



# Board of Adjustment



# BOA24-00092

Chloe Durfee Daniel, Planner II

September 4, 2024



# Request

- Special Use Permit
- To allow a service station





# Location

- South of Guadalupe Road
- West of Hawes Road





# 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

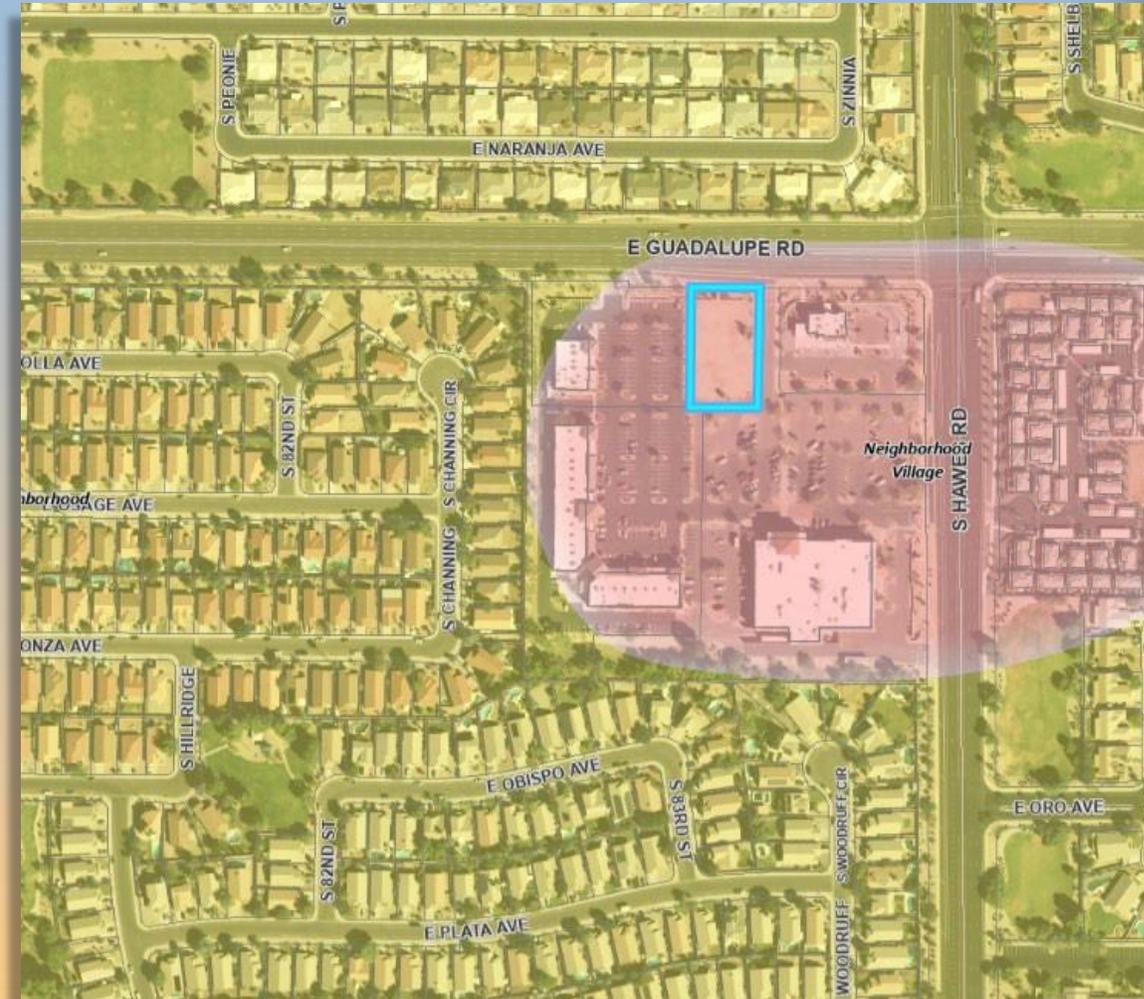




# General Plan

## Neighborhood Village

- Regular shopping and service needs of the nearby population





# Site Photo

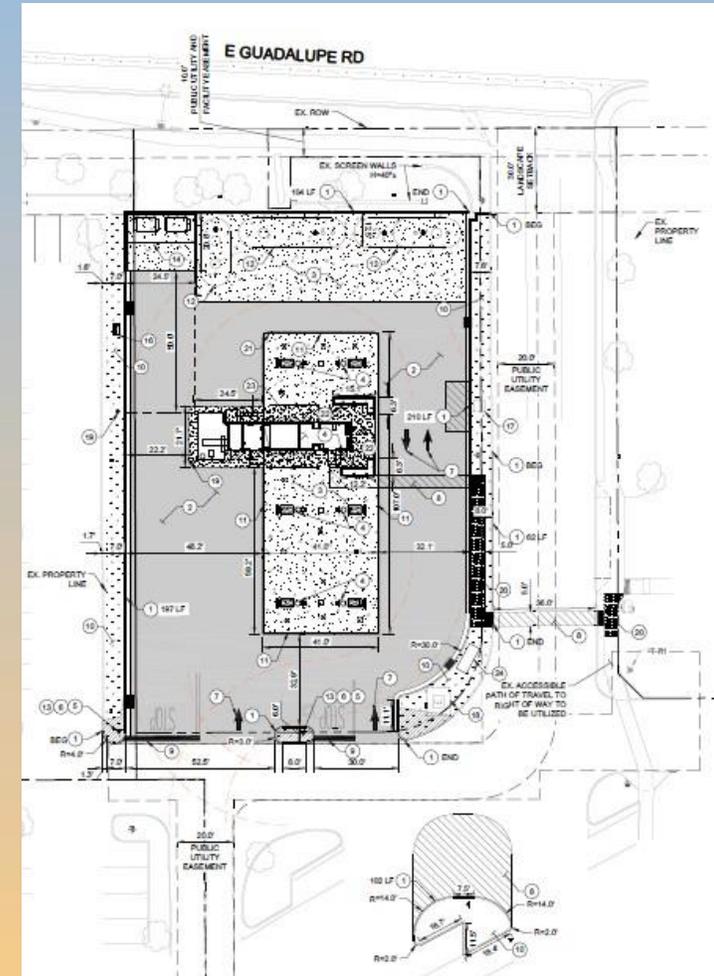


Looking south from Guadalupe Road



# Site Plan

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

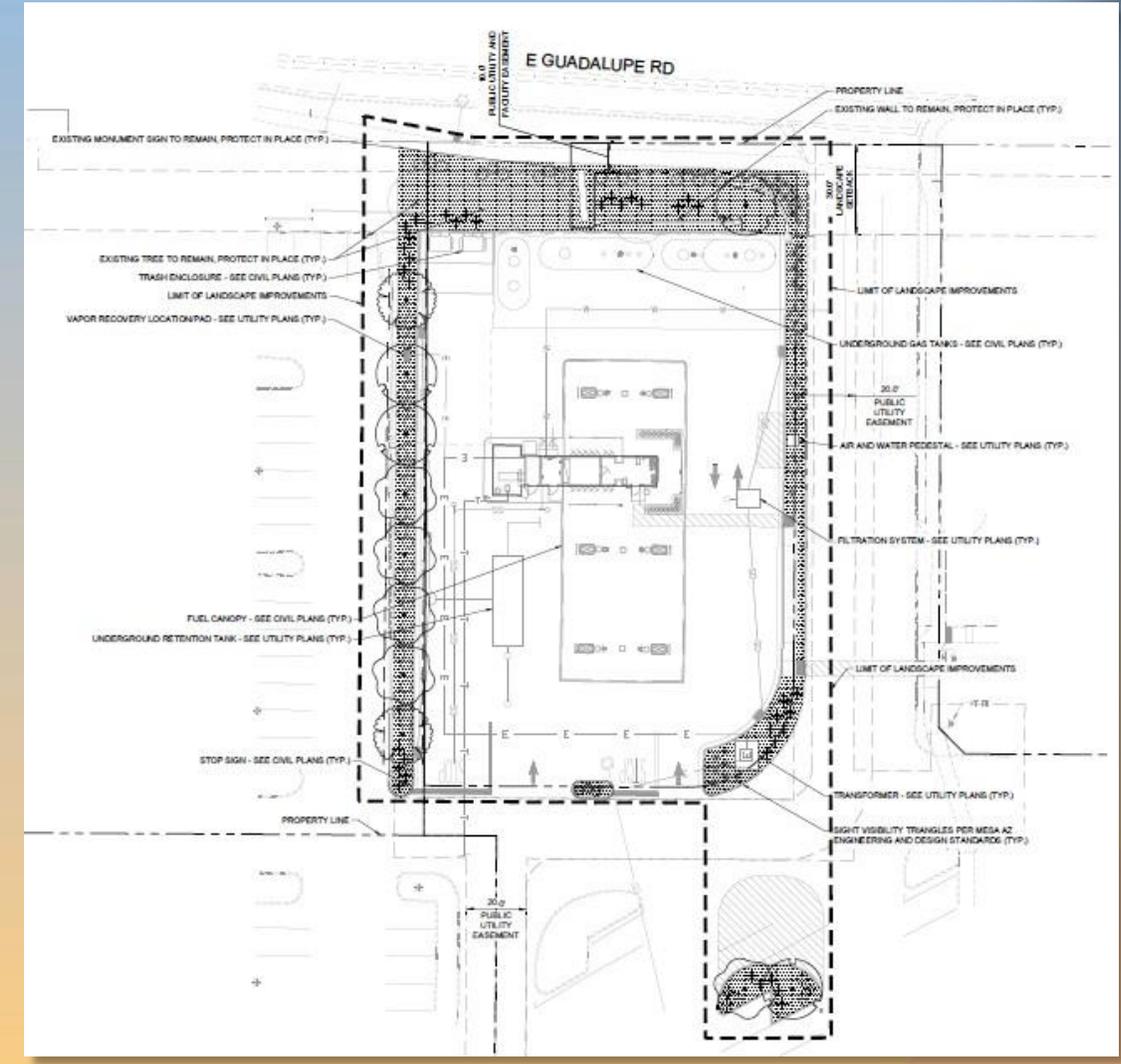




# Landscape Plan

**CONCEPT PLANT LEGEND**

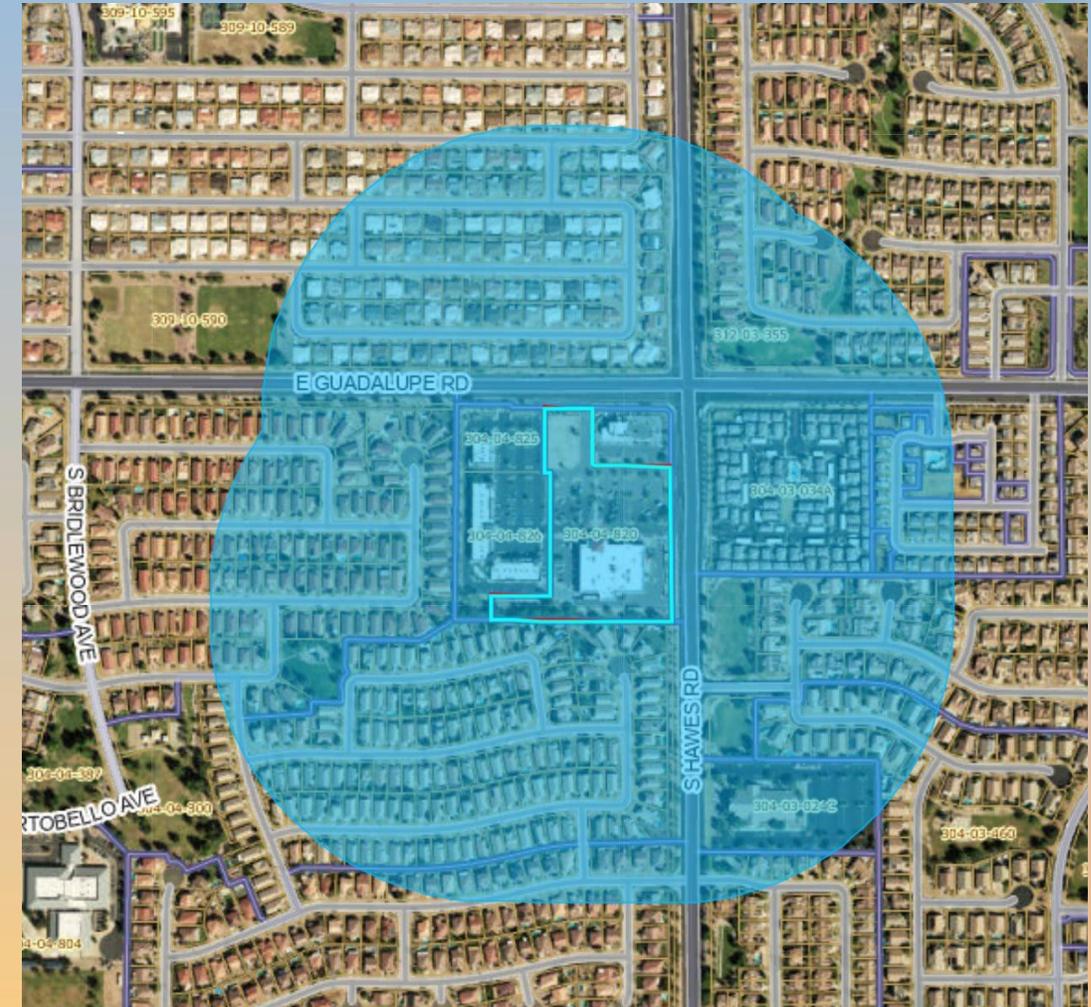
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	CAL.
<b>TREES</b>					
	2	ACACIA SALICINA / WILLOW ACACIA	15 GAL.	5-6' HT. X 1.5'-3.5' SPR.	1" CAL.
	5	ACACIA SALICINA / WILLOW ACACIA	24" BOX	7'-8' HT. X 2'-3' SPR.	1.25" CAL.
	4	CERCIDILM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	36" BOX	8'-10' HT. X 5'-7' SPR.	1.75" CAL.
	8	EXISTING TREE TO REMAIN / PROTECT IN PLACE SOPHORA SECUNDFLORA / TEXAS MOUNTAIN LAUREL	-	-	-
<b>SHRUBS</b>					
	25	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	5 GAL.		
	8	CONVOLVULUS CHEIRIDUM / BUSH MORNING GLORY	5 GAL.		
	36	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.		
	17	PEDELANTHUS MADROCARPUS / LADY'S SLIPPER	1 GAL.		
	64	RUELLIA PENINSULARIS / DESERT RUELLIA	5 GAL.		
<b>GROUNDCOVER</b>					
	3	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.		
<b>INERTS</b>					
	5,784 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING	-		





# Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on May 9, 2024, with no citizen attendees





# Approval Criteria

## 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



# Approval Criteria

## Section 11-31-25.I Service Station SUP Criteria

- ✓ 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.



# Approval Criteria

## Section 11-70-5.E SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plans and/or policies;
- ✓ Location, size, design, and operating characteristics are consistent with the purposes of the district where it is located and conform with the General Plan and any other applicable City plan or policies;
- ✓ Project will not be injurious or detrimental to the surrounding properties, the neighborhood, or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available.



# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ 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***



# Board of Adjustment



# Rendering

