



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z15-022 (PLN2015-00148)
LOCATION/ADDRESS: 2060 West Broadway Road.
GENERAL VICINITY: Located west of Dobson Road on the north side of Broadway Road
REQUEST: Site Plan Review
PURPOSE: This request will allow the development of a carwash.
COUNCIL DISTRICT: District 3
OWNER: Tod Thrope PRA/LB LLC
APPLICANT: David Miller, Arizona Oil Partners
STAFF PLANNER: Wahid Alam, AICP Planner II

SITE DATA

PARCEL NUMBER(S): 134-37-017
PARCEL SIZE: 1.52± acres
EXISTING ZONING: LI-PAD (Limited Industrial)
GENERAL PLAN DESIGNATION: Employment
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Under construction industrial park – zoned LI PAD
EAST: Approved QT store – zoned LI PAD
SOUTH: (across Broadway Road) Fuel Station – zoned LC
WEST: Existing industrial development- zoned LI

ZONING HISTORY/RELATED CASES:

February 2, 1966: Annexed to City (Ord. # 510)
November 1, 2004: Rezone from M-1 to M-1 PAD (Z04-73) (Ord. #4298)

STAFF RECOMMENDATION: Approval with conditions.

P&Z BOARD RECOMMENDATION: ☒ Approval with Conditions ☐ Denial

PROPOSITION 207 CONSENT AND WAIVER SIGNED: ☒ Yes ☐ No

PROJECT DESCRIPTION/REQUEST

The applicant is requesting a site plan review for the development of a car wash on a vacant site between the existing Broadway 101 Commerce Park to the west and the QT gas station approved for the property to the east. The site is located just west of the intersection of Broadway and Dobson Road on a 1.52± acre parcel zoned Limited Industrial with a Planned Area Development Overlay (LI- PAD).

The site layout is such that the car wash tunnel building is oriented with the narrow ends facing east and west, with the longer side parallel and facing Broadway Road. This layout of putting the building (6,413 sq. ft.) against Broadway provides visual screening of the 24 shaded parking and vacuum stalls to the north of the wash tunnel building. The applicant is proposing a canopy system to provide shade to customers while they utilize these stalls.

The circulation pattern is simple and comprehensive with the option of vacuuming first or entering the queuing into one of the three pay station lanes. An emergency-only exist-drive is located just before entering the wash tunnel. The car wash equipment and vacuum motors are all located within the building structure for maximum sound insulation. The facility will be manned by up to three employees. There will be a sign posted for emergency or after hour contacts.

This self-service express car wash architecturally incorporates design elements both from the industrial buildings to the west and the QT station to the east.

NEIGHBORHOOD PARTICIPATION

The applicant notified surrounding property owners within 1000'. They also notified registered neighborhoods or HOA s within a one mile radius of the site. To date, neither staff nor the applicant have received any comments or concerns from neighboring property owners regarding the request.

CONFORMANCE WITH THE GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

As further described below, staff finds the proposed use and site plan to be consistent with the General Plan.

Criteria for review of development

The zoning ordinance requires that all site plans be consistent with the adopted General Plan. Determining consistency with the General Plan requires a review of the proposal against the character area requirements and the other goals and policies of the Plan and any adopted sub-area plans. The following criteria have been developed for use during the review process to determine whether the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.

Staff Comment: This proposal will develop the existing vacant land for an express self-service car wash. The proposed landscape plan and site plan with the building out in the front facing Broadway Road will significantly improve the appearance of the streetscape along this section of Dobson Road. The proposed use of this property is consistent with the guiding principles of the General Plan.

The Plan also describes 5 fundamentals to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

Staff Comment: The desert environment is acknowledged through the use of desert-appropriate plant materials and using 50% recycled water with the capability of 90% water reclamation.

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

Staff Comment: This area is included in the West Main Street Area Plan. The proposed car wash along with the QT store will serve the surrounding industrial facility and is compatible with the Sub-Area Plan.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

The Character Area map of the Mesa 2040 General Plan defines this location as an *Employment District* which is defined as follows:

Employment District

Focus:

Employment District is a character type that is primarily used for employment-type land uses of at least 20 acres and typically has minimal connection to the surrounding area. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. Employment districts may include supporting retail and office areas but rarely include any type of residential uses. If residential uses are included, they need to be done in a manner that supports the continued development of the employment uses. The goal for these districts is to provide for a wide range of employment opportunities in high quality settings.

The Sub-Types: Industrial

The Industrial character type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses.

Forms and Guidelines

- Screening from public view required for outdoor storage and production
- Architectural detailing appropriate for industrial buildings on all sides within 300' of a street or public parking area
- Screening and other appropriate transition measures if located next to areas planned for

less intense uses.

Staff Comment: The existing surrounding development fits the description of the subtype: Industrial. The inclusion of a car wash at this location next to a convenience store and fueling station adds to the mix of uses available.

4. Will the proposed development serve to strengthen the character of the area by:

- **Providing appropriate infill development;**

Staff Comment: This site is an infill property within an industrial development zoned LI PAD. The QT store to the east has a drive-aisle connected to this site by a frontage road that allows for circulation between the sites. The new site plan is designed to keep the cross-access to the other surrounding facilities via the frontage road and will definitely help this project infill more effectively.

- **Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;**

Staff Comment: The proposed development does not demolish or replace any existing development; however it will definitely contribute to the quality of the surrounding area.

- **Adding to the mix of uses to further enhance the intended character of the area;**

Staff Comment: Infilling with a car wash with in an industrial area will enhance the intended character of the area.

- **Improving the streetscape and connectivity within the area;**

Staff Comment: This request will provide a well landscaped streetscape appropriate to an "Industrial" district.

- **Meeting or exceeding the development quality of the surrounding area;**

Staff Comment: The Design Review process (DR15-028) is being used to ensure this development meets or exceeds the quality of the surrounding area.

5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be close to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening;

Staff Comment: The site design provides sufficient screening and separation from the neighboring facilities, which will help transition the new development with the existing surrounding uses.

STAFF ANALYSIS

SUMMARY:

The proposal is to develop an express self-serviced car wash in the Broadway 101 Commerce Park directly to the west of the approved future QT gas station. The new car wash facility will be accessed by a driveway along the east property line off of a frontage drive-aisle parallel to Broadway Road. The carwash tunnel building is located in the front and 24 parking spaces for vacuuming and drying are located behind the building to the north. The office, wash tunnel, equipment area and vacuum equipment enclosure are all located within the proposed 6,413 sq. ft. building.

Staff appreciates the site layout including the building architecture which incorporates design

elements from both the existing Commerce Park and the future QT store to the east at the intersection of Dobson and Broadway Roads.

CONCLUSIONS:

Staff does not have any concerns with the proposal to build a car wash at this location. The proposed site plan is consistent with what has been previously developed to the west and approved to the east and north. Therefore, staff recommends approval of zoning case Z15-022 subject to the following conditions.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. **Compliance with all conditions of Design Review approval DR15-028 for architectural and landscaping design.**