



City Council

ZON24-00274

Mary Kopaskie-Brown, Planning Director

September 9, 2024
1



Request

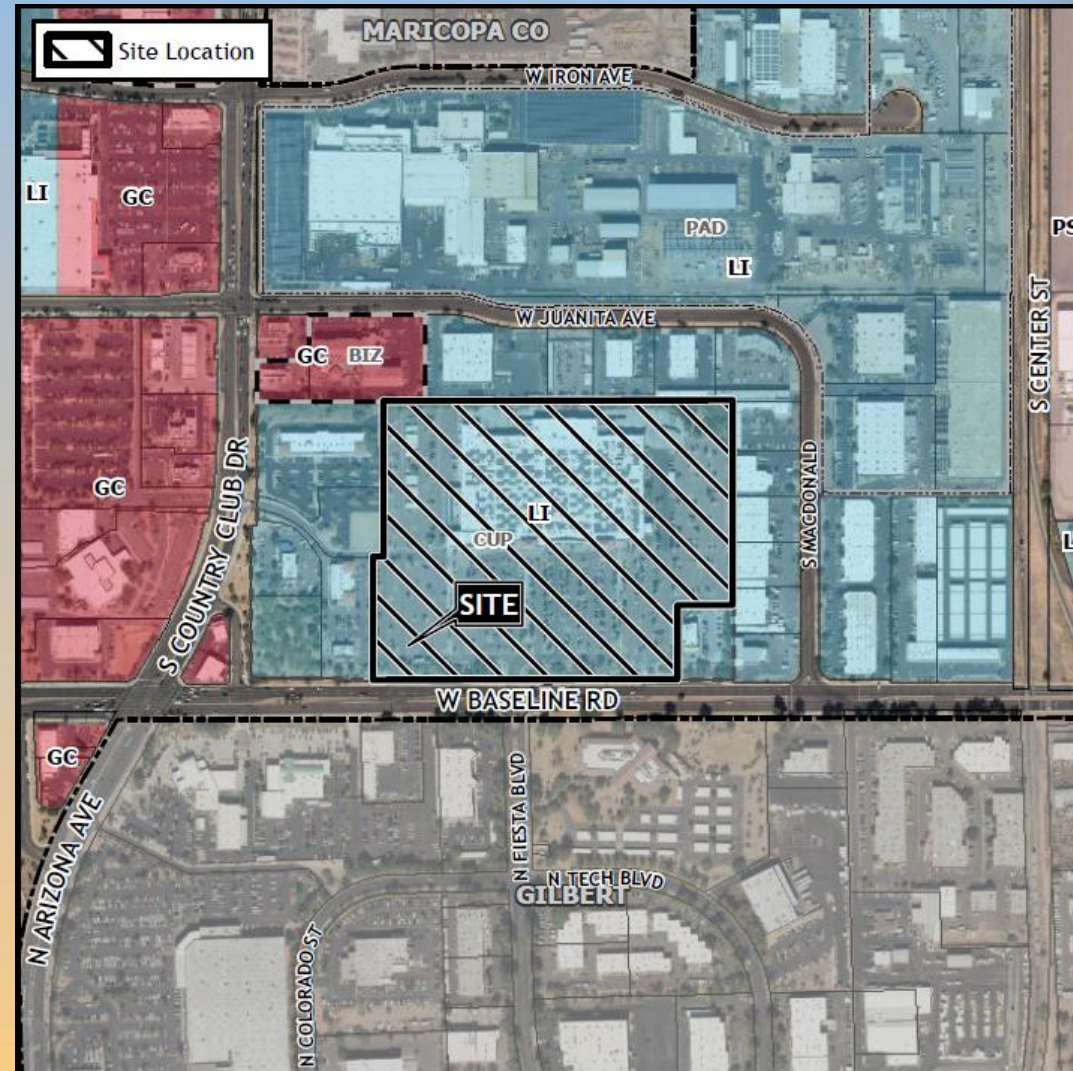
- Site Plan Review
- To allow for a Service Station





Location

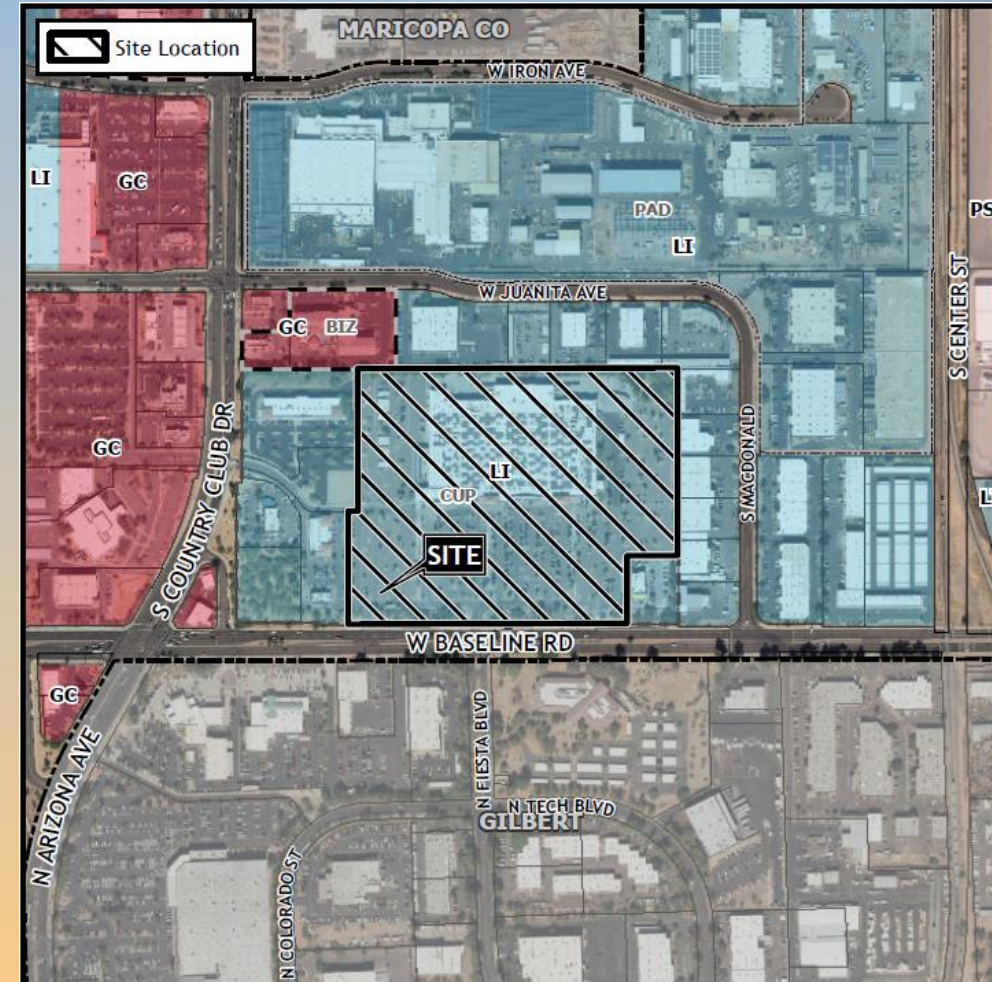
- North side of Baseline Road
- East of Country Club Drive





Zoning

- Current Zoning
 - Light Industrial (LI)
 - Service Stations with fuel sales are permitted uses within the LI district with a Special Use Permit





Site Photo

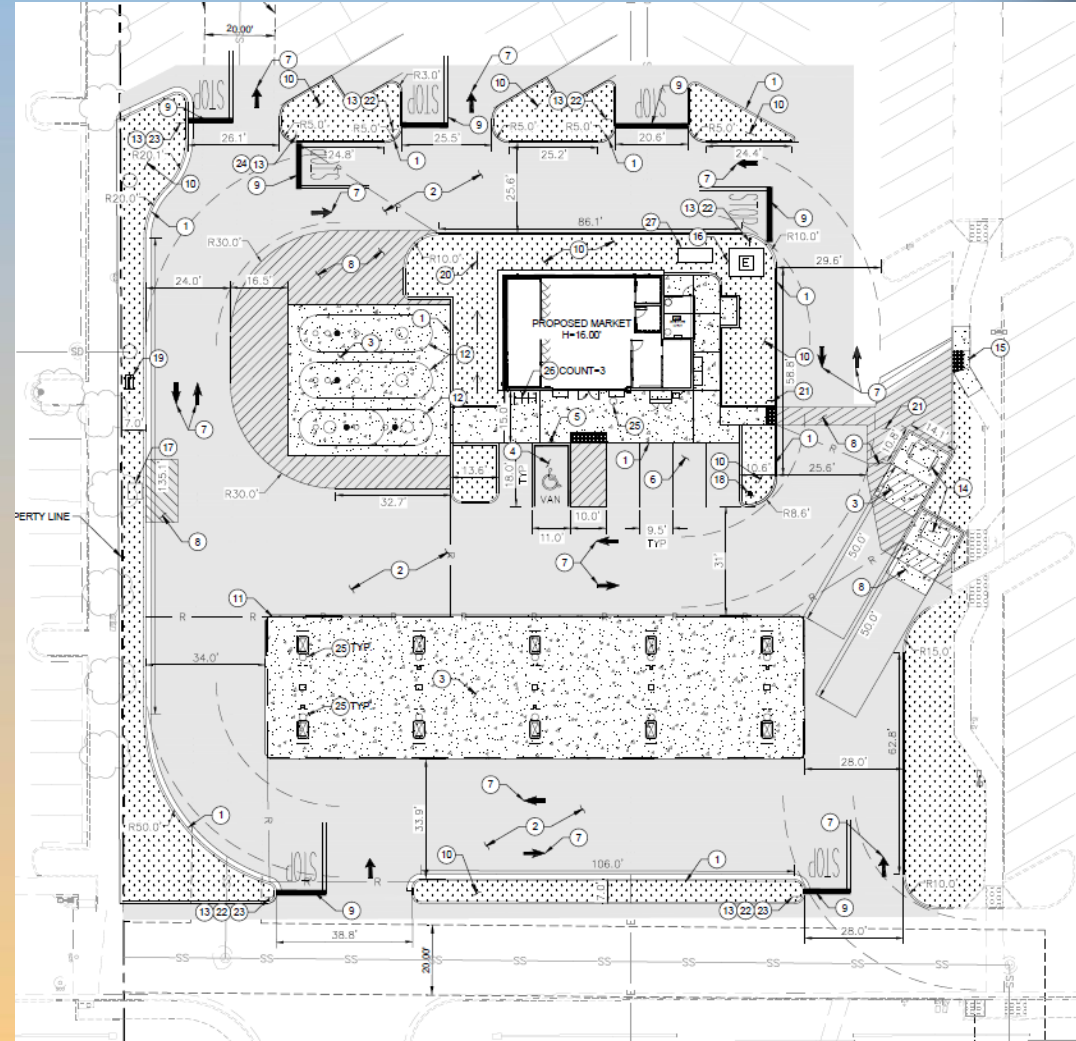


Looking north from Baseline Road



Site Plan

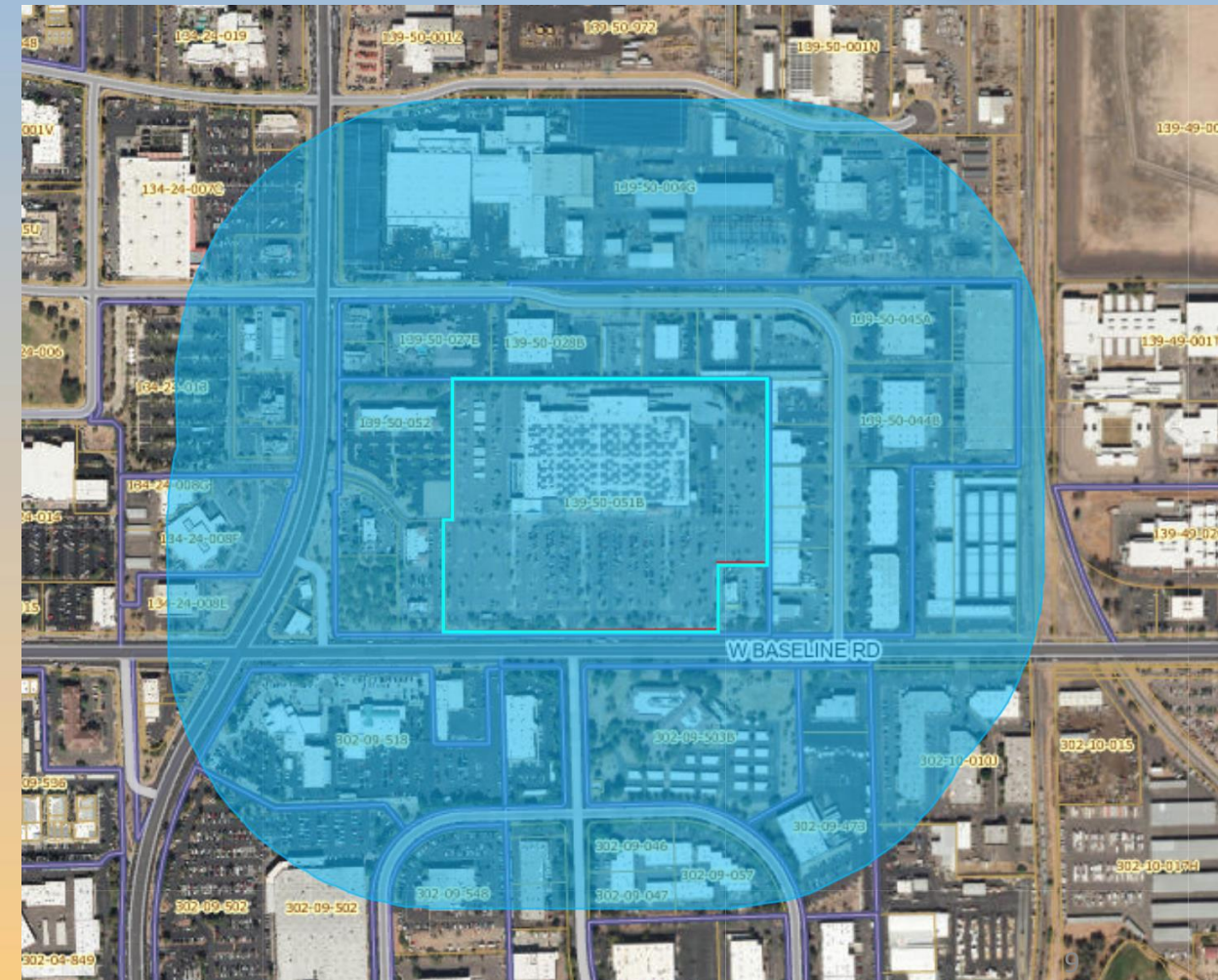
- Building area – 1,618 sq. ft.
- Canopy area – 6,280 sq. ft.
- Vehicular access to the site is provided from Baseline Road
- 921 parking spaces provided with 542 required





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on June 27, 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

Staff recommend Approval with Conditions

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



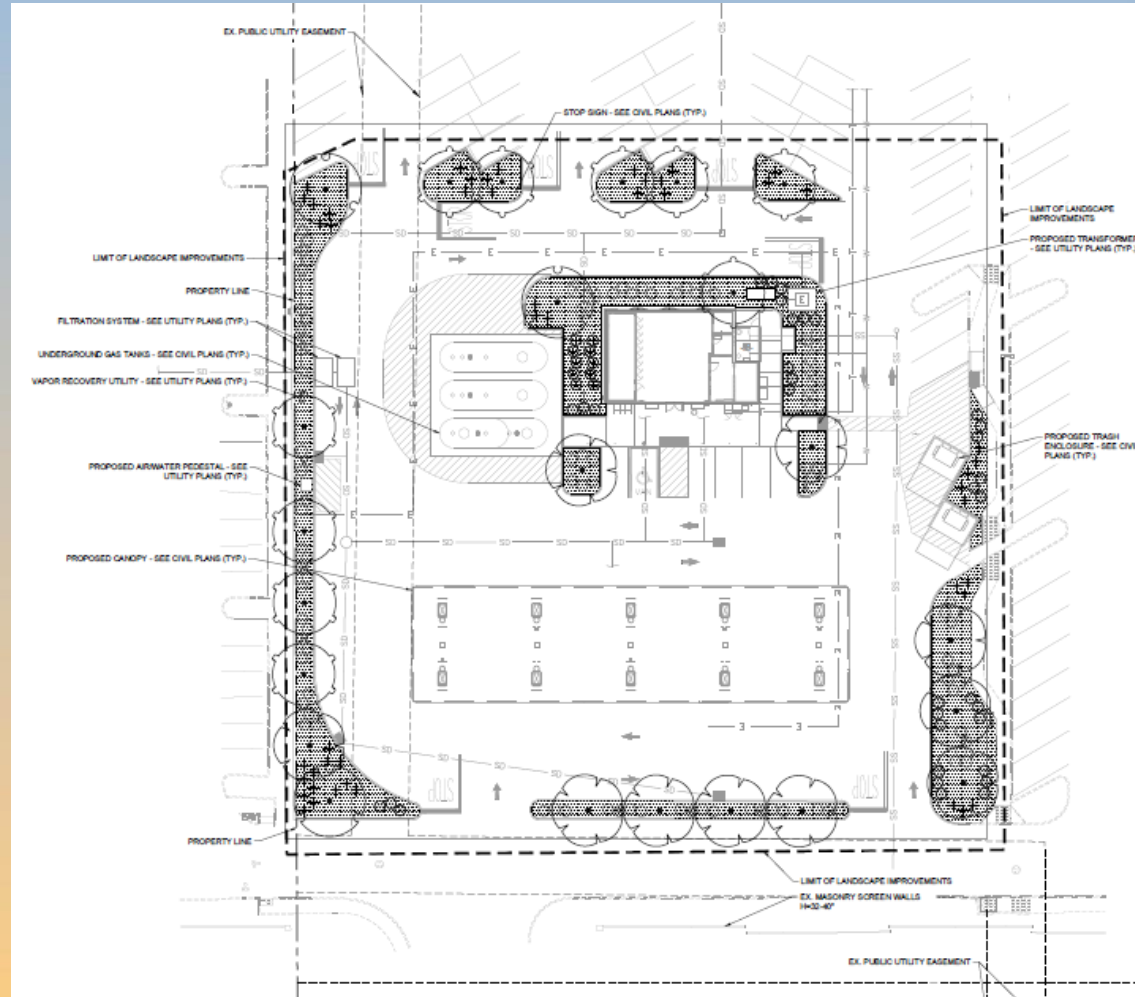
mesa·az



Landscape Plan

CONCEPT PLANT LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL
TREES					
	10	CERCIDUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	3'6" BOX	7'-6" HT. X 3'-5" SPR.	1" CAL.
	3	CERCIDUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	3'6" BOX	6'-10" HT. X 5'-6" SPR.	1.75" CA
	10	CHILOPSIS LINEARIS / DESERT WILLOW	15 GAL.	4'-5" HT. X 2'-3" SPR.	1" CAL.
SHRUBS					
	6	DASYLIRON WHEELERI / GREY DESERT SPOON	5 GAL.		
	48	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.		
	10	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.		
	32	RUELLIA BRITTONIANA / MEXICAN PETUNIA	5 GAL.		
GROUNDCOVER					
	34	LANTANA X 'NEW GOLD' / NEW GOLD LANTANA	5 GAL.		
VINES					
	3	BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA	5 GAL.		
INERTS					
	8,550 SF	2" DEPTH DECOMPOSED GRANITE TO MATCH EXISTING	-		





Rendering

