



Board of Adjustment



BOA24-00104

Chloe Durfee Daniel, Planner II

September 4, 2024



Request

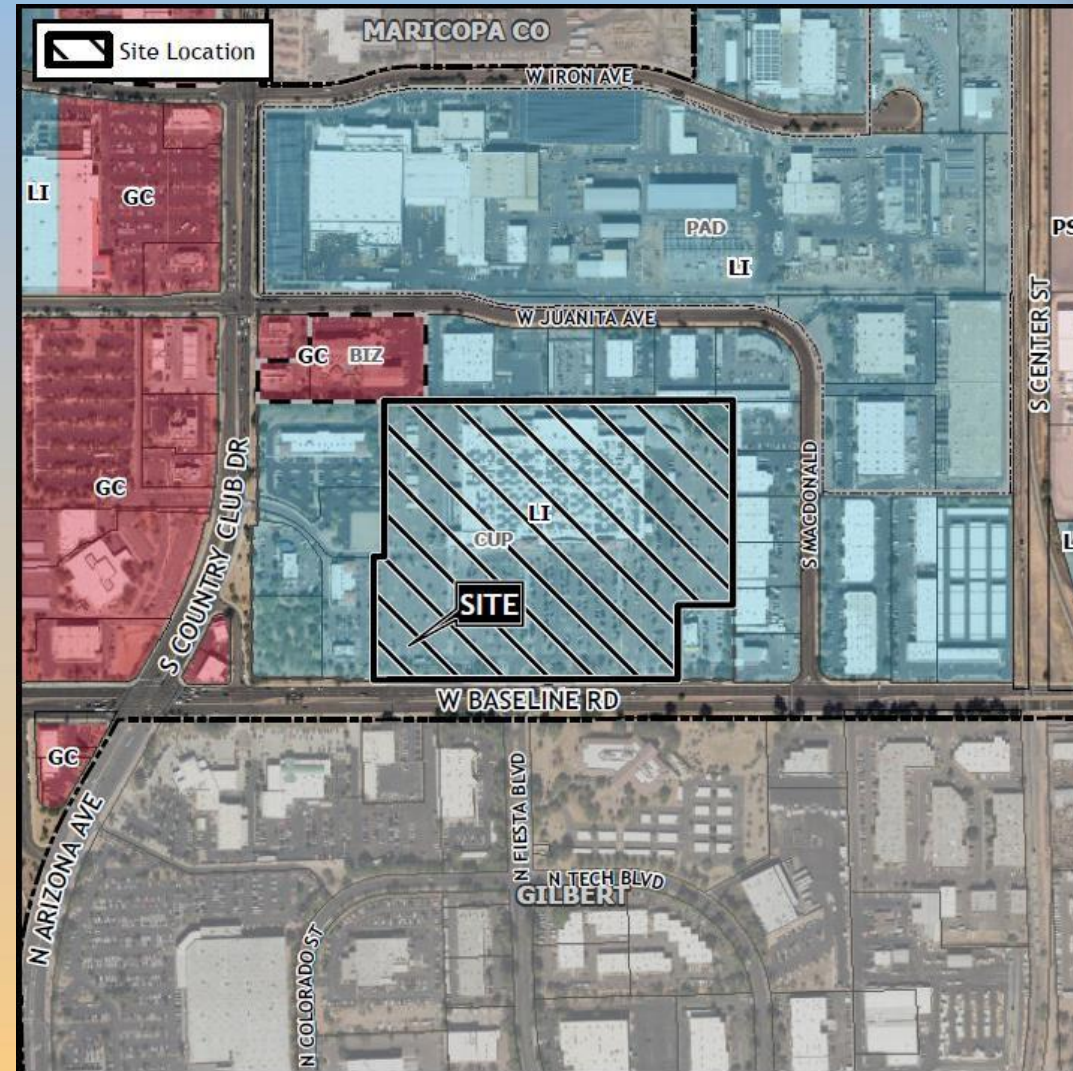
- Special Use Permit
- To allow for a Service Station





Location

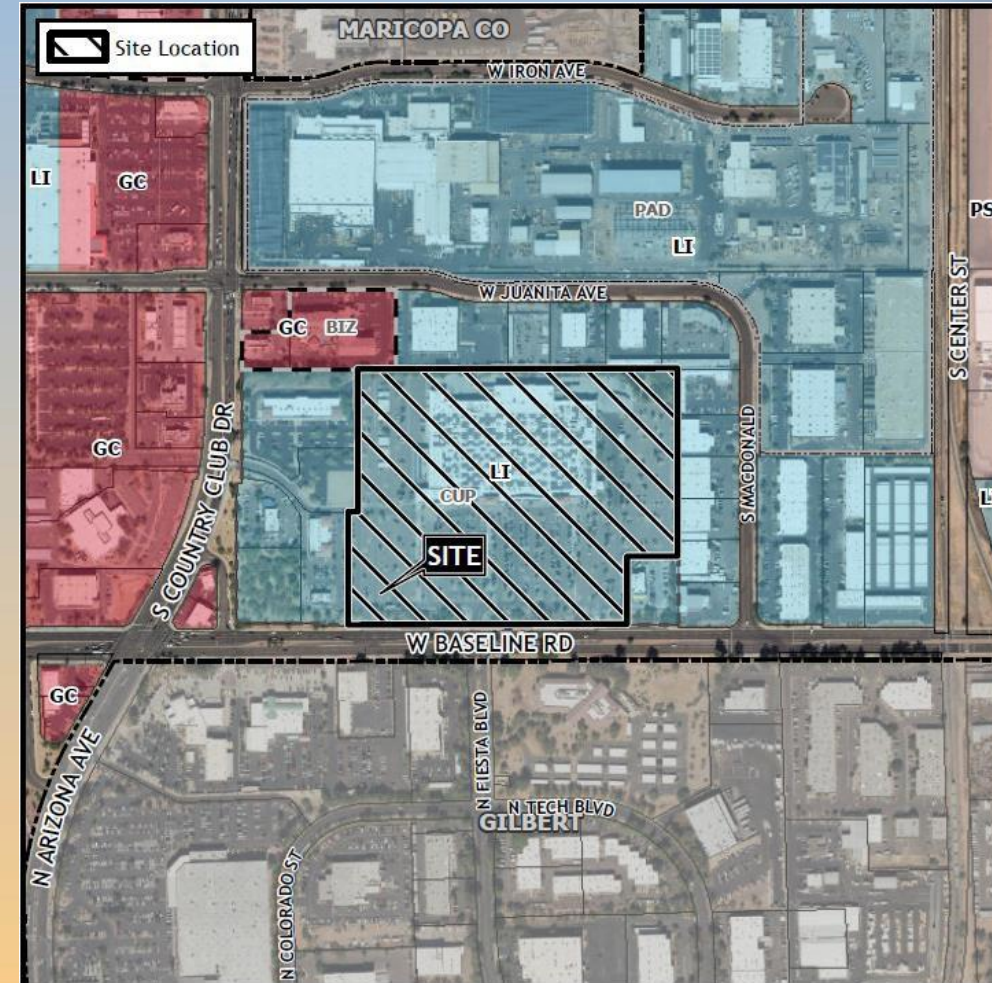
- North side of Baseline Road
- East of Country Club Drive





Zoning

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

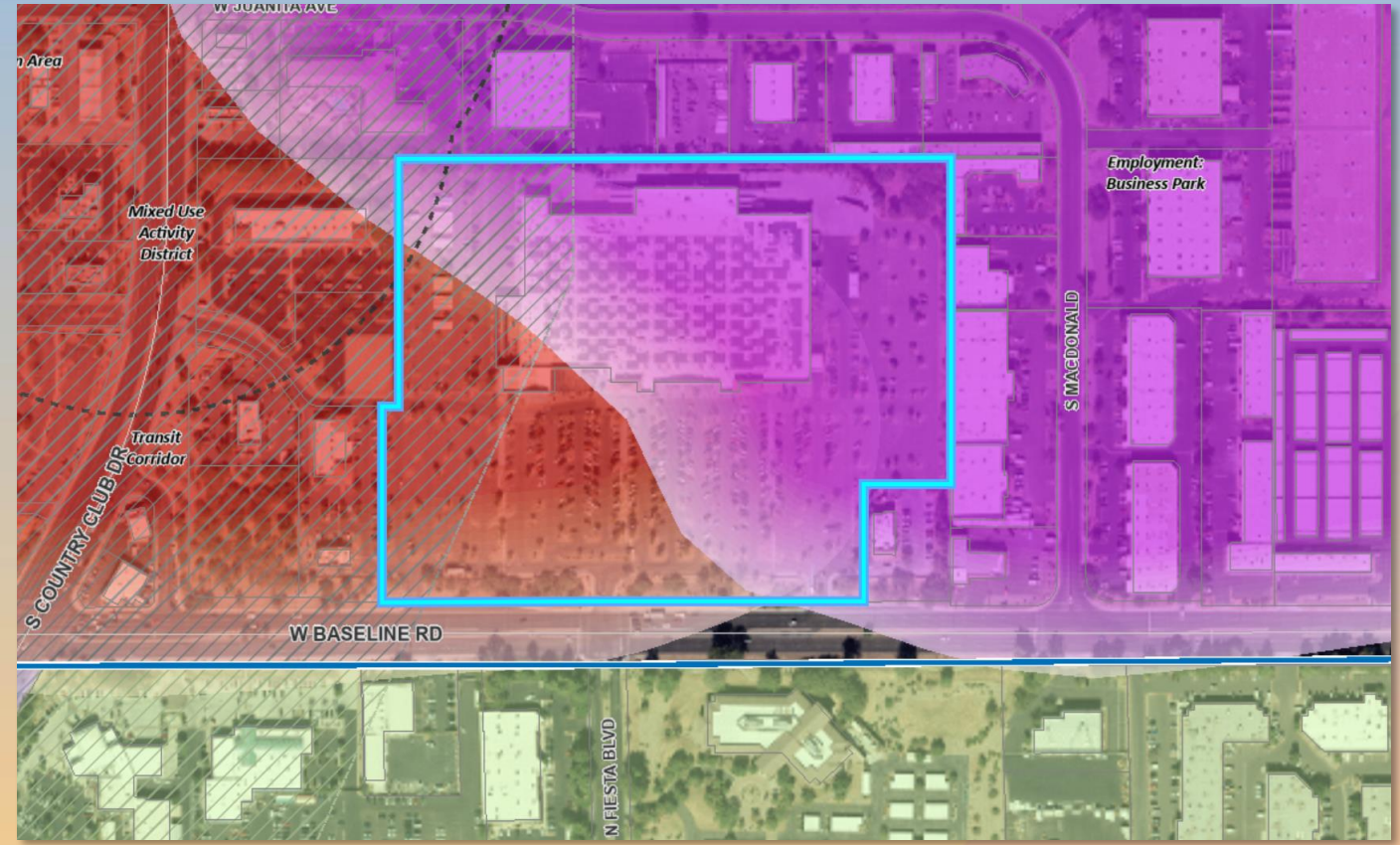




General Plan

Mixed Use Activity and Employment: Business Park

- Strong and viable centers of commercial activity
- Wide range of employment opportunities in high-quality settings





Site Photo

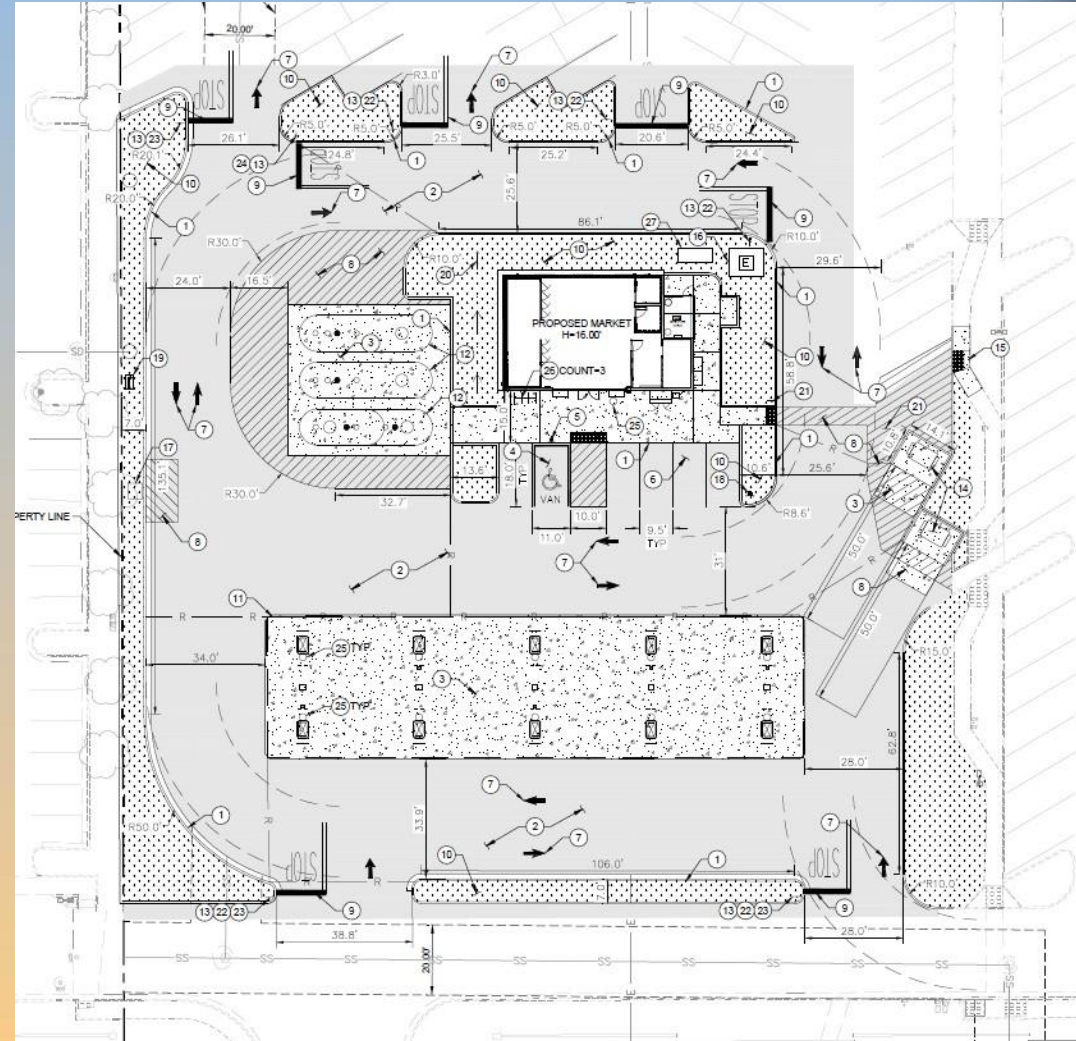


Looking north from Baseline Road



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

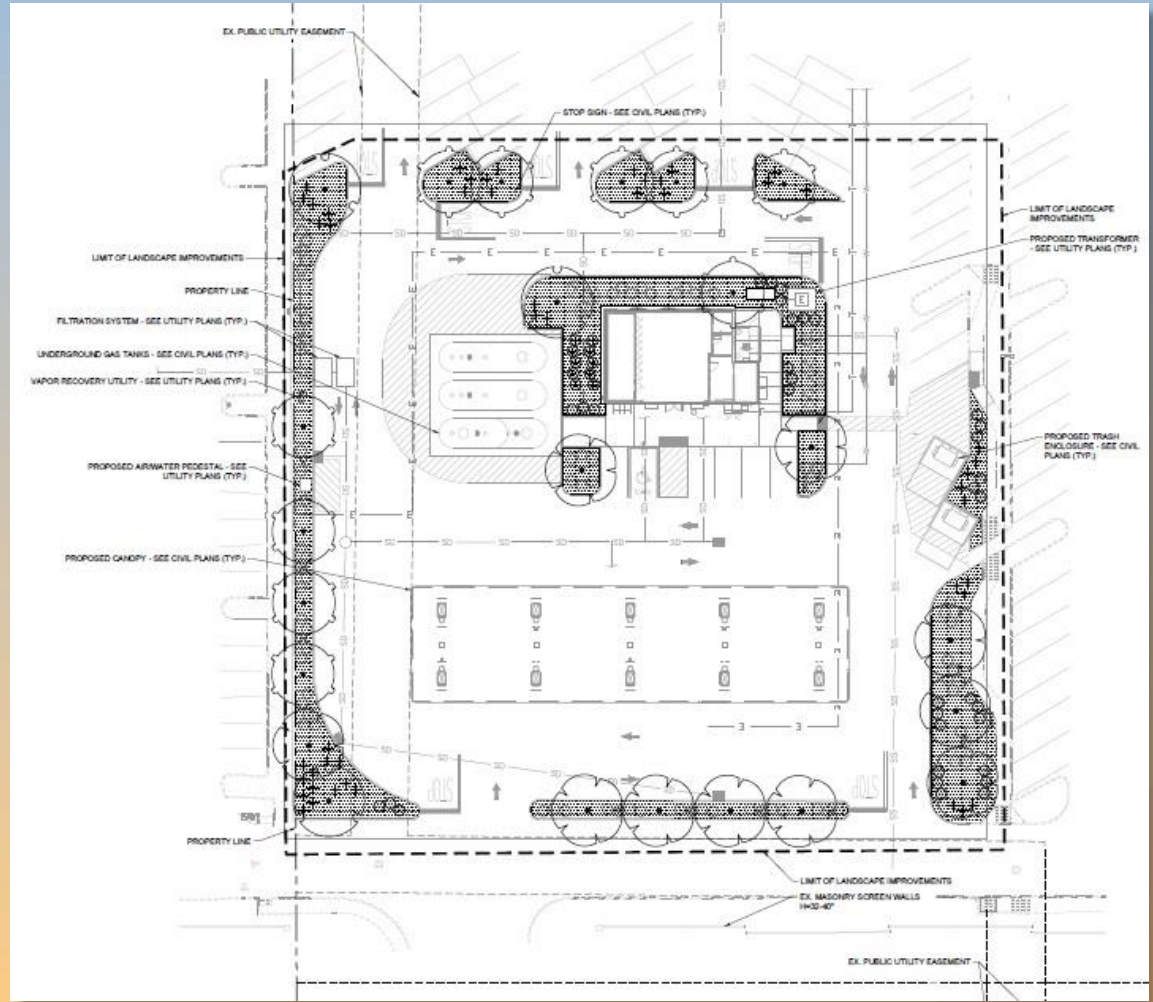




Landscape Plan

CONCEPT PLANT LEGEND

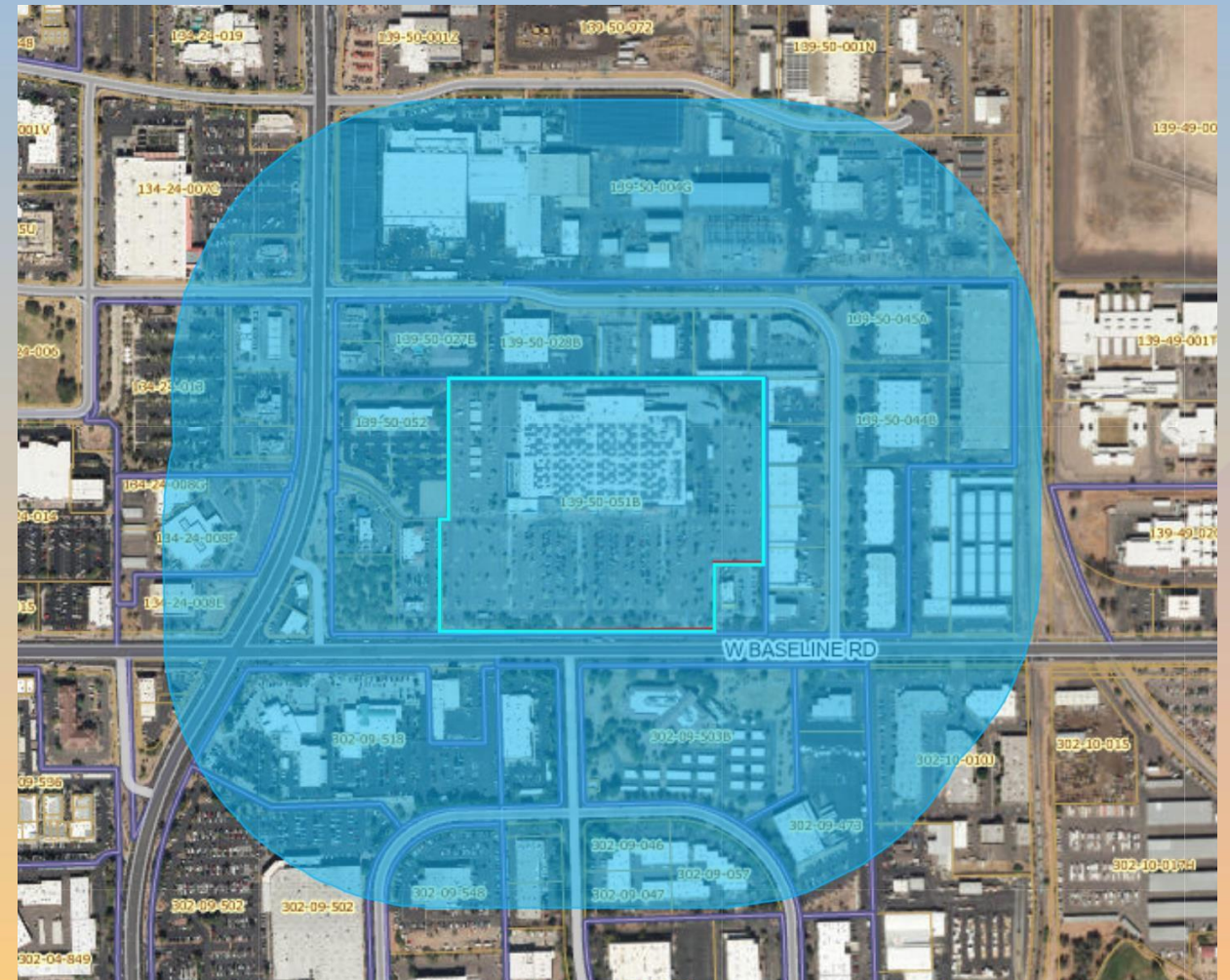
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.
TREES					
	10	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX	7'-9" HT. X 3'-5" SPR.	1" CAL.
	3	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	36" BOX	8'-10" HT. X 5'-8" SPR.	1.75" CA
	10	CHELOPSIS LINEARIS / DESERT WILLOW	15 GAL.	4'-5" HT. X 2'-3" SPR.	1" CAL.
SHRUBS					
	8	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL.		
	48	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.		
	10	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.		
	32	RUPELLIA BRITTONIANA / MEXICAN PETUNIA	5 GAL.		
GROUNDCOVER					
	54	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			





Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Neighborhood meeting held on June 27, 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

