



# City Council

# ZON24-00426

Mary Kopaskie-Brown, Planning Director

December 9, 2024



# Request

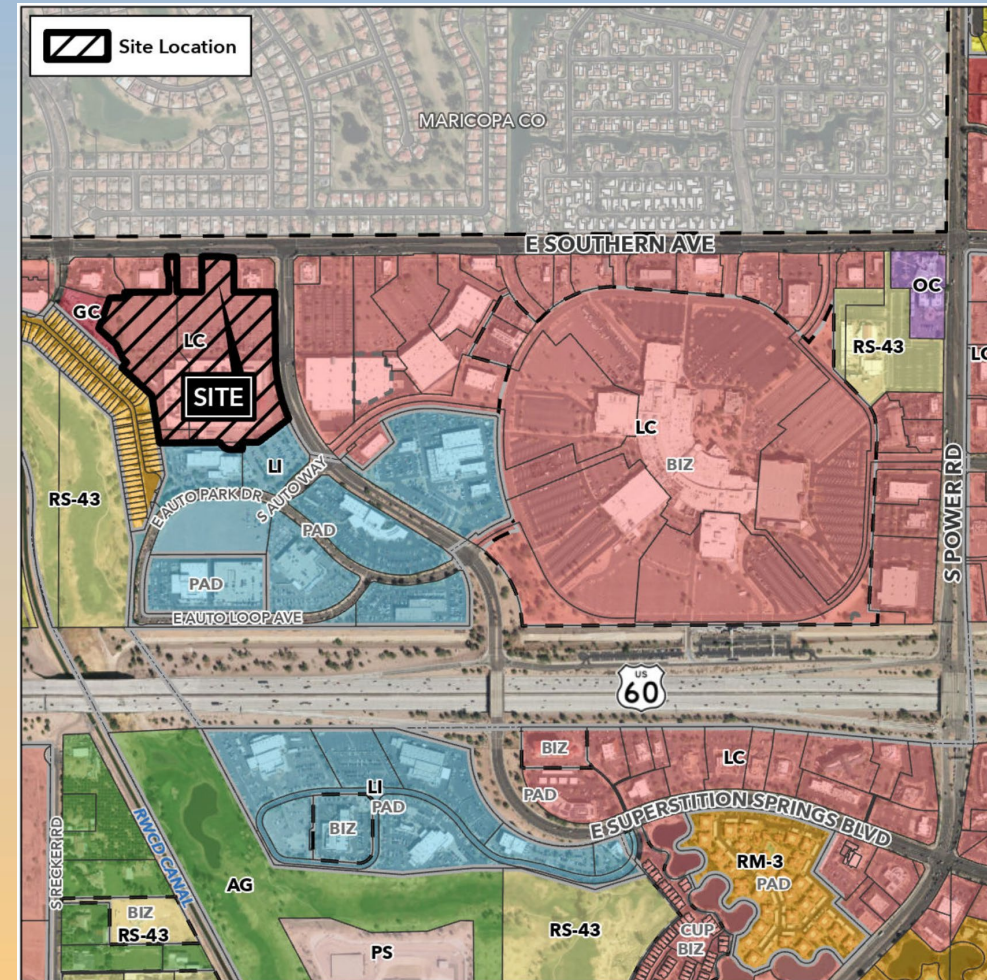
- Site Plan Review
- Special Use Permit
- To allow for a Service Station





# Location

- South of Southern Avenue
- West of Power Road





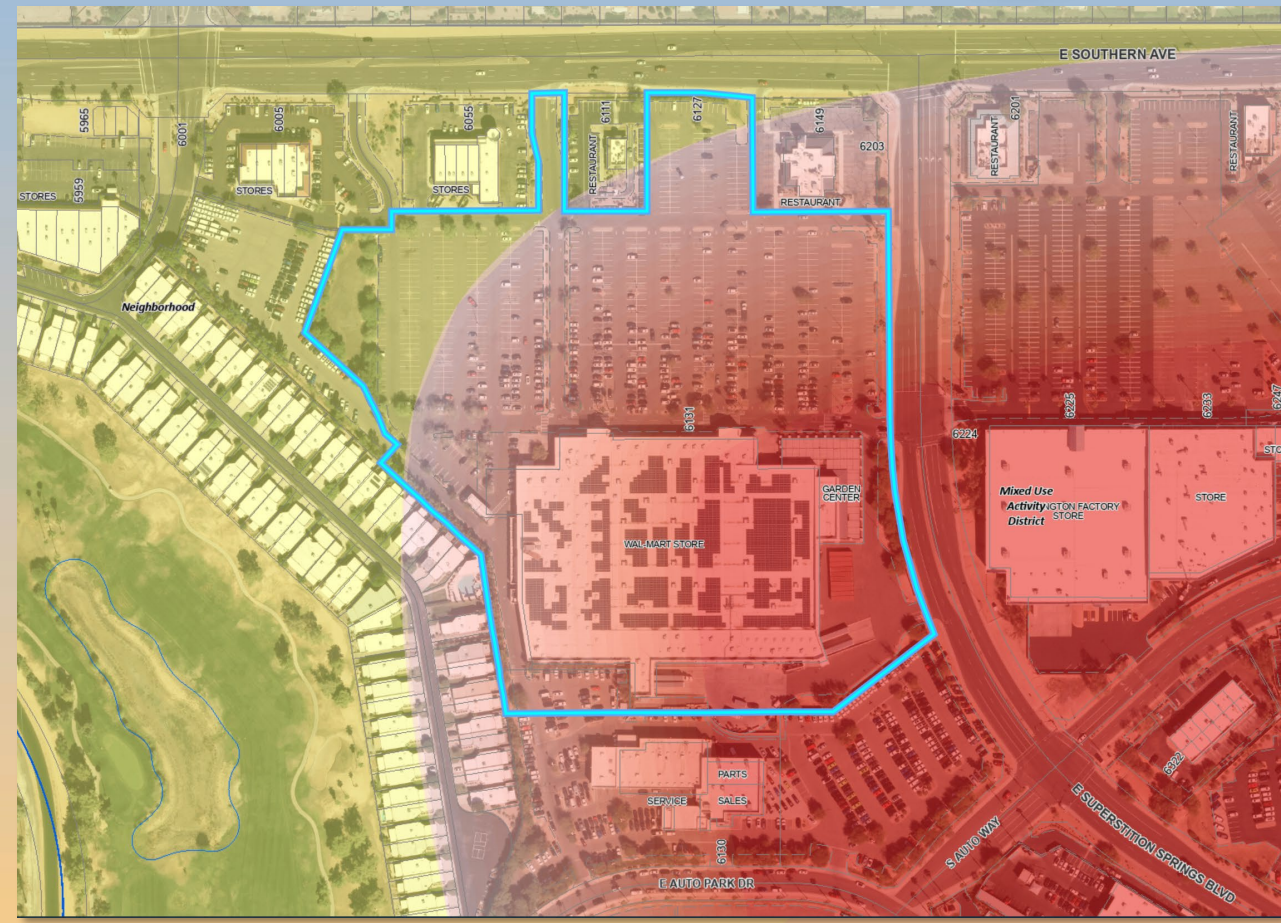
# General Plan

## Mixed Use Activity District with a Regional Scale subtype:

- Strong and viable centers of commercial activity to provide a location for businesses and attractions that brings people to Mesa from the larger region

## Neighborhood with a Suburban subtype:

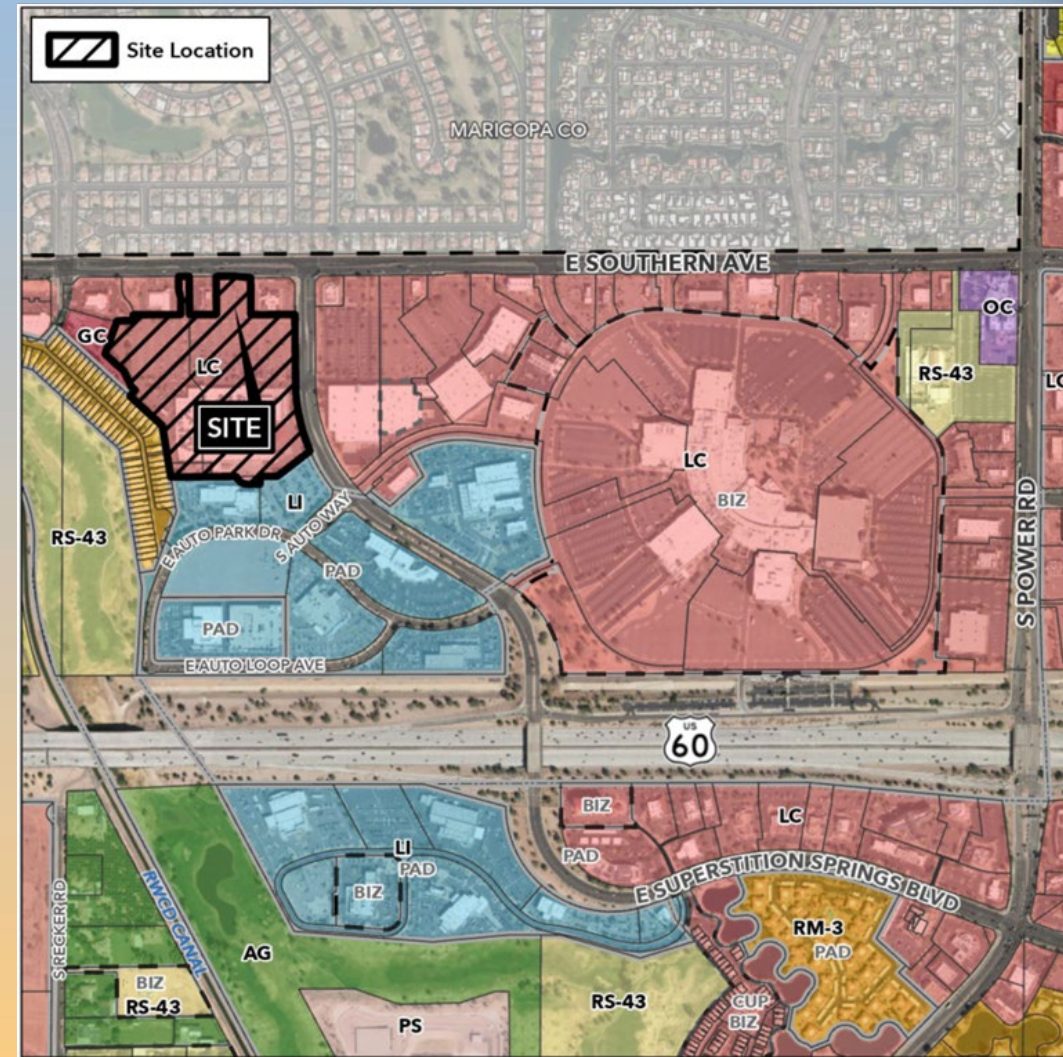
- May contain a wide range of housing options and associated non-residential uses and commercial uses on arterial frontages and major intersections





# Zoning

- Limited Commercial (LC)
- Service station is permitted with a Special Use Permit





# Site Photo

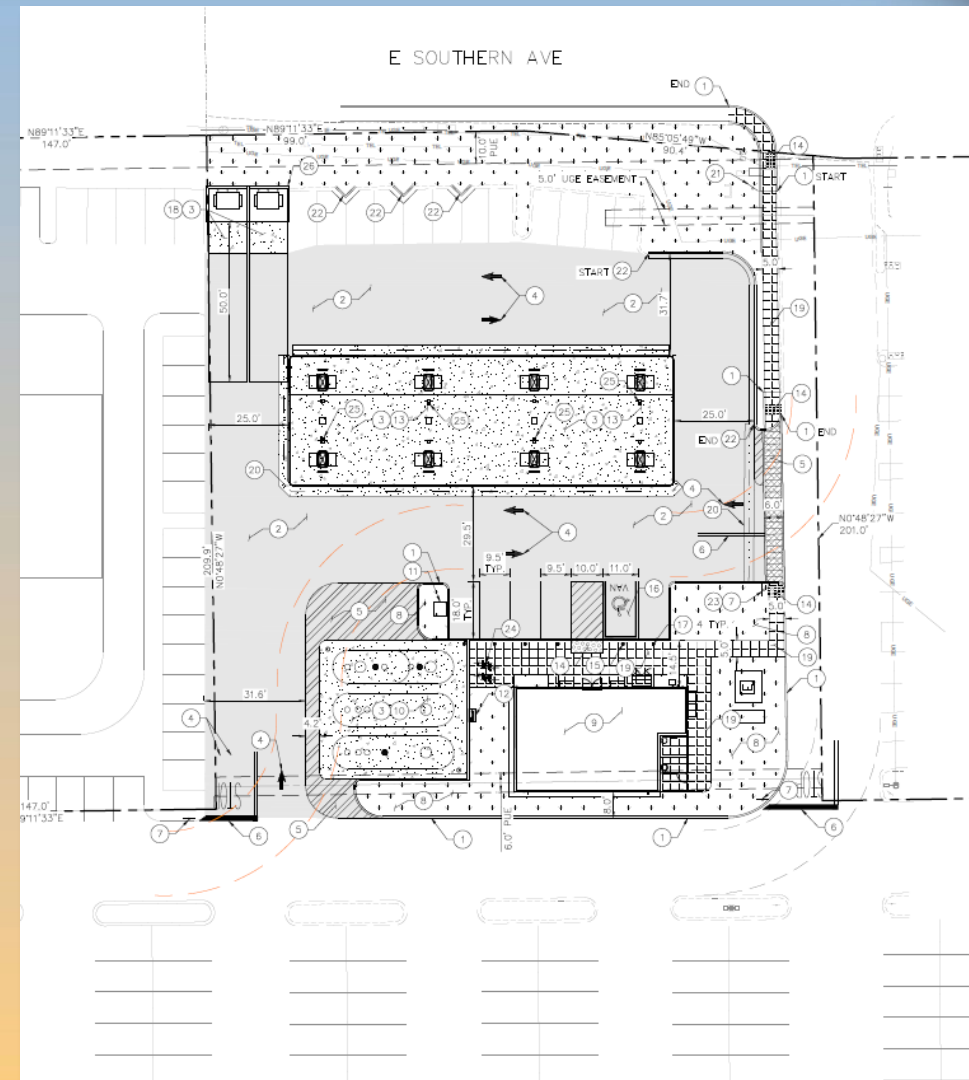


Looking south from Southern Avenue



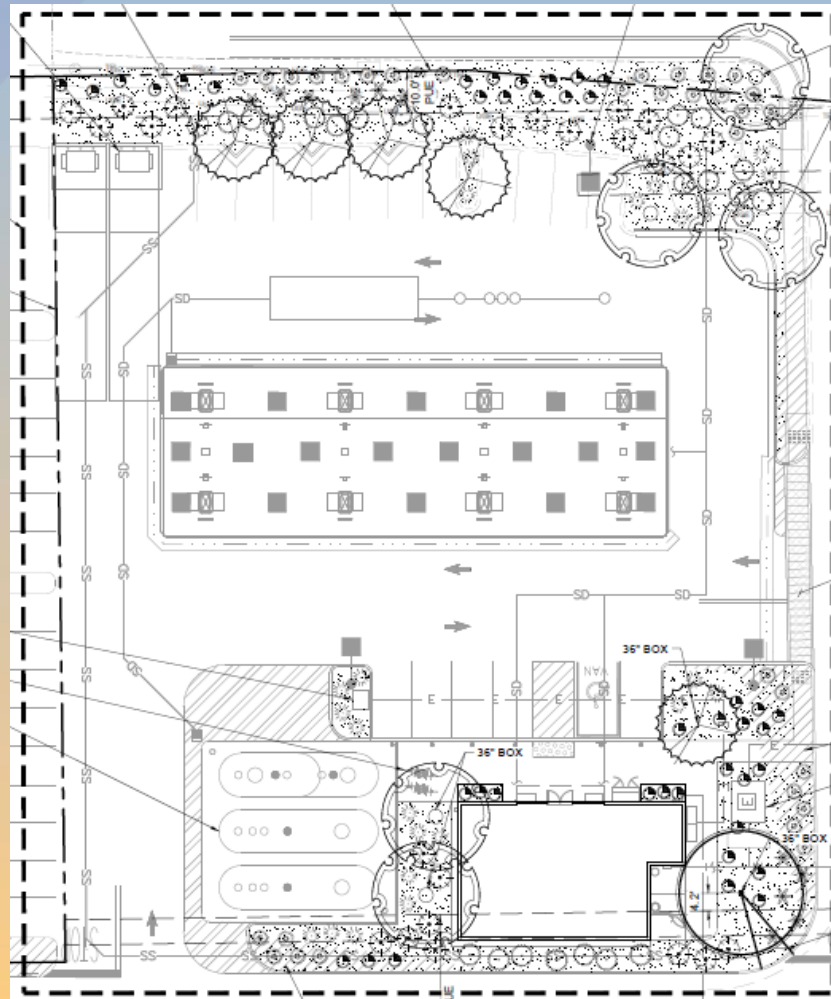
# Site Plan

- Building 1,556 sq. ft.
- Canopy 4,773 sq. ft.
- 556 parking spaces required, and 837 spaces provided

























# Landscape Plan



## PLANTING LEGEND

TREES (*LARGER SPECIMENS LABELED ON PLANS)			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
 Chilopsis linearis 'Lopur' (30' tall at maturity)	1.5" Cal.; 7' Ht., 24" Box Min.	4	
 Desert Diva Desert Willow	2.25" Cal.; 10' Ht., 36" Box Min.	1	
 Prosopis chilensis 'Thornless' (30' tall at maturity)	1.5" Cal.; 7' Ht., 24" Box Min.	1	
 Thornless Chilean Mesquite	2.5" Cal.; 10' Ht., 36" Box Min.	4	
 Ulmus parvifolia 'Sempevirens' (35' tall at maturity)	2.5" Cal.; 12' Ht., 36" Box Min.	1	
 Evergreen Elm			
SHRUBS & ACCENTS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
 Buddleja marrubifolia (5' tall)	5 Gal.	24	
 Woolly Butterfly Bush			
 Hesperaloe parviflora (3' tall)	5 Gal.	41	
 Red Yucca			
 Leucophyllum langmaniae 'Rio Bravo' (5' tall)	5 Gal.	25	
 Rio Bravo Sage			
 Dasylirion wheeleri (3' tall)	5 Gal.	11	
 Desert Spoon			
GRASSES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
 Muhlenbergia rigens (4' tall)	5 Gal.	25	
 Deer Grass			
GROUNDCOVERS			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
 Lantana montevidensis (1' tall)	1 Gal.	34	
 Trailing Lantana			
MATERIALS			
DESCRIPTION	QTY		
 Decomposed Granite Color and Size to Match Adjacent Parking Lot Landscape, 2" Depth Min.	7316 SF		
 Decorative Concrete Color: Desert Tan (Subject to change)			





# Rendering





# Special Use Permit

## Section 11-31-25(I): Service Station SUP Criteria

- ✓ The use is found to be in compliance with the General Plan, applicable Sub Area Plans, and other recognized development plans or policies, and will be compatible with surrounding uses; and
- ✓ A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations; and
- ✓ A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses, including sound attenuation, lighting control measures, and vehicular access and traffic control. Such policies shall include, but are not limited to, the name and telephone number of the position, manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures; and
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.
- ✓ Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites.



# Special Use Permit

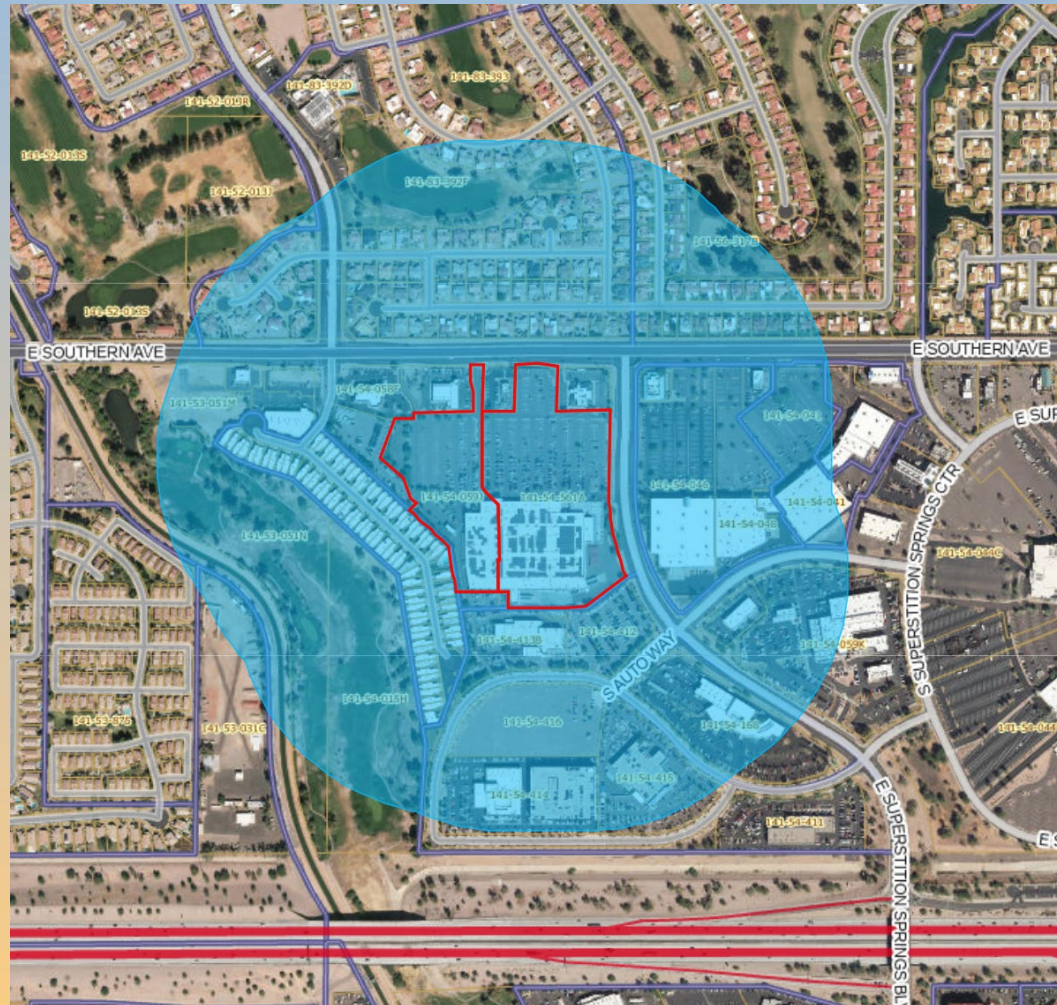
## Section 11-70-5(E): Special Use Permit Approval Criteria

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project



# Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- An in-person neighborhood meeting was held on August 5, 2024
  - There were three attendees
- Staff received several comments from neighboring property owners expressing concerns over increase traffic and noise late at night





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Meets the approval criteria for a Special Use Permit in Section 11-31-25(I) and 11-70-5(E)

*Staff recommends Approval with Conditions  
Planning and Zoning Board recommends Approval with Conditions (7-0)*



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