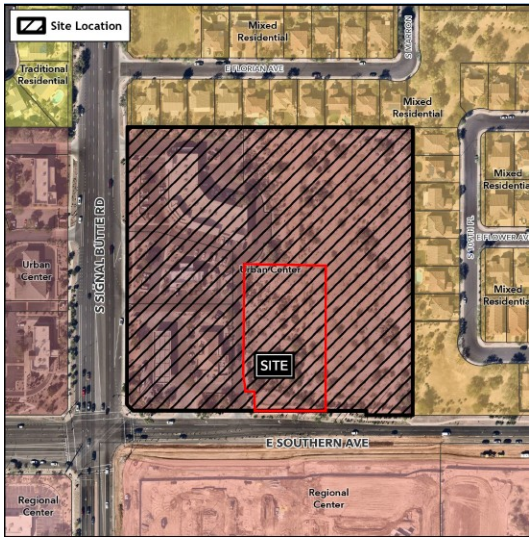


City Council Staff Report

Date	May 4, 2026	
Case No.	ZON25-00256	
Project Name	Sun Devil Auto – Signal Butte	
Request	<ul style="list-style-type: none"> Major Site Plan Modification to allow for a single-story, 7,689± square foot minor automotive/vehicle service and repair facility. Amending conditions of approval No. 1, 6, 7 & 9 of Ordinance No. 3884 	
Project Location	Approximately 280 feet east of the northeast corner of East Southern Avenue and South Signal Butte Road	
Parcel No(s)	220-76-002X	
Project Area	5.9± acres	
Council District	District 5	
Existing Zoning	Limited Commercial (LC)	
General Plan Designation	Urban Center - Evolve	
Applicant	George Pasquel III, Withey Morris Baugh, PLC	
Owner	WS HOLDINGS I, LLC	
Staff Planner	Charlotte Bridges, Planner II	
Proposition 207 Wavier Signed	Yes	

Recommendation

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Planning & Zoning Board Recommendation:

On October 22, 2025, the Planning and Zoning Board **voted (4-0)** to recommend that City Council **approve** the proposed project with an additional condition of approval.

Project Overview

Request:

The applicant is requesting approval of a Major Site Plan Modification to allow for the development of a 7,689± square foot minor automobile/vehicle service and repair facility (Proposed Project). This modification includes the removal of conditions 1, 6, 7 and 9 from Ordinance No. 3884 (Planning Case No. Z00-084), which are no longer applicable to the Proposed Project.

Concurrent Applications:

- **Design Review:** On October 14, 2024, the Design Review reviewed and made recommendations on the proposed elevations and landscape plan (Case No. DRB25-00399).
- **Preliminary Plat:** The applicant is requesting Planning Director approval of a Preliminary Plat titled, "Mass Market" which shows the creation of 3 lots with areas of 43,285 square feet, 49,009 square feet and 163,822 square feet.

General Plan:

- The Placetype for the project site is Urban Center and the Growth Strategy is Evolve.
- A Convenience Services use, which includes minor automotive/vehicle service and repair facility, is a principal land use that helps contribute to a vibrant and economically sustainable area where people live, work and play.
- The Proposed Project is consistent with the Urban Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - o N1. Promote complete communities in both existing and new neighborhoods.
 - o N5. Improve street and open space network connectivity within neighborhoods and to local amenities.
 - o LU3. Encourage infill and redevelopment to meet the community's strategic needs.

- o LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- o ED3. Sustain a business climate that fosters entrepreneurs and small businesses.

Zoning:

- The project site is zoned Limited Commercial (LC).
- Minor Automobile/Vehicle Service and Repair is a permitted use within the LC District subject to compliance with the additional development standards of Section 11-31-6 of the Mesa Zoning Ordinance (MZO).

Surrounding Zoning & Use Activity:

The Proposed Project is compatible with surrounding land uses, which include a convenience store and service station, a limited service restaurant with drive-thru facilities, a multi-tenant commercial building, single residences and vacant land.

Northwest LC Commercial Development	North RS-6-PAD Single Residences	Northeast RS-6-PAD Single Residences
West LC Convenience Store and Service Station	Project Site LC Vacant	East RS-6-PAD Single Residences
Southwest (Across Southern Ave.) LC-PAD-CUP Vacant	South (Across Southern Ave.) LC-PAD-CUP Vacant	Southeast (Across Southern Ave.) LC-PAD-CUP Vacant

Site History:

- **August 31, 1987:** City Council annexed 746.5± acres, including the project site, into the City of Mesa (Ordinance No. 2250).
- **October 5, 1987:** City Council rezoned 772± acres, including the project site, from Maricopa County Rural-43, R1-8, C-2 and C-3 to City of Mesa Professional-Service Offices (RS), Single Family Residence-9 (R1-9), Limited Commercial C-2 (equivalent to current Limited Commercial [LC]) and General Commercial C-3. The project site was zoned R1-9 as part of this approval (Case No. Z87-067; Ordinance No. 2272).
- **February 17, 1998:** City Council rezoned 10± acres, including the project site, from Single Family Residence-9 (R1-9) to LC to accommodate a future commercial development (Case No. Z97-075; Ordinance No. 2272).
- **May 7, 2001:** City Council approved a site plan for 10± acres, including the project site, to allow for the development of a commercial shopping center. The approved site plan indicates a 50,000± square major tenant building and associated parking spaces on the parent parcel of the project site (Case No. Z00-084, Ordinance No. 3884).

Project/Request Details

Site Plan:

- **Building Design:** The 7,689 square foot Minor Automobile/Vehicle Service and Repair building will be a single-story located on Lot 1 of the proposed Mass Market Preliminary Plat.
- **Access:** The site will be accessed via two shared drives from Southern Avenue and three shared drives from Signal Butte Road.
- **Auto Service Bay Screening:** In compliance with Section 11-30-9(F) of the MZO, the auto service bays are located more than 200 feet from the single residences uses to the west and screened from view by an existing 6-foot tall masonry wall along the west perimeter of the single residence subdivision.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 21 parking spaces are required. A total of 26 parking spaces are provided on-site.
- **Landscaping:** The Proposed Project features landscaped foundation base areas that include several tree species and a multitude of shrubs. Additionally, a landscaped yard is provided along Southern Avenue for the full length of the parent parcel, which includes a 3-foot high berm to screen the adjacent interior drive aisle and parking area as well as a variety of trees and shrubs.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.

Staff has not received any phone calls or emails with questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification and amendment to conditions of approval No. 1, No. 6, No. 7 and No. 9 of Ordinance No. 3884, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Development Agreement DA26-00012 and any future amendments.
3. Compliance with Section 11-31-6 of the MZO, additional development standards for Automobile/Vehicle Repair, Major and Minor.
4. Compliance with all requirements of Design Review Case No. DRB25-00399.
5. Site Plan Review is required for future phases of development.
6. Compliance with Preliminary Plat as approved.

7. Compliance with all requirements of the Subdivision Regulations.
8. Compliance with all applicable City development codes and regulations.
9. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
10. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the Final Plat, or at the time of the City's request for dedication, whichever comes first.

Exhibits

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents

Exhibit 8 – Conceptual Development Plan