


Board of Adjustment Board Staff Report

June 4, 2025

Case No.	BOA25-00160		
Project Name	UTV Stereo – Quality Car Audio		
Request	<ul style="list-style-type: none">Substantial Conformance Improvement Permit (SCIP) for the expansion of an existing Minor Automobile/Vehicle Service and Repair building		
Project Location	7561 East Baseline Road		
Parcel No(s)	304-05-980A		
Project Area	2.1± acres		
Council District	District 6		
Existing Zoning	Limited Commercial		
General Plan Designation	Neighborhood Center		
Applicant	Steve Nevala, FINN Architects, LLC		
Owner	Chase Moll, ALPHA ENTERPRISE LLC		
Staff Planner	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

Request:

The applicant is requesting a SCIP from the required parking and associated landscaping located within the parking area and foundation base in the Limited Commercial (LC) District to allow for the construction of a building addition.

- Required Parking: 71 spaces
- Updated Parking: 53 Spaces
- Reduction in the throat depth from 50 feet to 25 feet to maintain the existing parking lot design
- Reduction in the required landscape yard adjacent to RS zoning districts from 20 feet to 10 feet

Concurrent Applications:

- **Site Plan Review:** Planning and Zoning Board meeting is scheduled for May 28, 2025, to review the proposed landscape plan and site plan.

Site Context

General Plan:

- The Placetype for the project site is Neighborhood Center and the Growth Strategy is Evolve.
- The General Plan considers Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses within the Neighborhood Center Placetype. However, the General Plan establishes that the Mesa Zoning Ordinance regulates the permitted and prohibited land uses and land uses that require conditional use permits. The subject property is zoned Limited Commercial (LC), which the General Plan recognizes as an expected zoning district for Neighborhood Center, and Minor Automobile/Vehicle Service and Repair is permitted by right in the LC.
- Supporting General Plan Strategies:
 - N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.
 - ED3. Sustain a business climate that fosters entrepreneurs and small businesses.

Zoning:

- The project site is zoned Limited Commercial (LC).
- A Minor Automobile/Vehicle Service and Repair use is a permitted use within the LC District.

Surrounding Zoning & Use Activity:

The proposed Minor Automobile/Vehicle Service and Repair use is compatible with surrounding land uses, which includes single family, manufactured homes, medical offices, service station, and commercial.

Northwest (Across Baseline Road) RS-6-PAD Manufactured Home	North (Across Baseline Road) NC Service Station	Northeast (Across Baseline Road and Sossaman Road) LC Commercial
West RS-7-PAD Single Family	Project Site LC Minor Automobile/Vehicle Service and Repair	East (Across Sossaman Road) LC Medical Use
Southwest RS-7-PAD Single Family	South RS-7-PAD Single Family	Southeast (Across Sossaman Road) LC Medical Use

Site History:

- **July 30, 1983:** City Council annexed 1,855± acres, including the project site, into the City of Mesa (Ordinance No. 1731).
- **November 7, 1983:** City Council approved a rezoning for 450± acres, including the project site, from Maricopa County RU-43 to City of Mesa General Single Residence – 7 (R1-7) (equivalent to current Single Residence - 7 [RS-7]) and C-2 (equivalent to current Limited Commercial [LC]) (Case No. Z83-127; Ordinance No. 1754).
- **June 23, 1997:** City Council approved a Site Plan for 2.1± acres, for development of a 17,100 square foot Drug Store (Case No. Z97-048; Ordinance No. 3347).

Project/Request Details

Site Plan:

- **Building Design:** A 9,536 square foot addition is being proposed for the south side of the existing 17,100 square foot building for a total of 26,636 square foot structure.
- **Access:** The site will maintain the existing access points from Baseline and Sossaman Road that are utilized for this use currently .
- **Vehicle Service and Repair:** Per Section 11-31-6 of the Mesa Zoning Ordinance (MZO), the site is required to be at least one acres in size unless part of a larger group commercial center, have all service and storage areas screened, no storage of parts or equipment or disabled/junked/wrecked vehicles outside of the main building, and all work or noise

generating activity shall be enclosed within the building with sound attenuating measures incorporated into the building design. The Proposed Project complies with these requirements.

- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 71 parking spaces are required. There are 49 parking spaces existing on site and the applicant is removing four spaces to install landscape islands. As part of the SCIP process, the applicant is proposing to install an additional eight parking spaces to the site for a total of 53 spaces provided on the project site.
- **Landscaping:** The applicant is proposing to bring the landscaping on the site into conformance with the landscape requirements within the parking lot by adding landscape islands that meet planting requirements in addition to additional foundation base on the north side to meet code and planting requirements. While the applicant is requesting the SCIP include the existing deviations to the south and west sides of the site, they are providing perimeter plantings that meet code requirements on all sides.

Substantial Conformance Improvement Permit:

A Substantial Conformance Improvement Permit (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:

- **Landscape Setbacks:** The project site has a 10-foot landscape setback along the south and west sides of the property. Per Section 11-33-3(B)1, a 20-foot landscape setback is required for sites less than five acres adjacent to an RS district.
- **Throat Depth:** The existing site has a 25-foot setback from the entrance off of Sossaman Road to the first cross drive aisle. Per Section 11-32-4(A), cross drive aisles are required to be setback at least 50 feet.
- **Parking:** With bringing the site into substantial conformance, the applicant is proposing 53 parking spaces for the site. Per Section 11-32-3, 71 parking spaces are required for this use with the nonconformance requested.

Proposed Improvements: To bring the site into further conformance, the applicant is proposing additional parking spaces and to install the required landscaping in the landscape yard along Baseline and Sossaman Roads, as well as within the foundation base and throughout the parking lot.

Approval Criteria - Section 11-73-3:

- **Improvements Constitute the Greatest Degree of Compliance:** The proposed parking and landscaping is the maximum feasible improvement that can be made without requiring demolition of the building or other site features, discontinuation of use, or 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 enhancements will result in a

more attractive frontage, improving the site's overall aesthetic and functional integration with the area.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Outreach:

The applicant sent out letters to neighbors notifying them about the proposed project. One neighbor reached back out to the applicant and staff with questions/concerns about the following:

- Landscaping
- Lighting
- Noise

The applicant provided the following responses to neighbor concerns:

- Provided a Good Neighbor Policy that details noise abatement plans and lighting plans including moving audio testing away from residential areas, maintaining a clear fire lane, trash removal during business hours, and providing shielded lighting to provide security while reducing lighting impacts on neighboring properties.
- Changed proposed tree types to reduce impacts on neighboring properties while adding landscaping to reduce visual and noise impacts on neighboring properties.

Required Notification:

- Property owners within 500 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.

Staff has received questions about the Proposed Project from neighbors. The applicant worked with the neighbors to address their concerns with the project. Staff has not received any calls or emails since the applicant worked with the neighbors to address their concerns.

Conditions of Approval

Staff recommends **approval** of the Substantial Conformance Improvement Permit request, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Site Plan Review Case No. ZON25-00163.
3. Compliance with all applicable City development codes and regulations.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Power Point Presentation