



City Council

ZON25-00163

Mary Kopaskie-Brown, Planning Director

July 1, 2025
1



Request

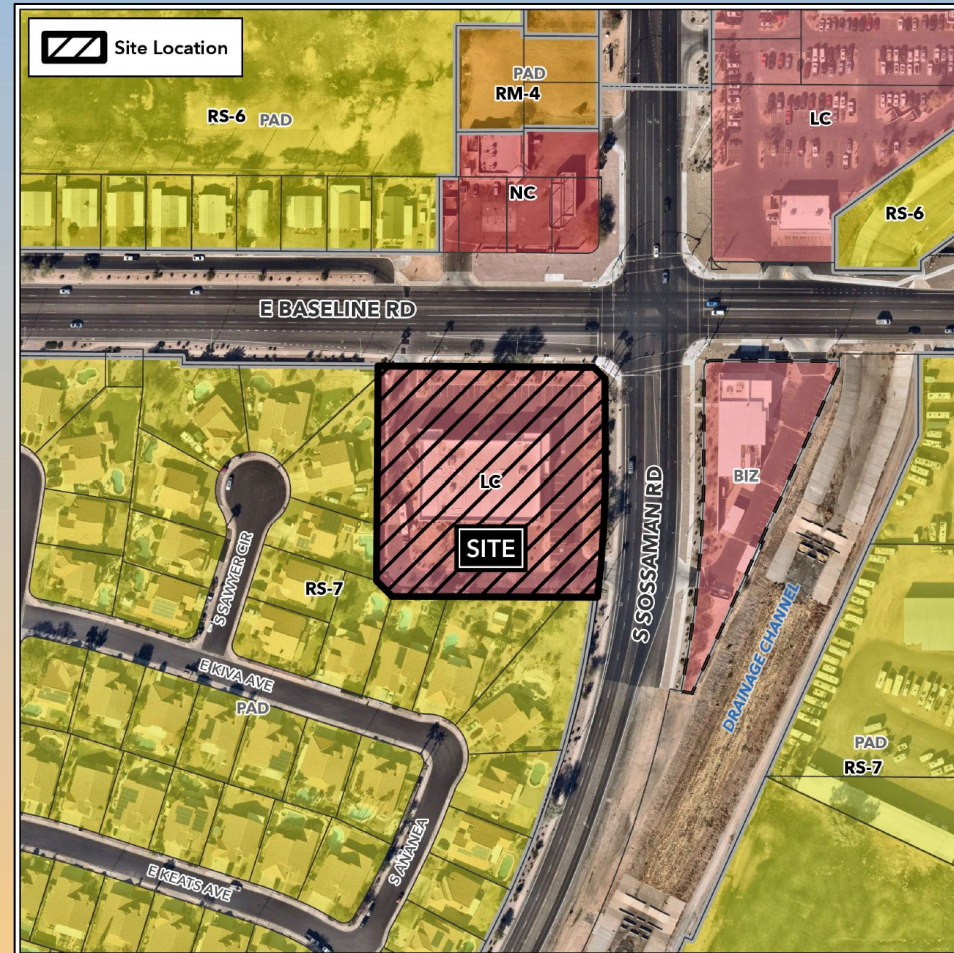
- Major Site Plan Modification for a 26,636± square foot minor vehicle service and repair use.
- Amending condition of approval No. 1 for Case No. Z97-048 (Ordinance no. 3347)





Location

- 7561 East Baseline Road
- Southwest corner of Baseline Road and Sossaman Road

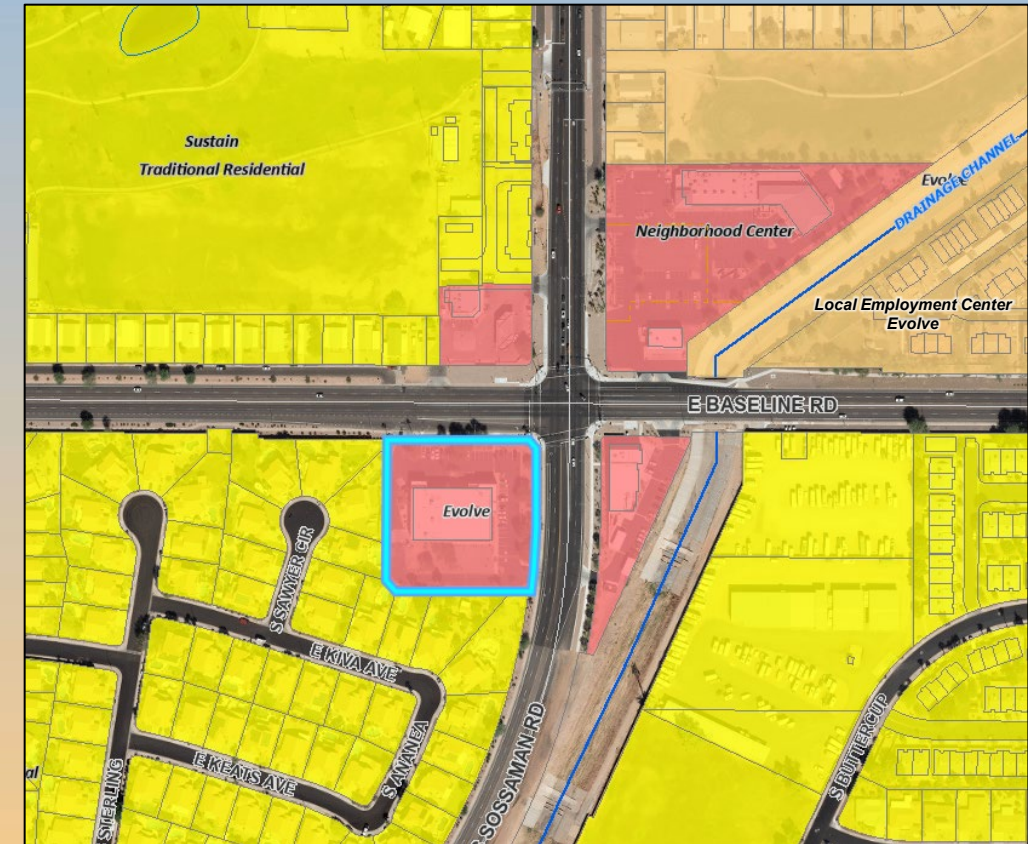




General Plan

Neighborhood Center - Evolve

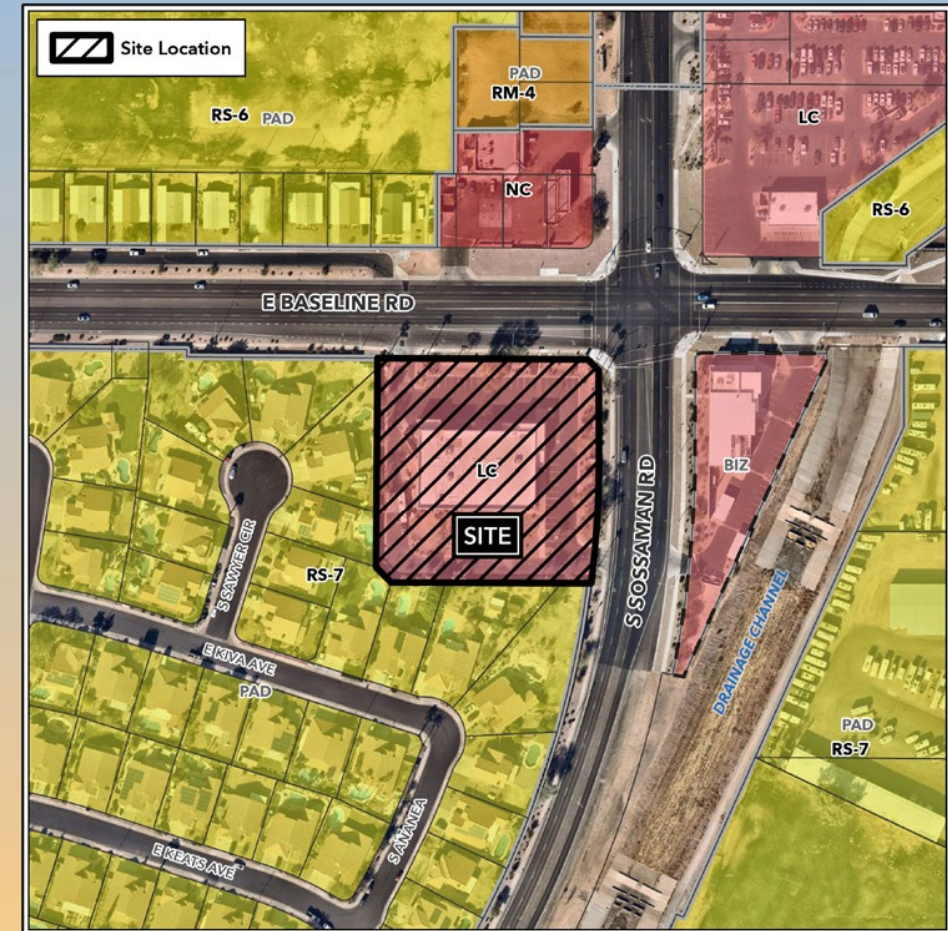
- Minor Automobile/Vehicle Service and Repair as Convenience Services, which is not identified as either principal or supporting land uses
- The subject property is zoned Limited Commercial (LC), which the General Plan recognizes as an expected zoning district for Neighborhood Center, and Minor Automobile/Vehicle Service and Repair is permitted by right in the LC.





Zoning

- Limited Commercial which allows for Minor Automobile/Vehicle Service and Repair





Site Photo

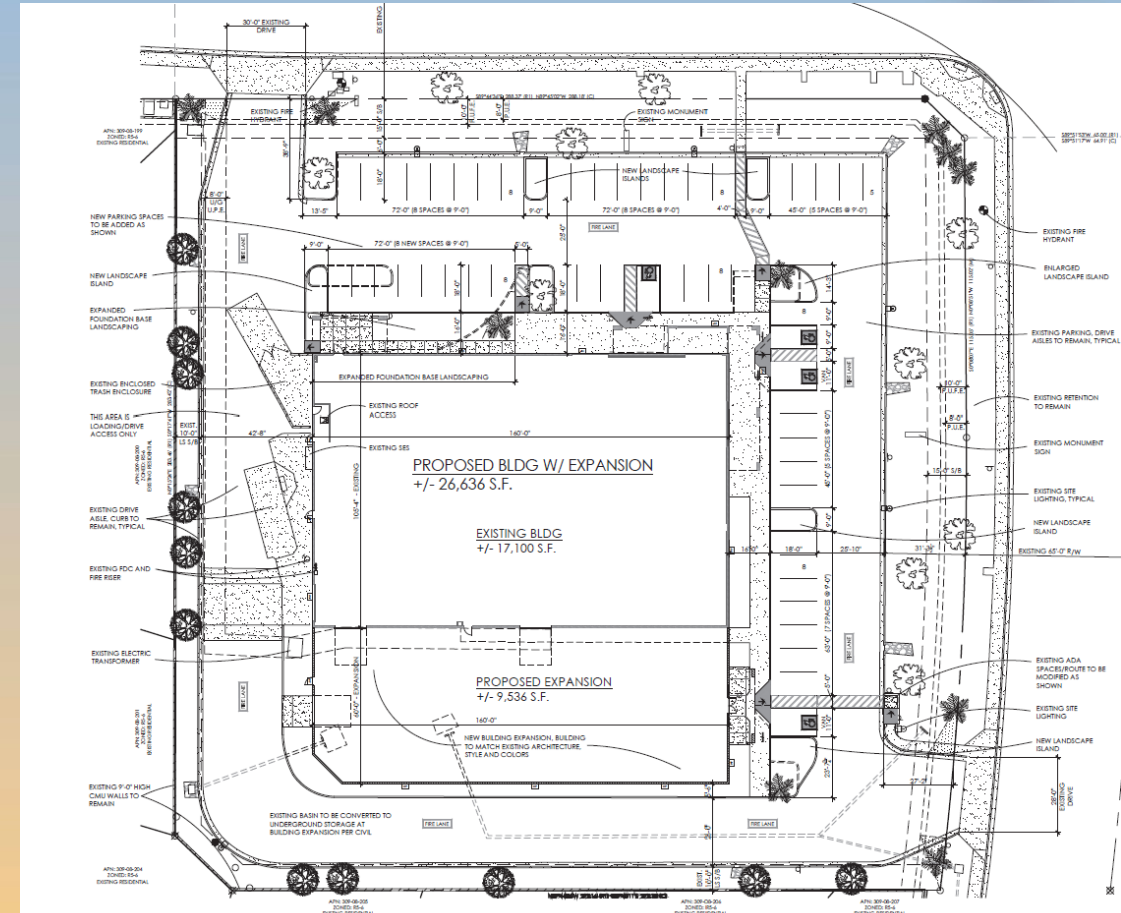


Looking south from Baseline Road



Site Plan

- 17,100 Square feet existing space
- 9,536 square foot addition proposed
- Existing ingress and egress points from Baseline and Sossaman Road
- 53 parking spaces on site, where 71 spaces are required





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)***



mesa·az

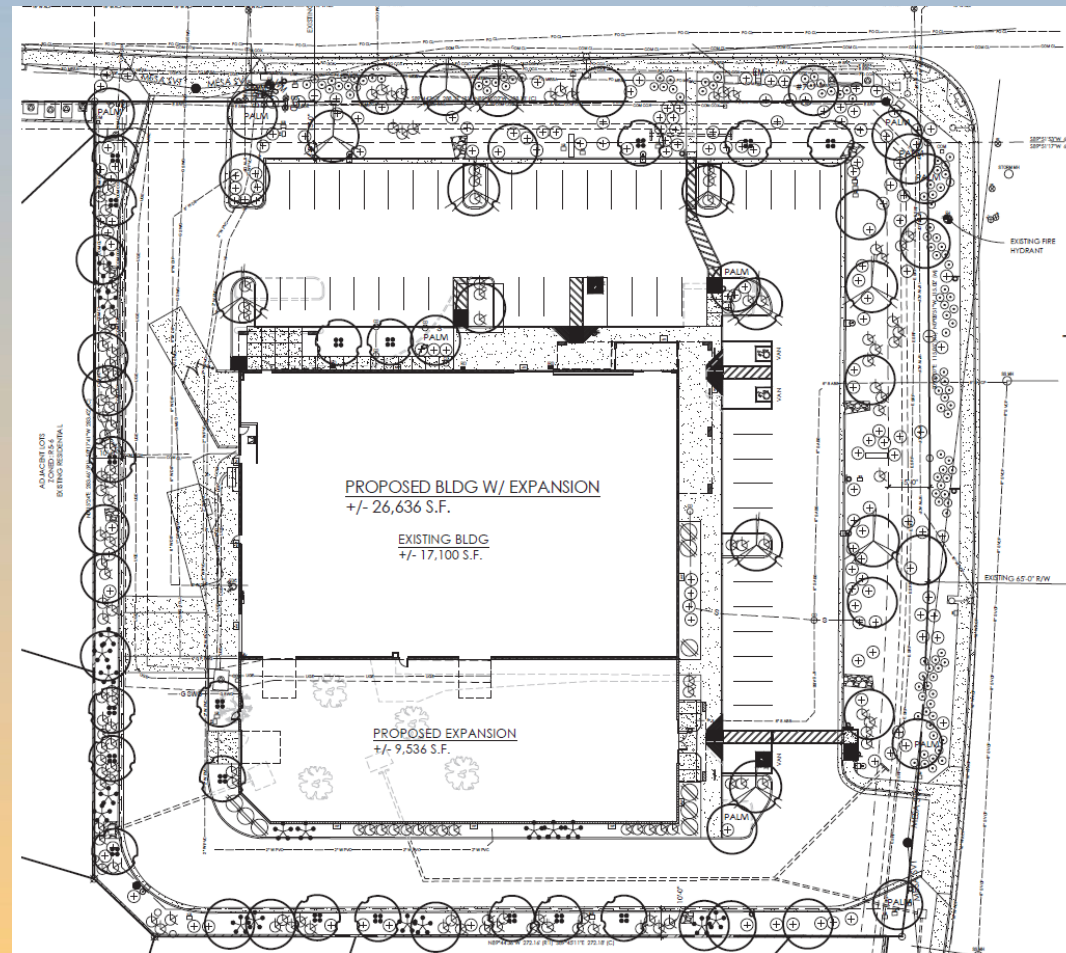


Site Rendering





Landscape Plan



EXISTING LANDSCAPE LEGEND	
	EXISTING TREE PROTECT FROM CONSTRUCTION (223) SHADE: 300 x 23 TREES = 6,900 SQ.FT OF SHADE
	PALM EXISTING FAN PALM PROTECT FROM CONSTRUCTION (88) SHADE: 131 x 8 TREES = 1,179 SQ.FT OF SHADE
	EXISTING SHRUB PROTECT FROM CONSTRUCTION (166)
PROPOSED LANDSCAPE LEGEND	
	PISTACHE X 'RED-PUSH' RED PUSH PISTACHE 36" BOX (11) SHADE: 306 x 11 TREES = 3,366 SQ.FT OF SHADE
	QUERCUS VIRGINIANA LIVE OAK 36" BOX (18) SHADE: 276 x 11 TREES = 3,036 SQ.FT OF SHADE
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (9)
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE 5 GALLON (145)
	CASALPINA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (19)
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON (115)
	1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
SHADE PROVIDED: 14,481 SQ.FT. OF SHADE (16% OF TOTAL SITE)	