



City Council

ZON24-00145

Mary Kopaskie-Brown, Planning Director

September 9, 2024



Request

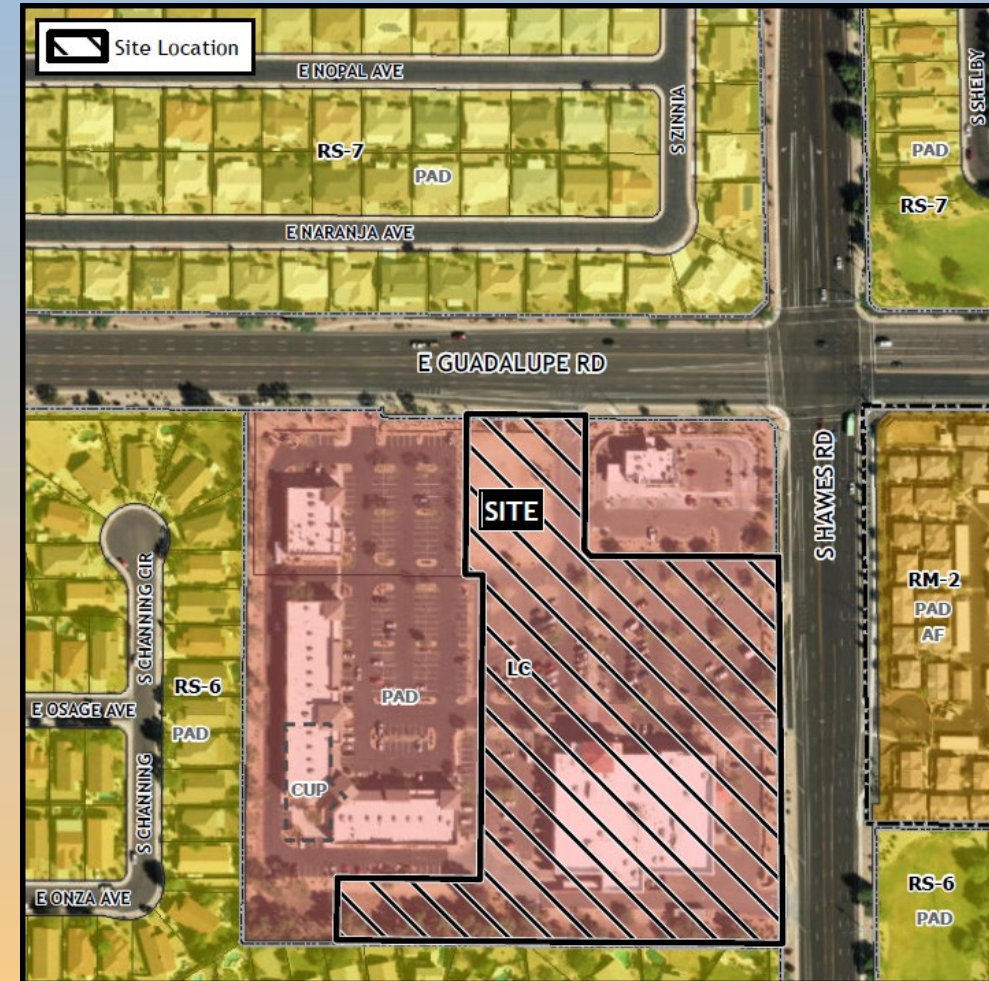
- Major Site Plan Modification
- To allow a service station





Location

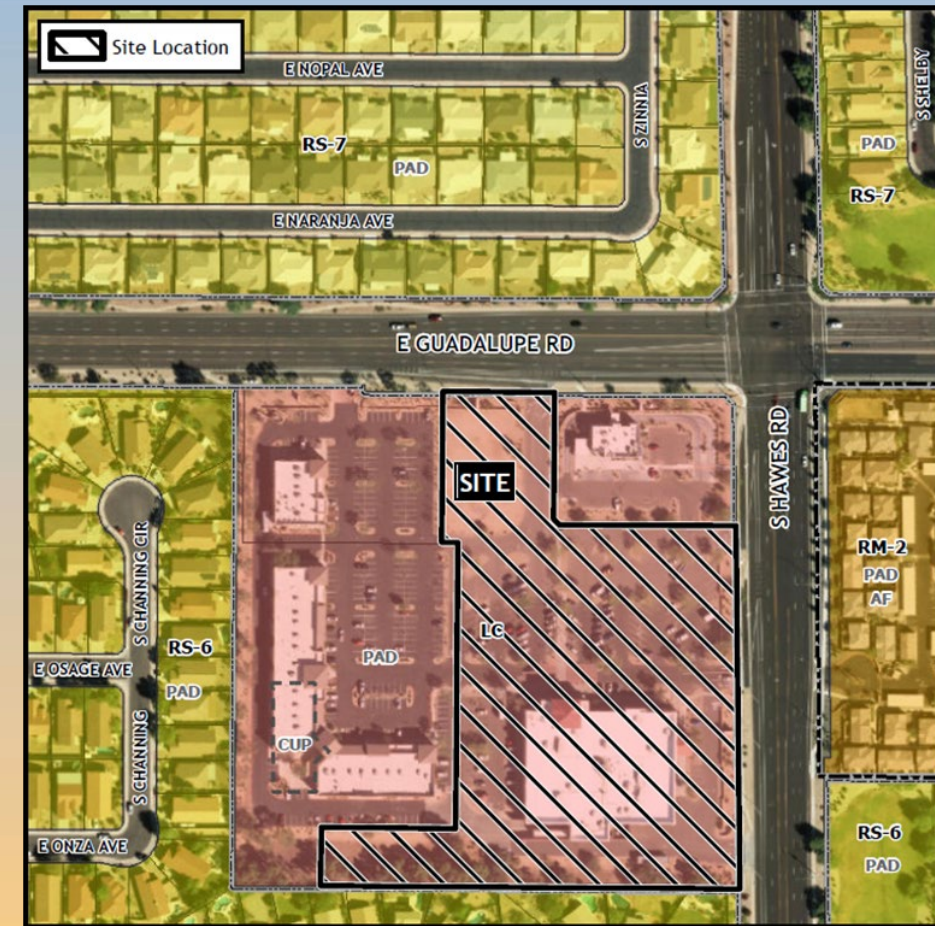
- South of Guadalupe Road
- West of Hawes Road





Zoning

- Current Zoning
 - Limited Commercial with a Planned Area Development Overlay (LC-PAD)
- Service Stations with fuel sales are permitted uses within the LC district with a Special Use Permit

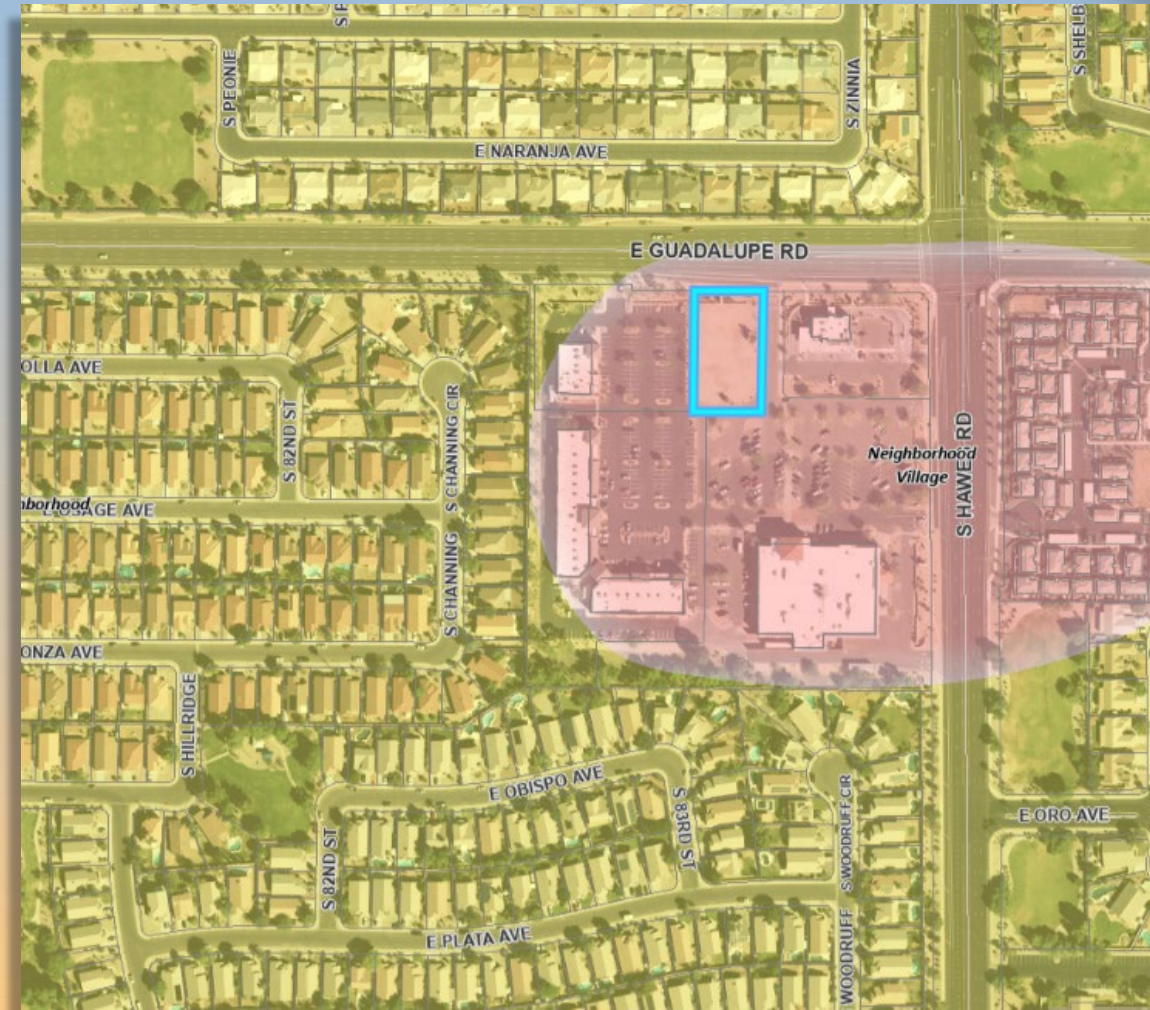




General Plan

Neighborhood Village

- Regular shopping and service needs of the nearby population





Site Photo

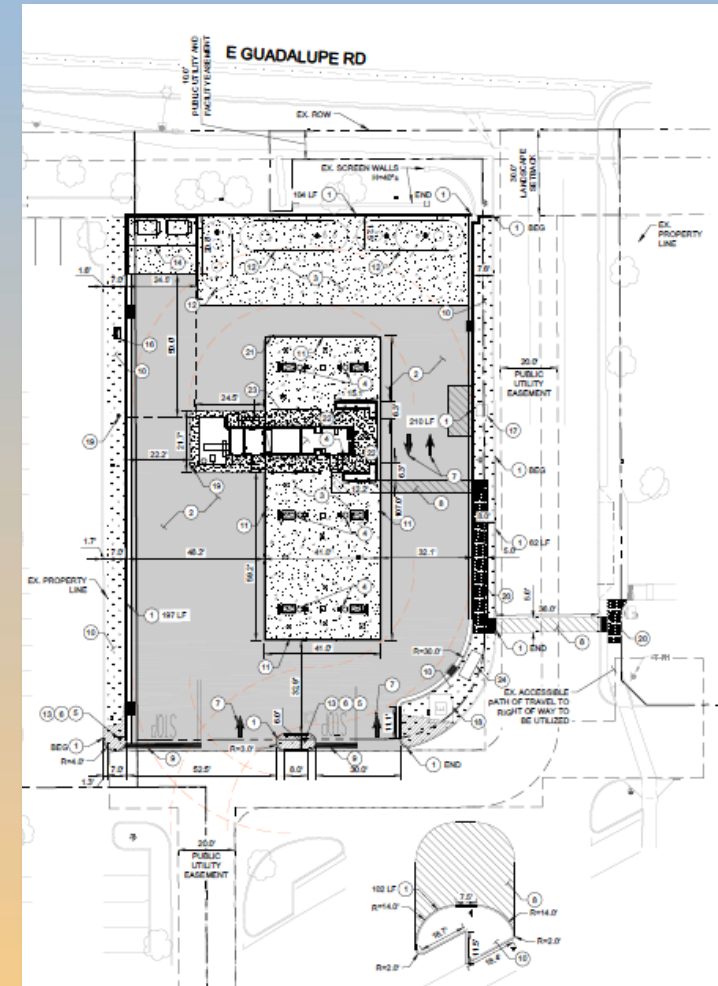


Looking south from Guadalupe Road



Site Plan

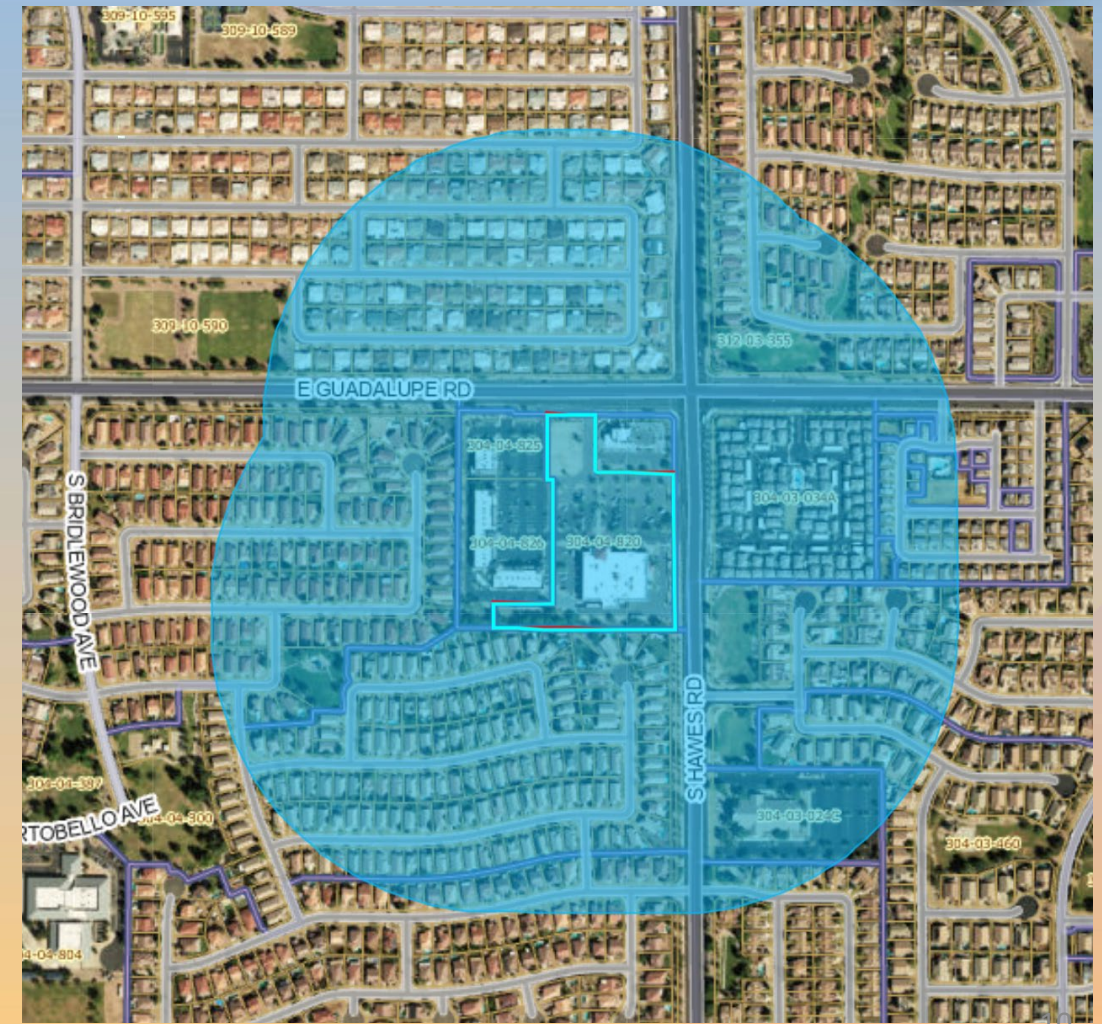
- Kiosk 609 sq. ft.
- Canopy 4,313 sq. ft.
- Total parking on the site 206 with 113 required





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on May 9, 2024, with no citizen attendees





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the Service Station criteria of Section 11-31-25 of the MZO
- ✓ Meets the SUP findings of Section 11-70-5.E and 11-31-25.I of the MZO

Staff recommend Approval with Conditions

Planning and Zoning Board recommend Approval with Conditions (6-0)



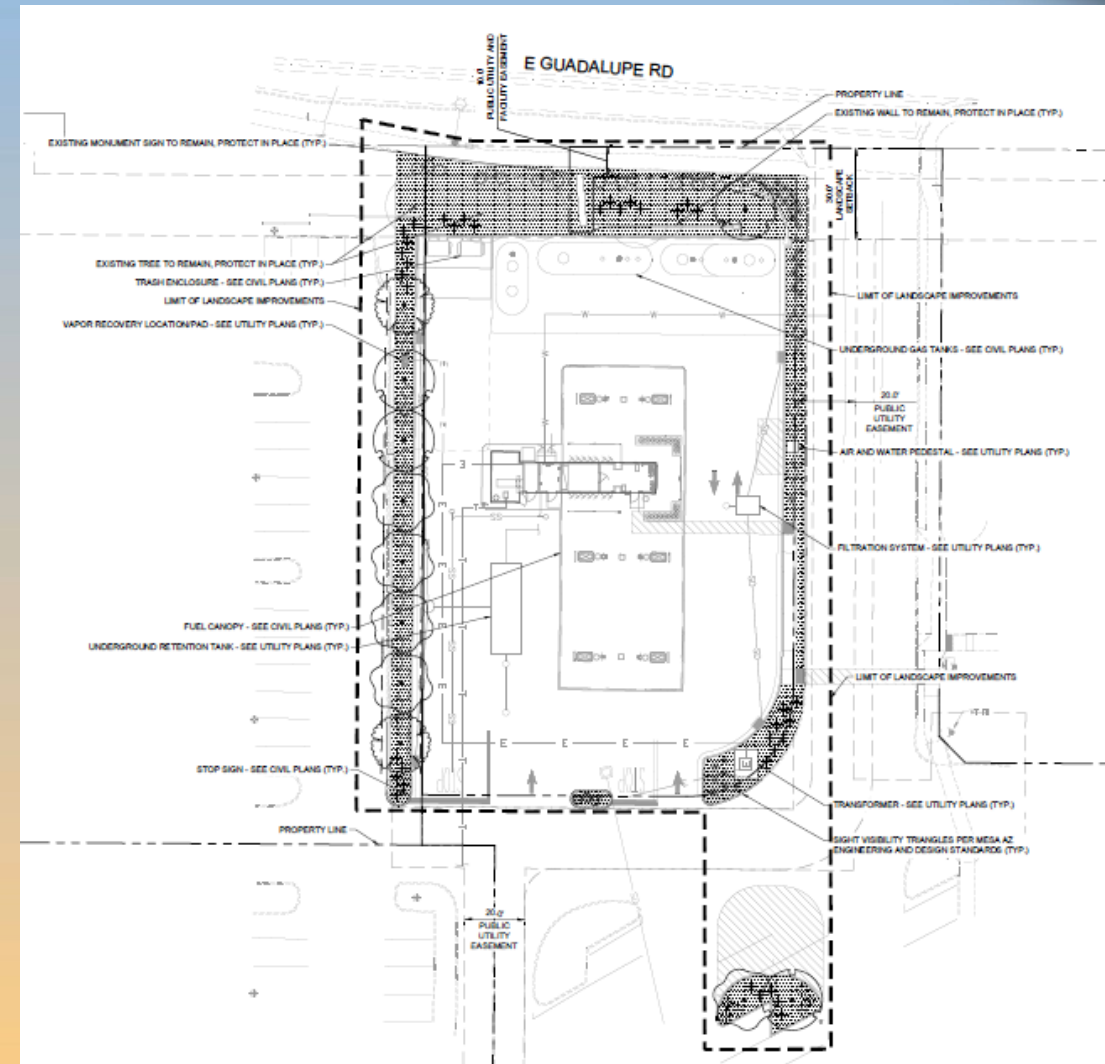
mesa·az



Landscape Plan

CONCEPT PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.
TREES					
	2	ACACIA SALICINA / WILLOW ACACIA	15 GAL.	5-6' HT. X 1.5'-3.5' SPR.	1" CAL.
	5	ACACIA SALICINA / WILLOW ACACIA	24" BOX	7'-8' HT. X 2'-3' SPR.	1.25" CAL.
	4	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	36" BOX	8'-10' HT. X 5'-7' SPR.	1.75" CAL.
	6	EXISTING TREE TO REMAIN / PROTECT IN PLACE SOPHORA SECUNDIFLORA / TEXAS MOUNTAIN LAUREL	-	-	-
SHRUBS					
	25	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.		
	6	CONVOLVULUS CHEIRIDUM / BUSH MORNING GLORY	5 GAL.		
	36	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.		
	17	PEDICULARIS MACROCARPUS / LADY'S SLIPPER	1 GAL.		
	64	RUELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.		
GROUNDCOVER					
	3	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.		
INERTS					
	5,704 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING	-		





Rendering

