



# Board of Adjustment



# BOA25-00292

Charlotte Bridges, Planner II

June 4, 2025



# Request

- Special Use Permit (SUP) to expand a non-conforming structure
- Modification of a SUP to allow a car wash
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards
- Allow for the development of a limited service restaurant with drive-thru







# Request Cont'd

- Reinstate BOA22-01323 approval which expired June 7, 2024
- Companion ZON22-01332 approval expires August 21, 2025
- Allow the Proposed Project to proceed with building permit and construction

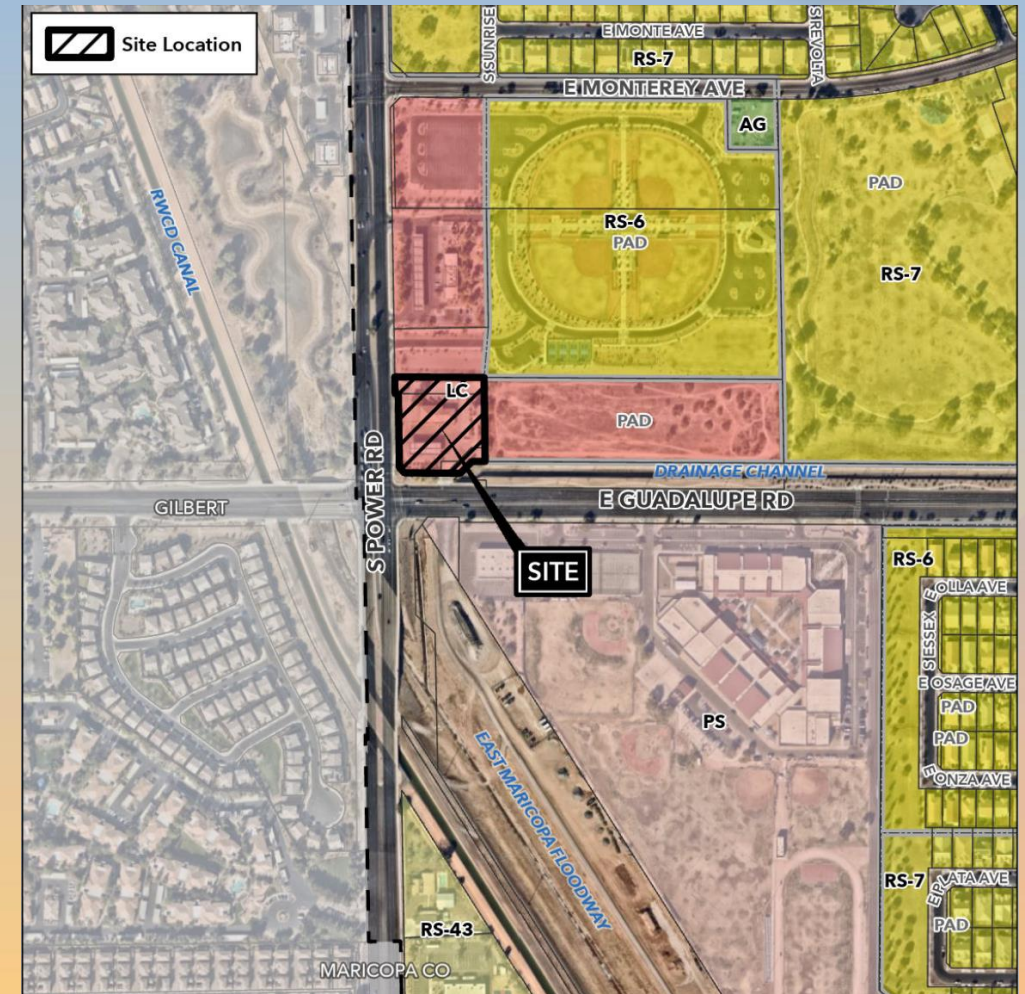






# Location

- 6810 East Guadalupe Drive
- Northeast corner of Power and Guadalupe Roads









# Findings

- ✓ Complies with SUP criteria of Section 11-36-7(B) of the MZO
- ✓ Complies with Section 11-31-7 of the MZO, additional development standards for a car wash
- ✓ Meets the SUP findings of Section 11-70-5 of the MZO
- ✓ Meets the SCIP findings of Section 11-73-3 of the MZO
- ✓ Complies with the 2040 Mesa General Plan

*Staff recommends Approval with Conditions*



# BOA22-01323

Charlotte Bridges, Planner II

June 7, 2023





# Request

- Special Use Permit (SUP) to expand a non-conforming structure
- Modification of a SUP to allow a car wash
- Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards
- Allow for the development of a limited service restaurant with drive-thru facilities and a car wash

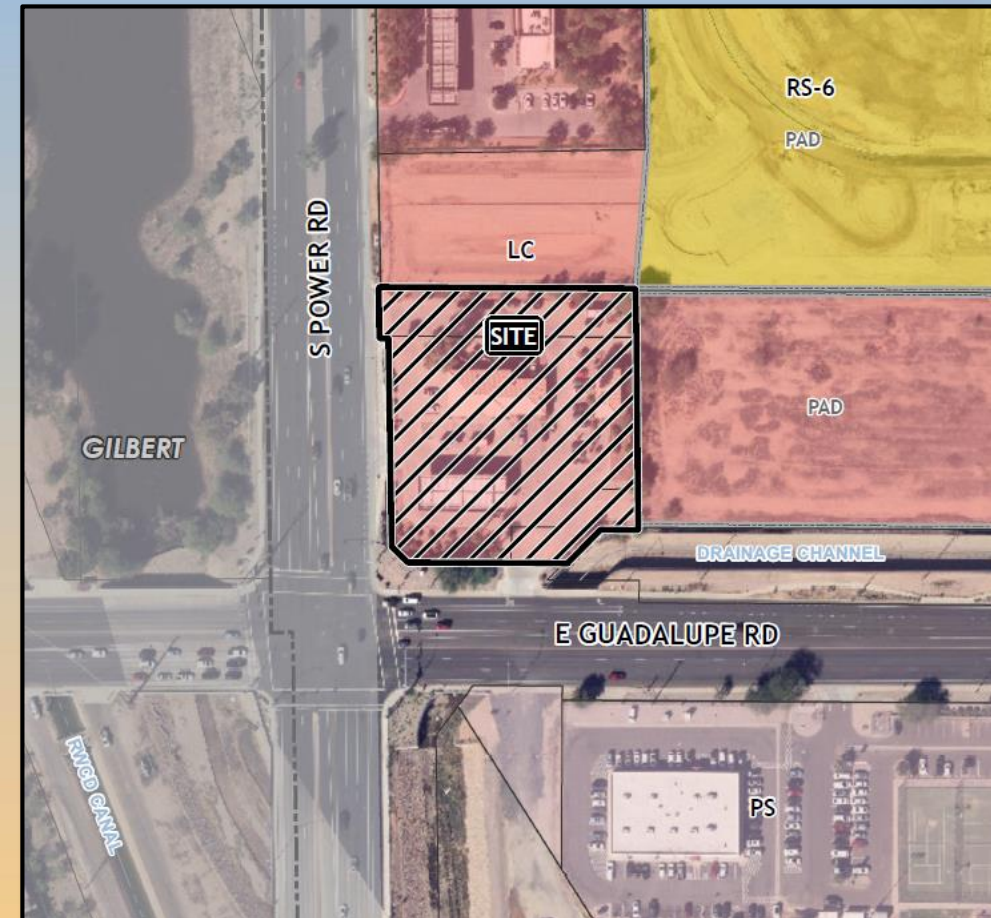






# Location

- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads







# General Plan

## Neighborhood

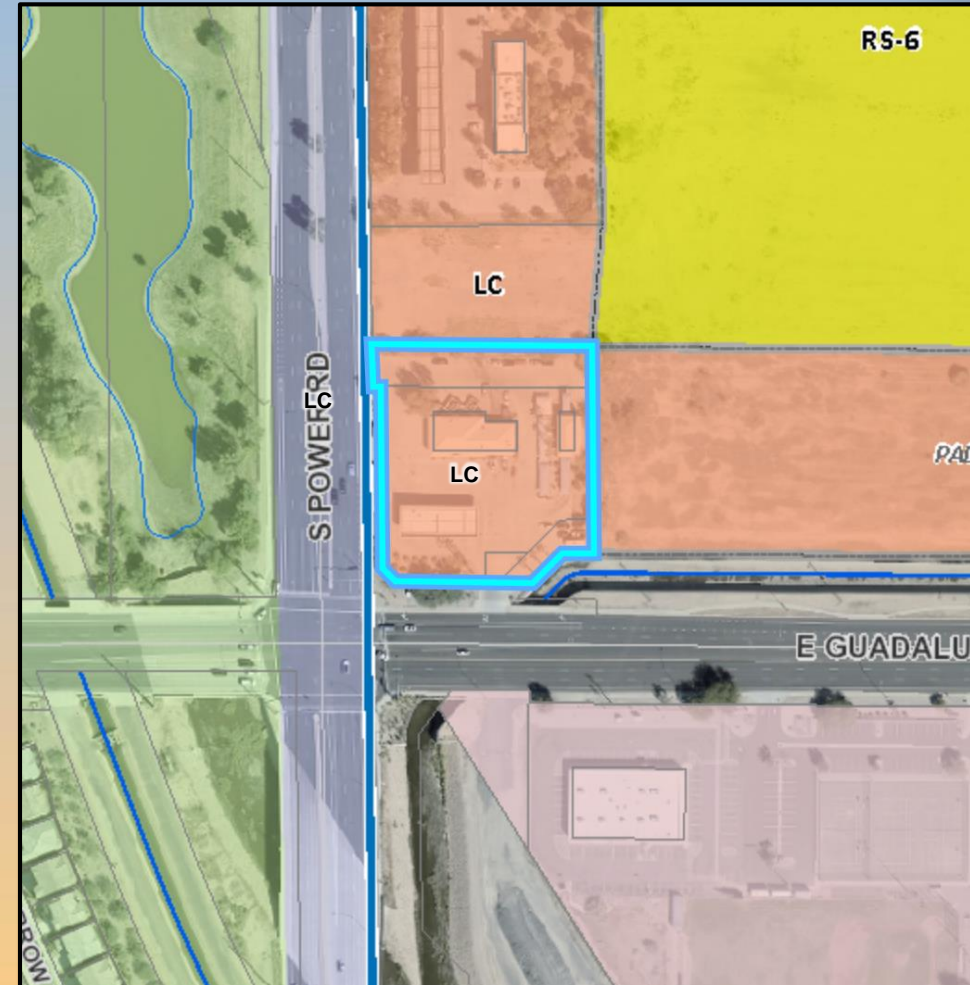
- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.





# Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- SUP is required for a car wash
- November 2, 1999, Board of Adjustment approved a SUP for the existing carwash







# Site Photo



Looking north from Guadalupe Road





# Site Photo

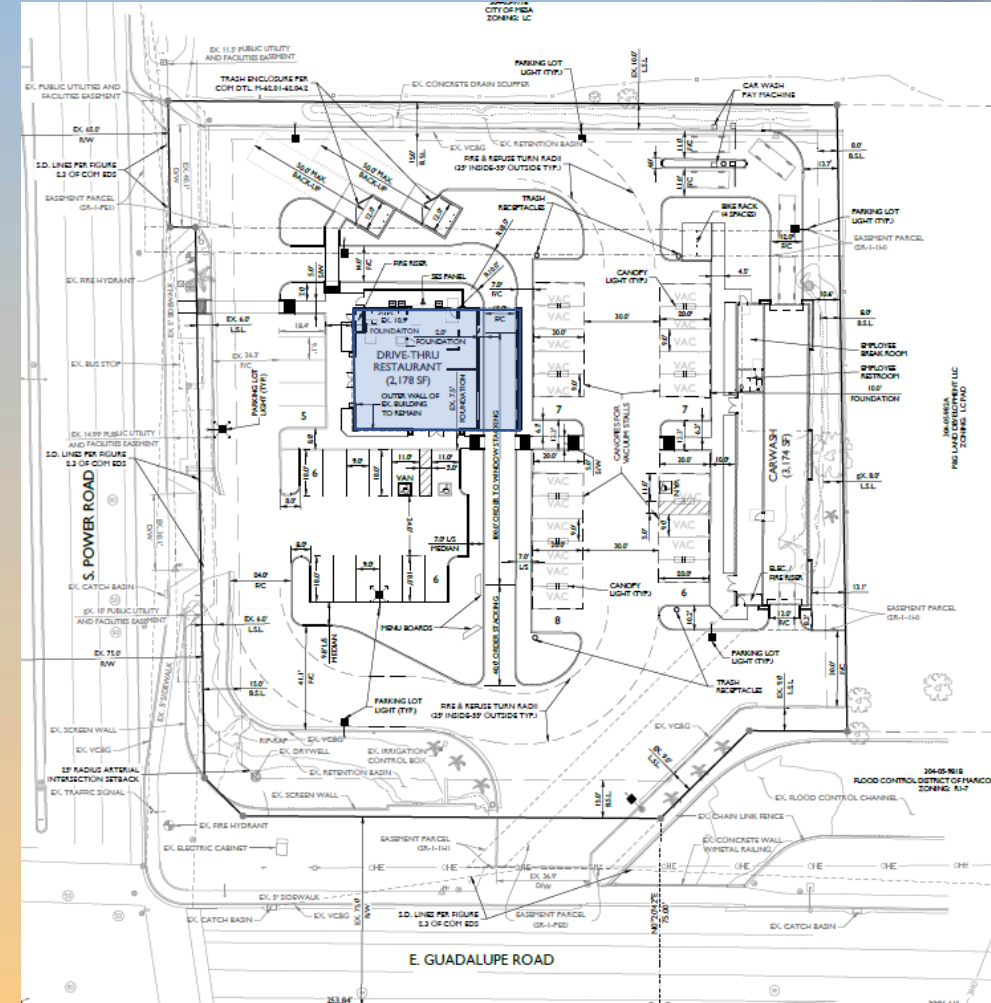


Looking east from Power Road





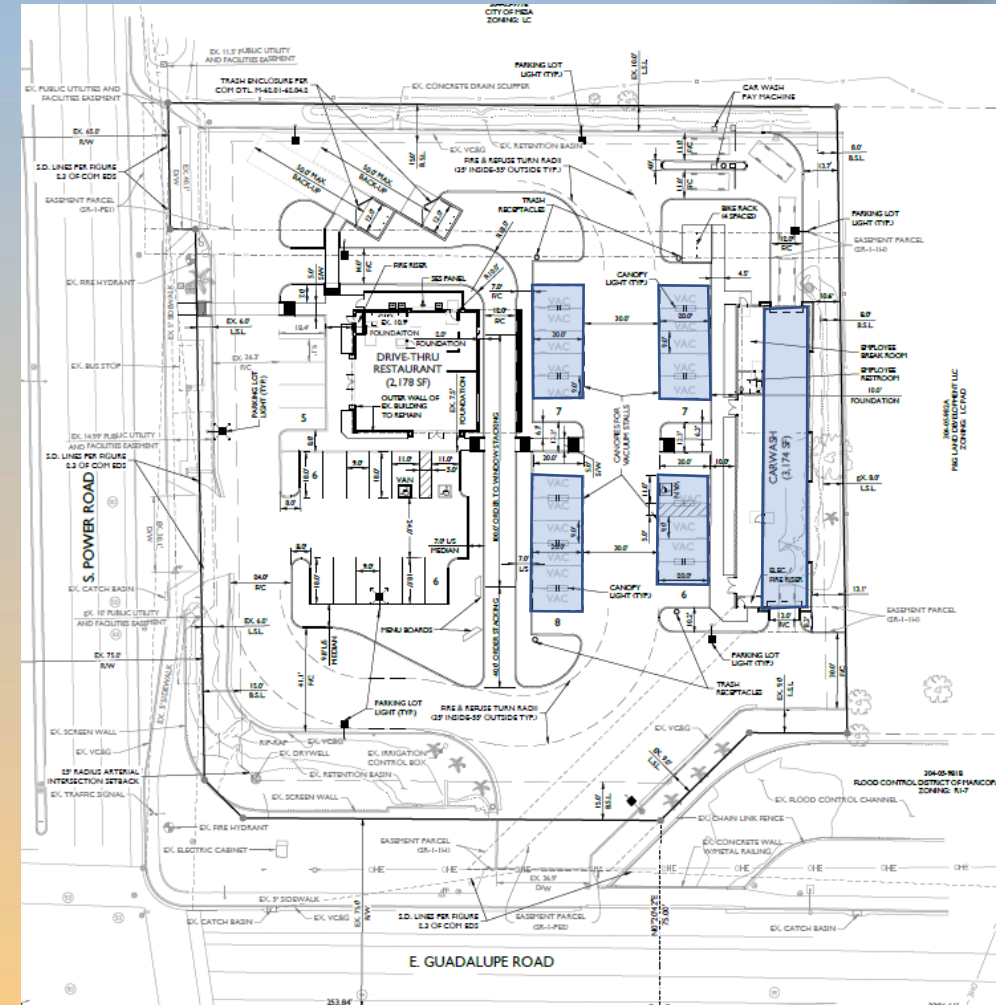
# Site Plan





# Site Plan

- Car wash expanded from 1,152 SF to 3,174 SF
- SUP request to allow non-conforming 8 ft. building setback and landscape yard along east property
- Modification of SUP for a car wash
- 8 parking spaces and 20 vacuum spaces provided
- SCIP request for existing







# Landscape Plan

## PLANT LEGEND

SYMBOL SCIENTIFIC NAME COMMON NAME SIZE QTY

### TREES

Acacia aneura	Palpa	04" Box	52
Chilopsis linearis	Desert Willow	04" Box	1
Cercocarpus arborescens	Thornless Coralbelle	04" Box	4
Pinus edulis	Algham Pine	04" Box	11
Prosopis juliflora	Thornless Mesquite	04" Box	1
Phoenix dactylifera	Date Palm	10" Tall	2
Existing palm - to remain		10" Tall	15
Existing shade tree - to remain		10" Tall	2

### SHRUBS/ACCENTS

Agave desertiana	Smooth Agave	5 Gal	66
Azadirachta indica	Desert Mimosa	5 Gal	11
Desfontainia viridis	Desert Zinnia	5 Gal	51
Hesperaloe parviflora 'Spinalight'	Spinalight Red Yucca	5 Gal	64
Leucosiphum longimanus 'Rio Bravo'	Rio Bravo Sage	5 Gal	12
Muhlenbergia rigens	Deer Grass	5 Gal	25
Quercus laevis 'Santa Rita'	Purple Prickly Pear	5 Gal	42
Existing shrub - to remain		5 Gal	91

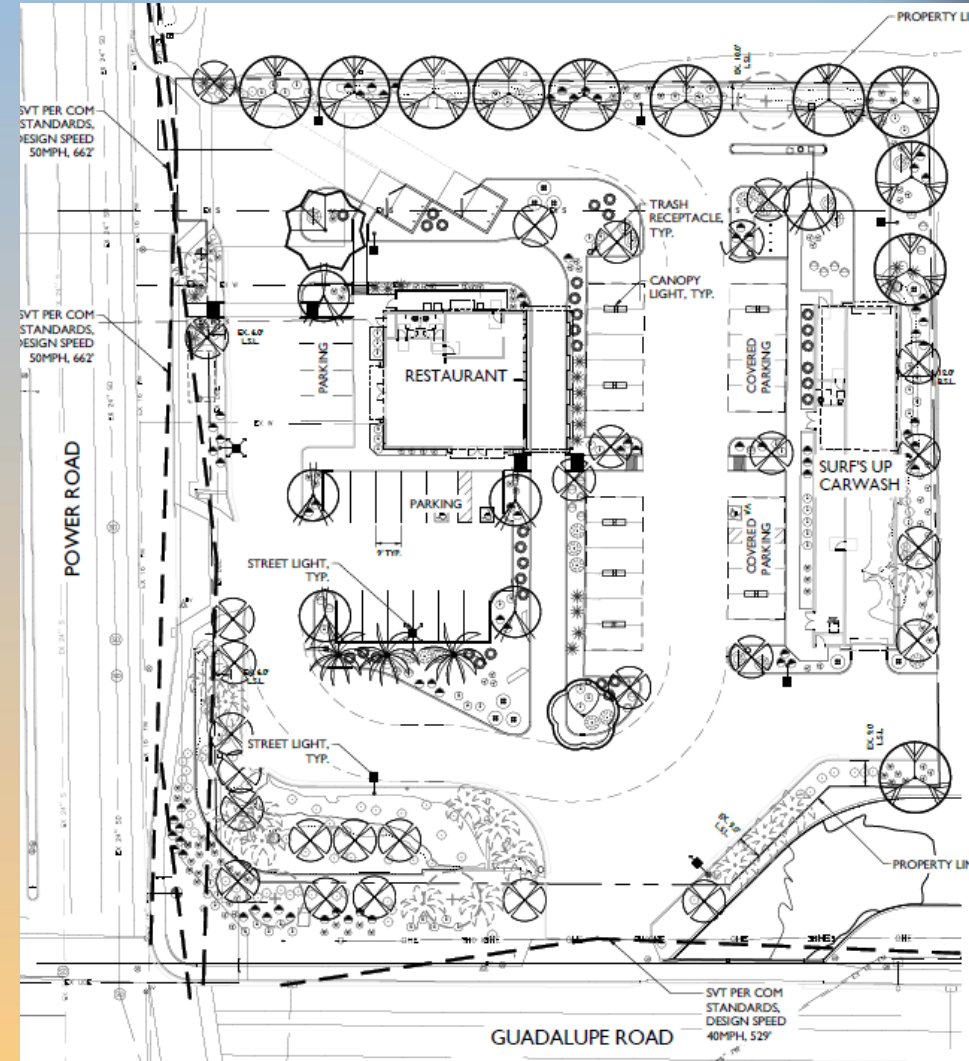
### GROUNDCOVERS

Broomrape	'Outback Sunrise'	1 Gal	9
Lantana montevidensis	Trailing Purple Lantana	1 Gal	71
Lantana x 'New Gold'	New Gold Lantana	1 Gal	52

### MATERIALS

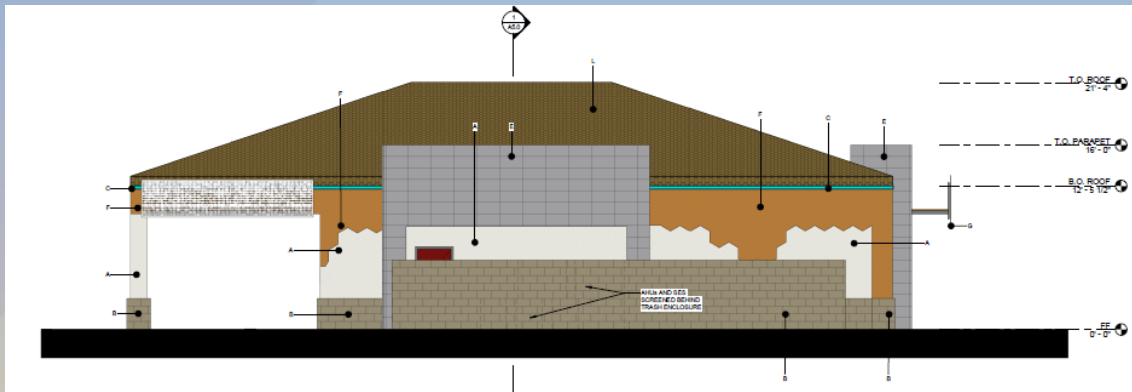
1" Screened Apache Brown	10,648 S.F.
2" Min. Depth	

NOTES:  
1. ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 2" MIN. DEPTH.  
2. EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.

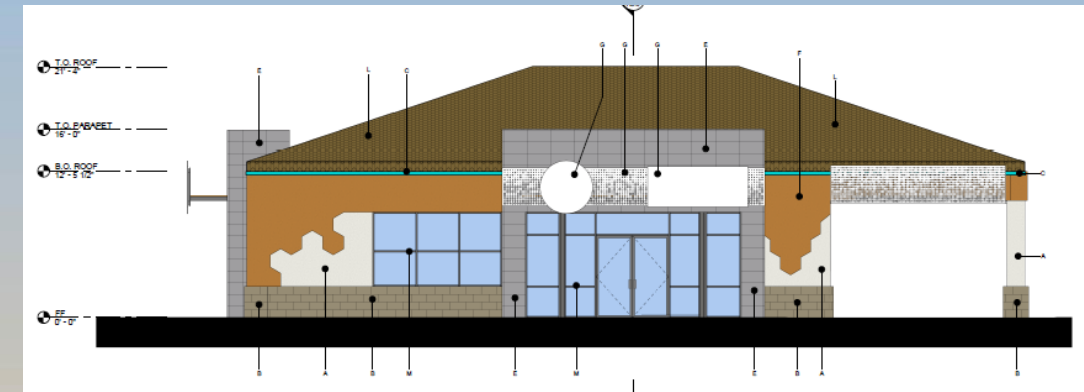




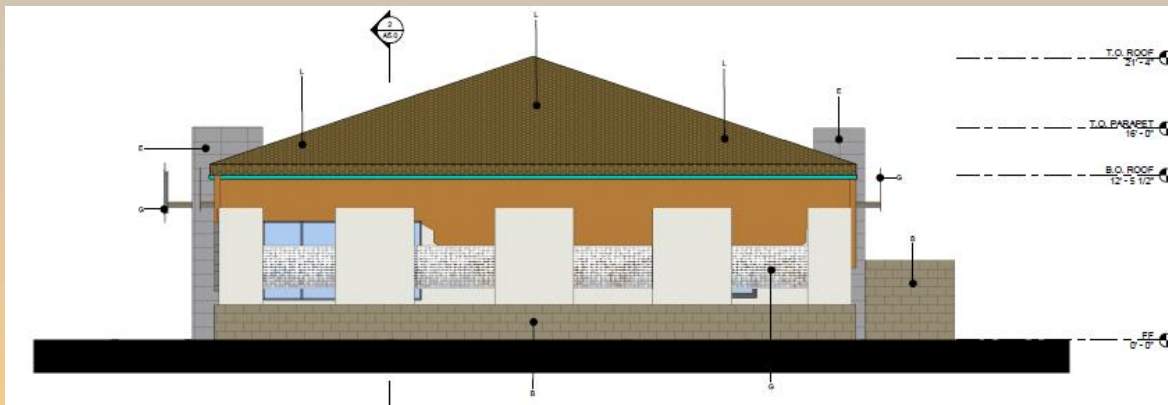
# Elevations -- Restaurant



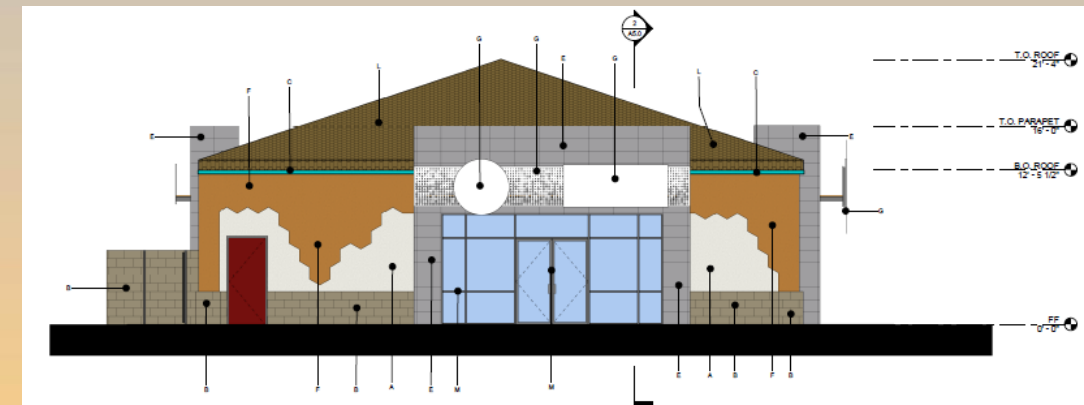
North Elevation



South Elevation



East Elevation

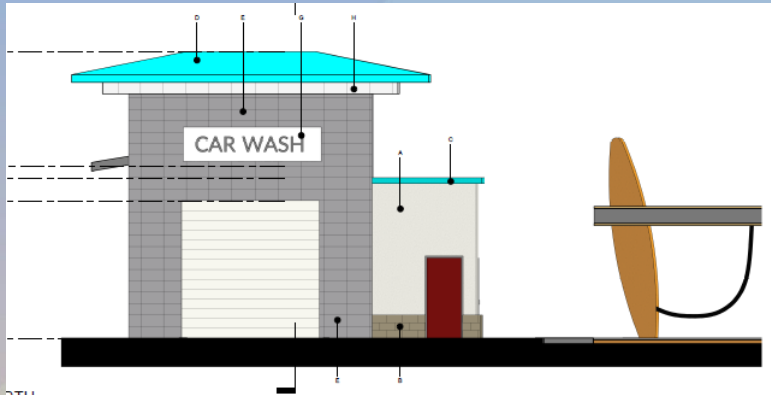


West Elevation

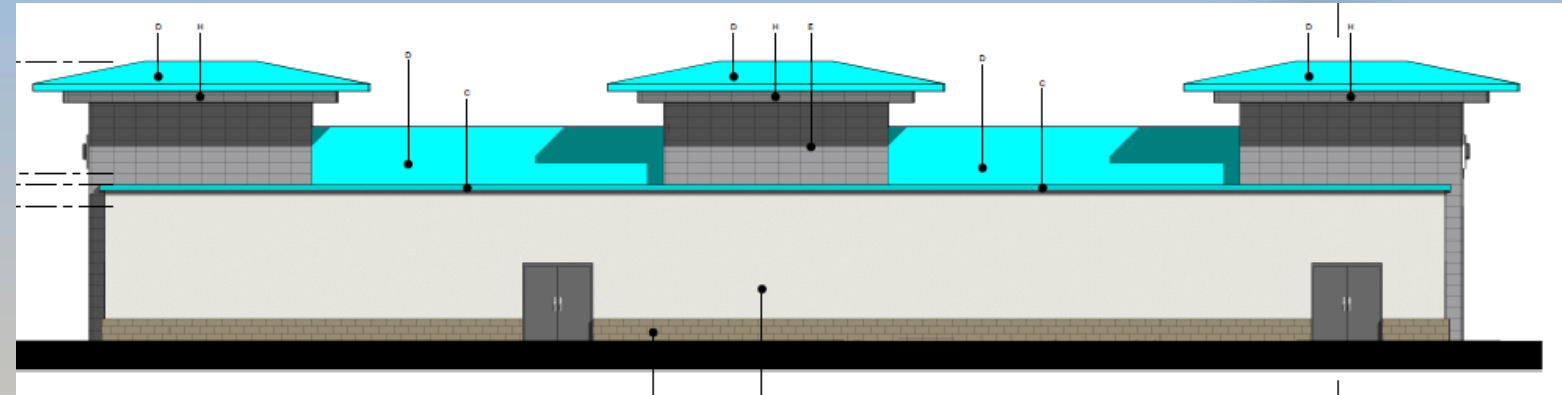




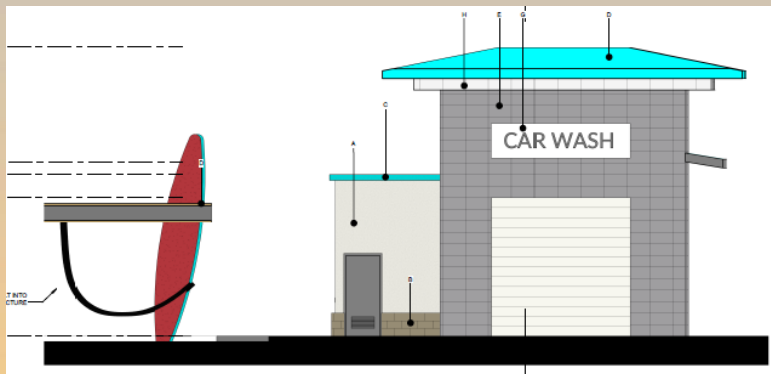
# Elevations – Car Wash



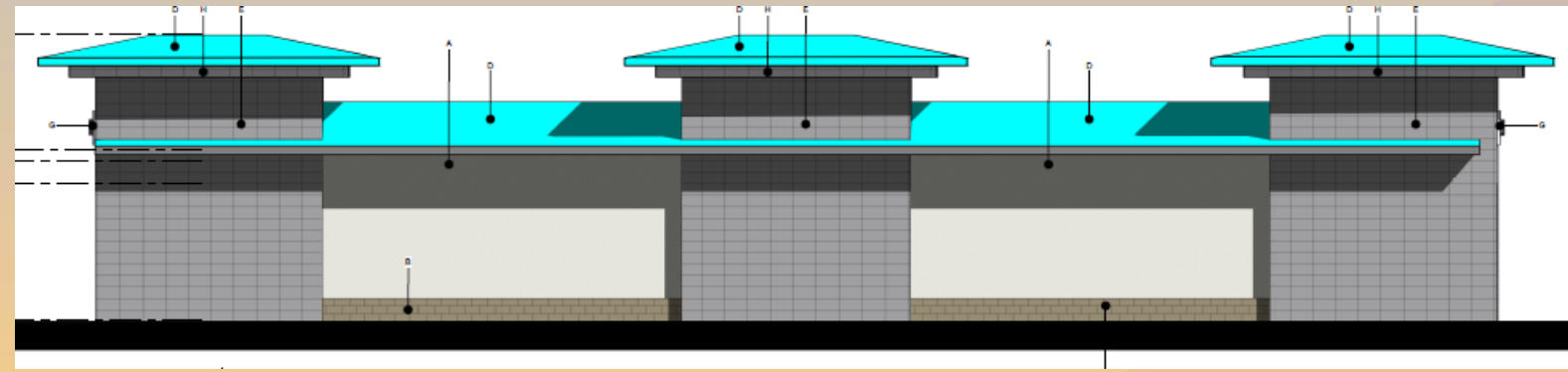
North Elevation



West Elevation



South Elevation



East Elevation



# SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Minimum Setbacks Along Property Lines for Buildings and Parking Areas – Interior Side and Rear: Adjacent to Non-Residential District:</i> <i>[Table 11-6-3.A]</i> <i>North property line</i>  <i>East property line</i>	<p>15 feet, per story</p> <p>15 feet, per story</p>	<p>10 feet (one story)</p> <p>Eight feet, (one story)</p>
<i>Landscape Yards:</i> <i>[Table 11-6-3.A]</i> <i>Power Road</i>  <i>[Section 11-33-4(B)(2)(a)]</i> <i>North property line</i>  <i>East property line</i>	<p>15 feet</p> <p>15 feet</p> <p>15 feet</p>	<p>Six feet, minimum</p> <p>10 feet, minimum</p> <p>Eight feet, minimum</p>





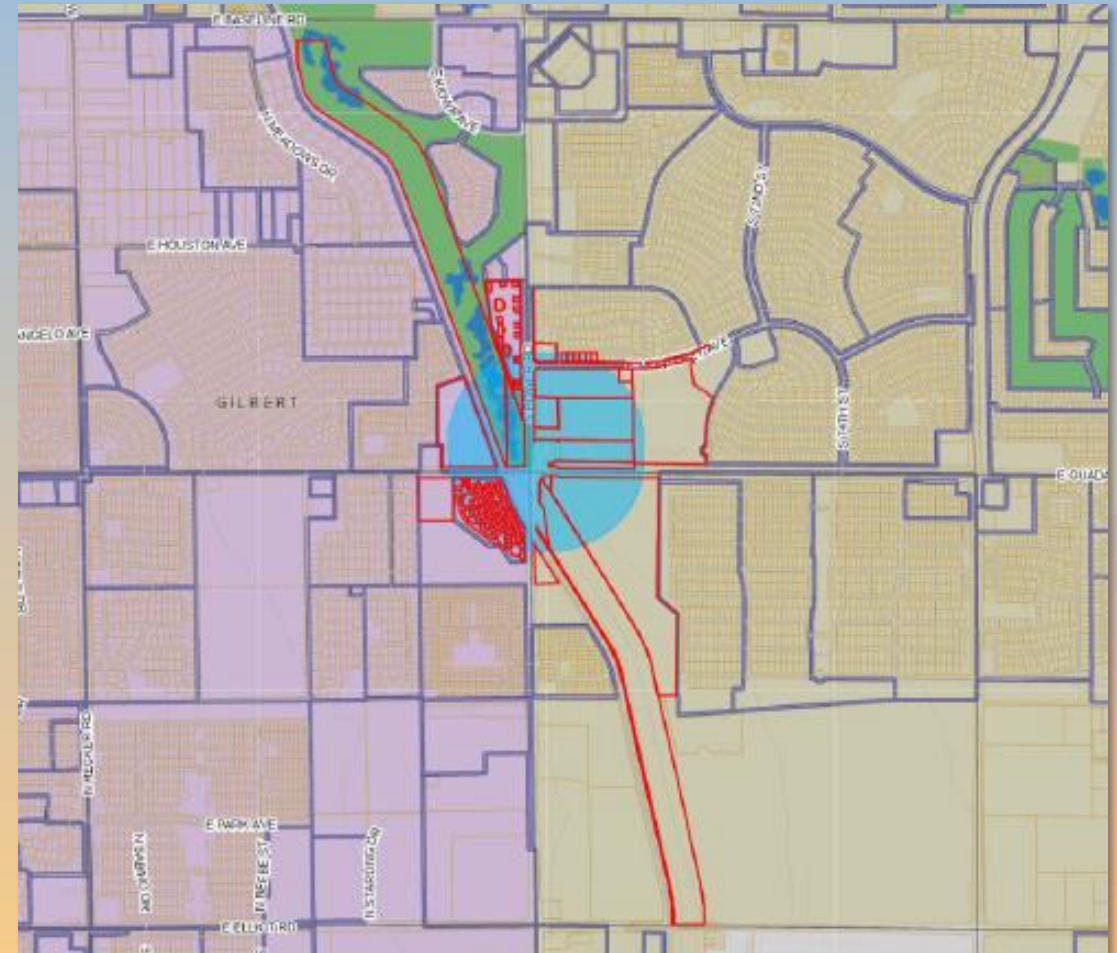
# SCIP Development Standards

Development Standard	MZO Requirements	Applicant Proposal
<i>Foundation Base – Exterior Walls with a public entrance: Section [11-33-5(A)]</i>  <i>Restaurant Building: West Elevation</i>  <i>South Elevation</i>	      15 feet   15 feet	      10 feet, nine inches   Seven feet, five inches, minimum
<i>Setback of Cross Drive Aisles: [Section 11-32-4(A)]</i> <i>Power Road</i>  <i>Guadalupe Road</i>	      50 feet   50 feet	      Six feet, minimum   35 feet, minimum



# Citizen Participation

- Notified property owners within 1,000 feet
- Neither staff nor the applicant received any comment.







# Approval Criteria

## Section 11-70-5 SUP Criteria

- ✓ Project will advance the goals and objectives of the General Plan and other City plan 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



# Approval Criteria

## Section 11-73-3 SCIP Criteria

- ✓ Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards
- ✓ Full compliance would discourage redevelopment of the site
- ✓ No new non-conforming conditions will be created
- ✓ Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood





# Findings

- ✓ Complies with SUP criteria of Section 11-36-7(B) of the MZO
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# Board of Adjustment