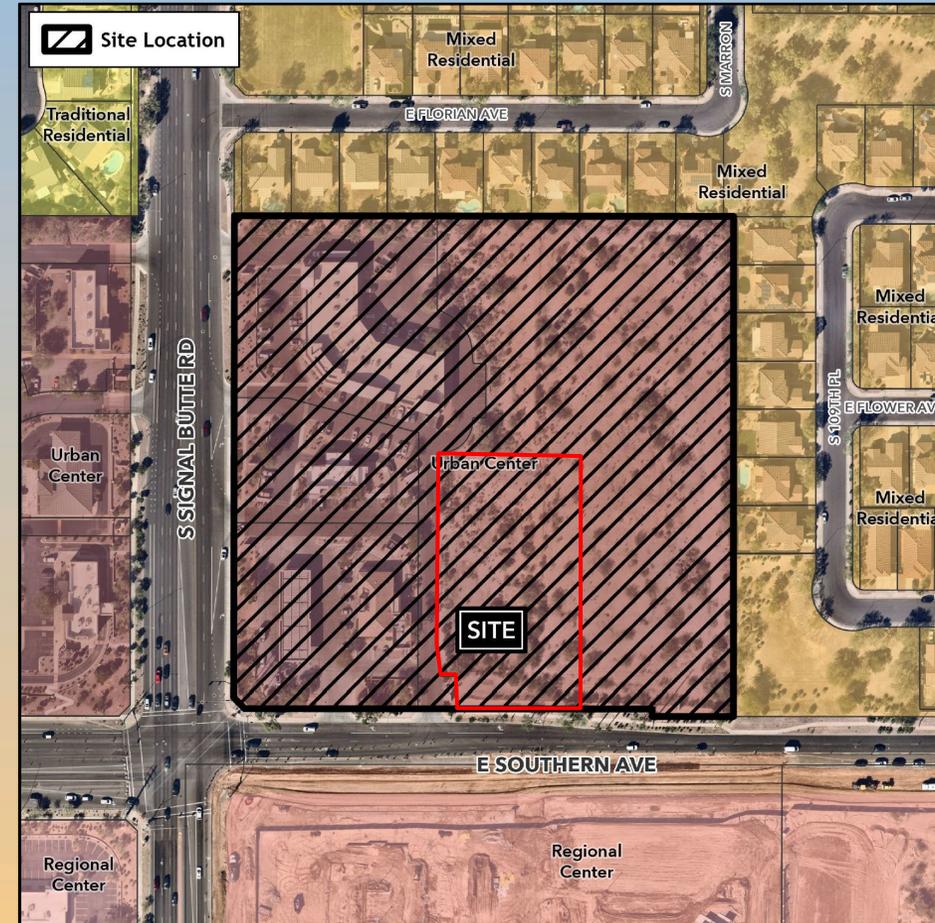
- Site Plan Review
- Amending conditions of approval of Ordinance No. 3884





Location

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

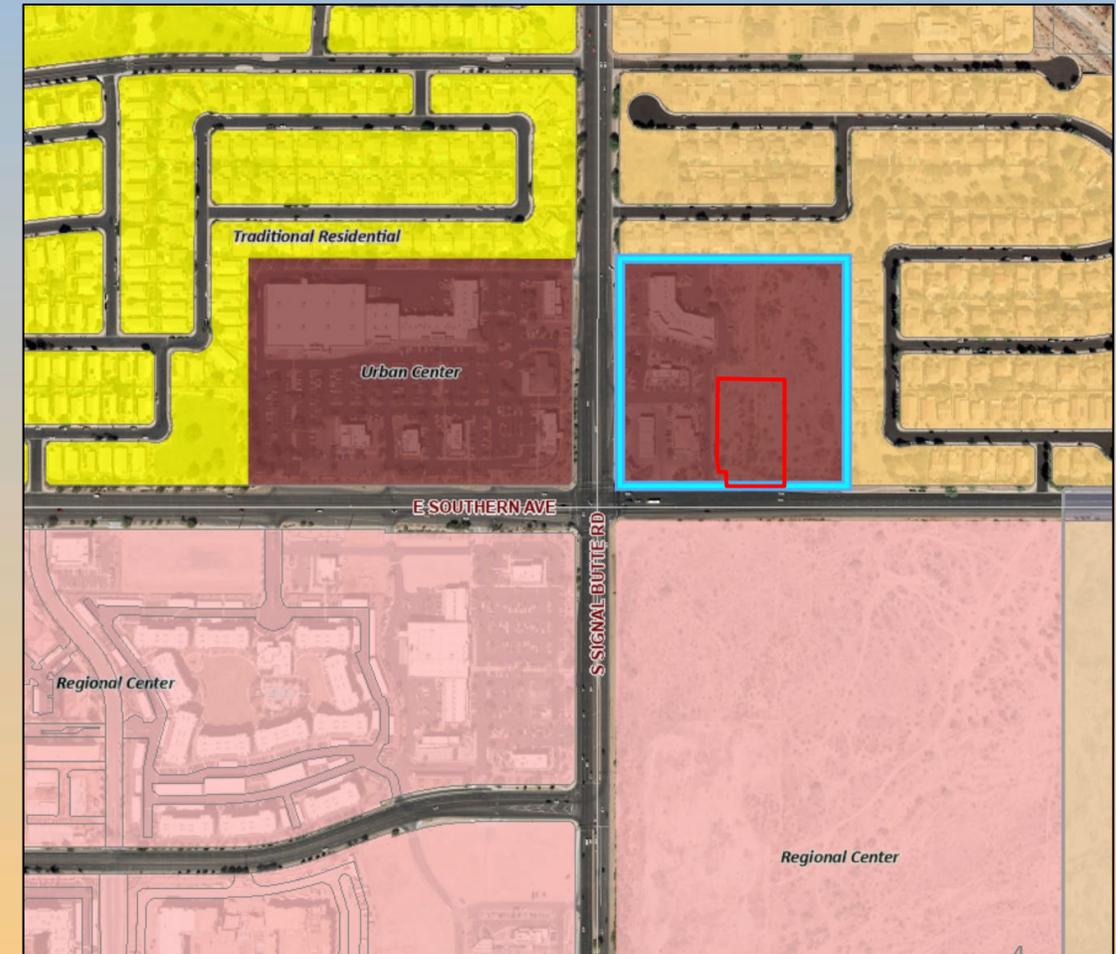




General Plan

Urban Center - Evolve

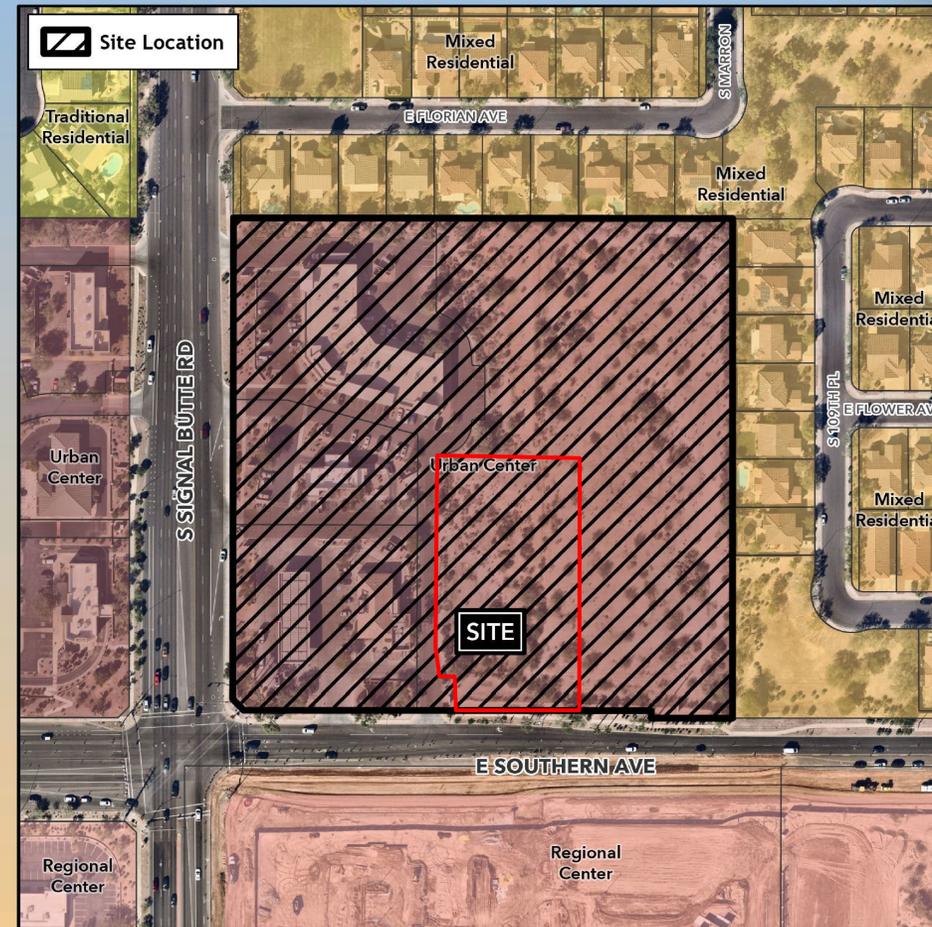
- Principal Land Use
- N1. Promote complete communities
- LU3. Encourage infill to meet the community's strategic needs
- ED3. Fosters entrepreneurs and small businesses.





Zoning

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





Site Photo

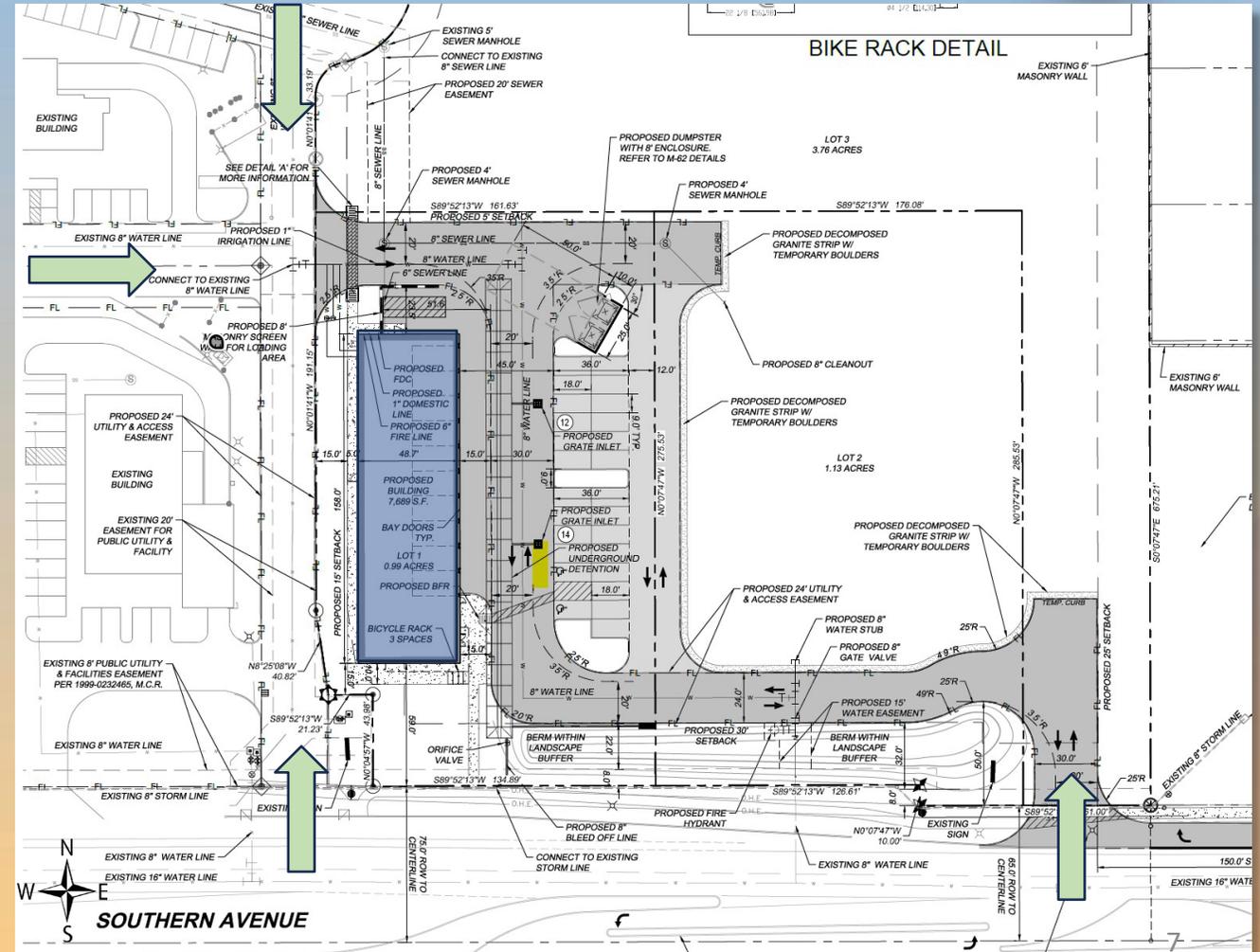


Looking north from Southern Avenue



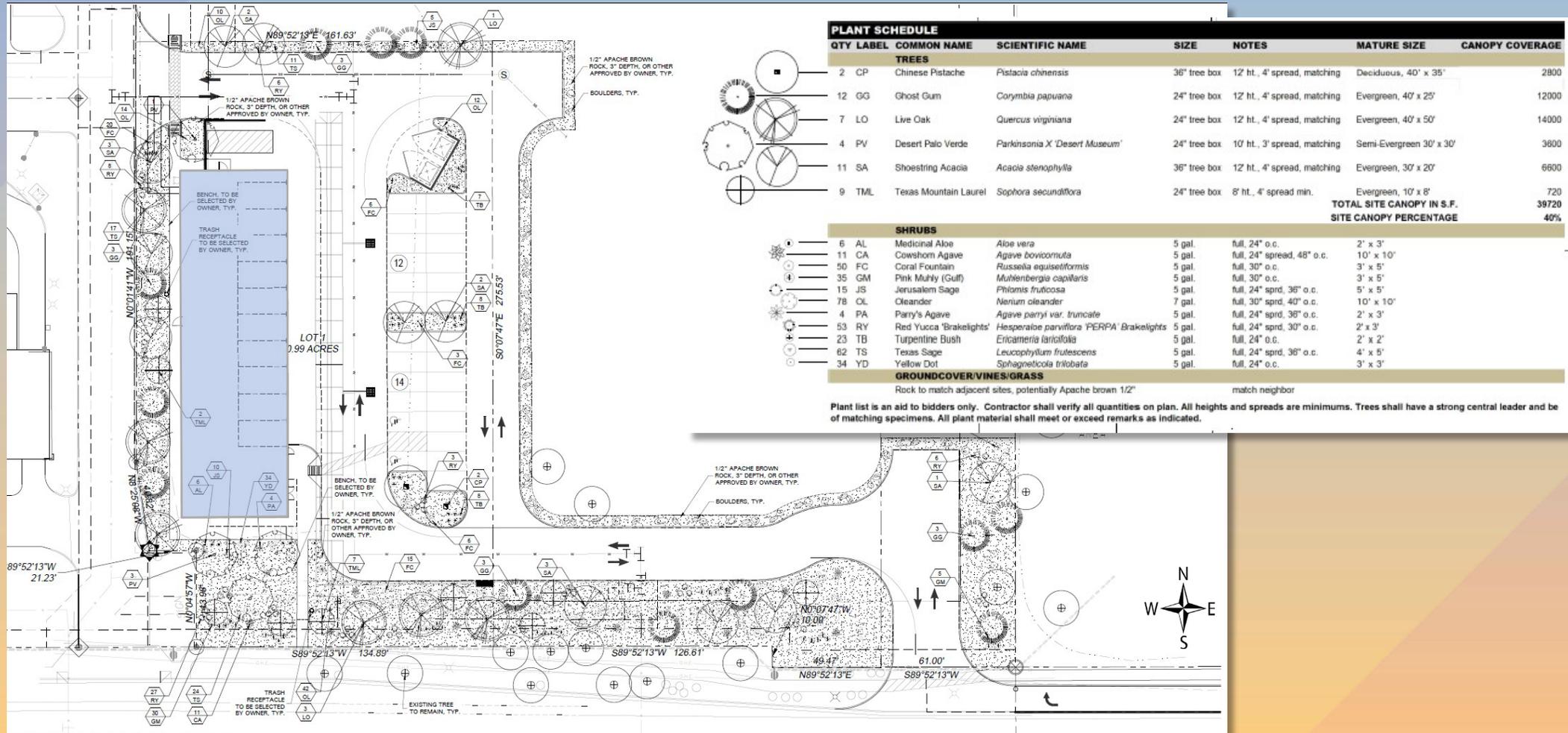
Site Plan

- Building Area: 7,689 SF
- Bay doors on the east elevation
- Shared access from Signal Butte Road and Southern Avenue
- 26 Parking Spaces





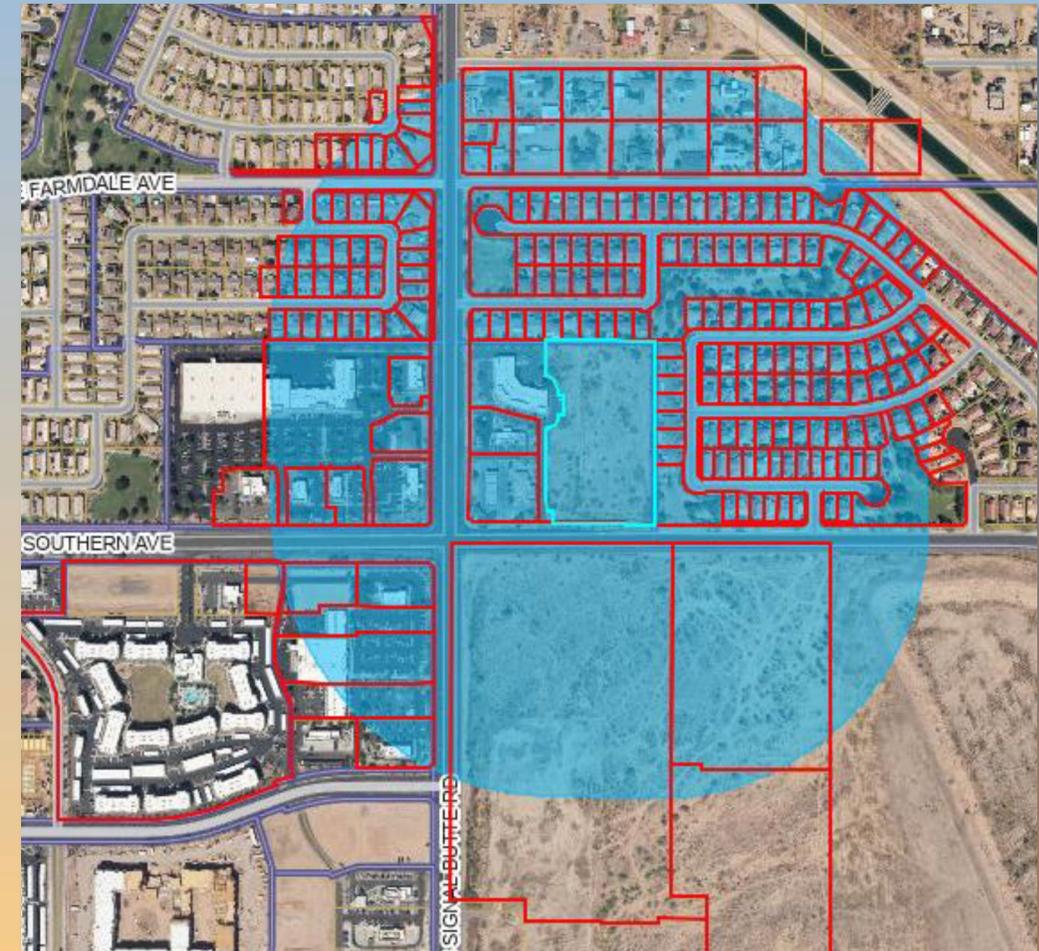
Landscape Plan





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

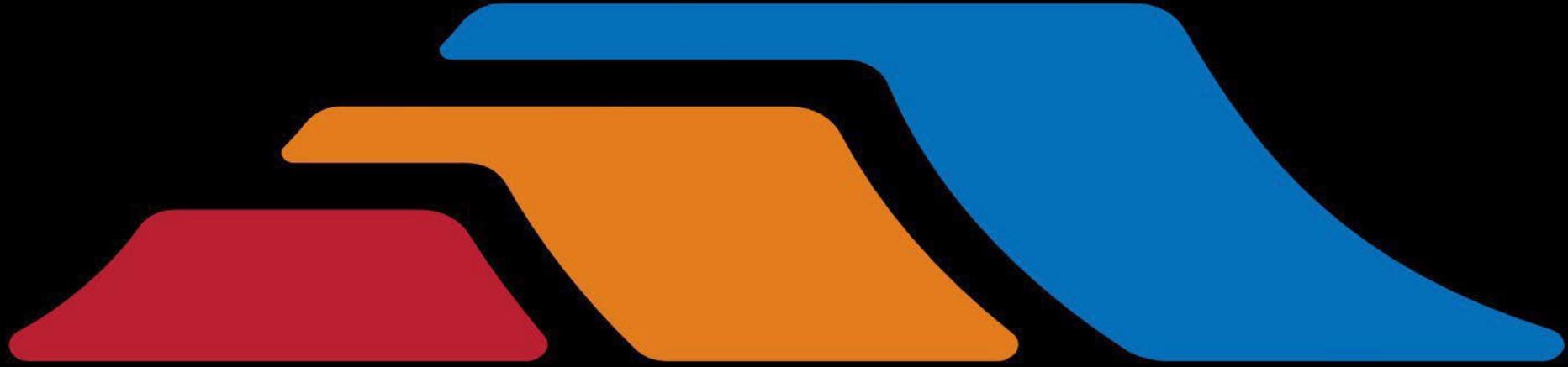




Findings

- ✓ 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

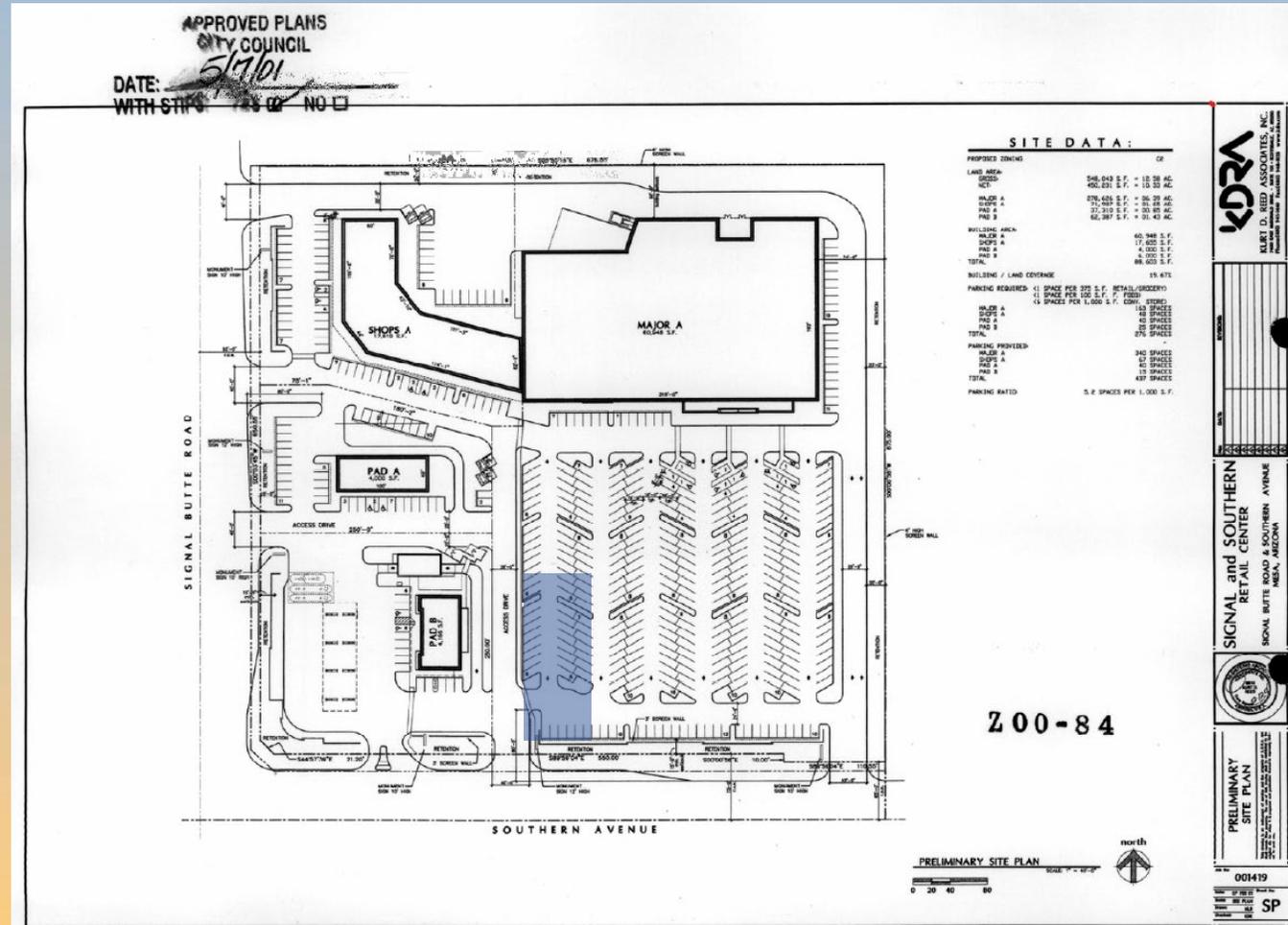
***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (4-0)***



mesa·az

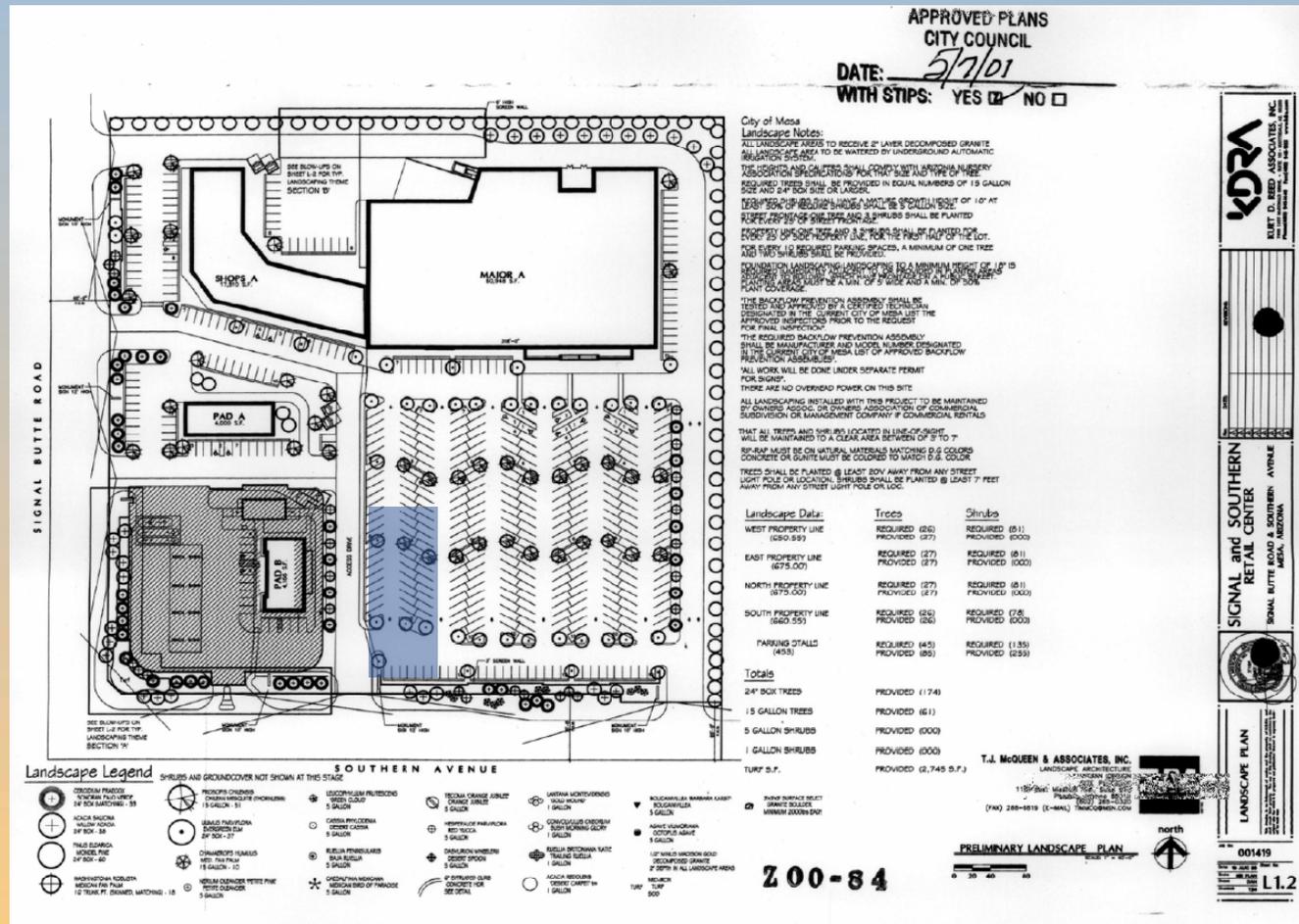


2001 Approved Site Plan





2001 Approved Landscape Plan





Site Plan Review Criteria

- A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.
- B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.



Site Plan Review Criteria

- C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.
- D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.



Site Plan Review Criteria

- E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.
- F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.



Site Plan Review Criteria

- G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.
- H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.



Site Plan Review Criteria

- I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.
- J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.