



Planning and Zoning Board

Case Information

CASE NUMBER: Z15-020 (PLN2015-00076)
LOCATION/ADDRESS: The 6400 Block of East Test Drive (north side)
GENERAL VICINITY: Located south of US 60 Superstition Freeway and west of Power Road.
REQUEST: Modification of the PAD overlay and Site Plan Review for Lot F of Superstition Springs Auto Center (2± acres).
PURPOSE: This request will allow for development of an automotive sales dealership.
COUNCIL DISTRICT: District 6
OWNER: Joseph & Jeanette Cardinale Trust
APPLICANT: Berry, Riddell & Rosensteel
STAFF PLANNER: Lisa Davis, Planner II

SITE DATA

PARCEL NUMBER(S): 140-54-667
PARCEL SIZE: 2 ± acres
EXISTING ZONING: LI-PAD
GENERAL PLAN Character area: Mixed Use Activity District
CURRENT LAND USE: Vacant

STAFF RECOMMENDATION: Approval of the PAD modification and Site Plan Review with conditions
PLANNING & ZONING BOARD DECISION: ☒ Approval with conditions ☐ Denial ☐ Continuance
CONSENT & WAIVER: ☒ Signed ☐ Not Signed

HISTORY/RELATED CASES

April 28, 1982: Annexed into City of Mesa (Ord. 1590)
Nov. 22, 1982: Establishment of AG zoning (Z82-91)
Aug. 18, 1988: Eastern portion of subject site annexed into City of Mesa (Ord. 2358)
Nov. 16, 1998: Rezoned from AG to C-2 to allow the development of a hardware store, retail building, and two restaurant pad sites (Z98-102)
May 21, 2001: Rezoned from C-2 to M-1 PAD to allow the development of "Auto Center at Superstition Springs" (Z01-12, Ord. #3889)
Oct. 16, 2003: A Planning and Zoning request to modify Ordinance #3889 to allow the development of an auto dealership on Lots F and G of the Auto Center at Superstition Springs was on the Oct. 16, 2003 Board agenda. The application was formally withdrawn by the applicant on Oct. 22, 2003. (Z03-052)
Sept. 18, 2008: The Planning and Zoning Board recommended approval of Z08-060 a modification of the PAD and the site plan review request to allow the development of an auto dealership at Lots F&G. Board vote was 4-2. The case has no history on the City Council agenda.

June 17, 2015: The Planning and Zoning Board continued PAD modification and site plan modification for Lot F&G @ Superstition Springs Auto Center, 3.2 acres. Staff recommended approval of the zoning case and continuance of the site plan.

October 21, 2015: The Planning and Zoning Board recommended denial of the PAD overlay modification and site plan modification for Lots F&G. The vote was 4-3. Staff recommended approval of the zoning case and continuance of the site plan.

SITE CONTEXT

NORTH: (Across Superstition Springs Boulevard) Office development – Zoned LC-PAD

EAST: Vacant Lot G zoned LI-PAD and across Test Drive is existing Multi-residence project - Zoned LC-BIZ-CUP-PAD

SOUTH: Existing Golf Course – Zoned AG-PAD and RS-43-PAD

WEST: Existing Automotive sales lots – Zoned LI-PAD

PROJECT DESCRIPTION

Following the October 21, 2015 Planning and Zoning Board meeting the applicant has made changes to the PAD modification request and the site plan for the automobile/vehicle sales dealership. The principal changes include the reduction of area for the vehicle sales from both Lots F&G to only Lot F and the site plan proposed maintains the current access and alignment of Test Drive. The request includes a lot line adjustment to increase the size of Lot F and reduce the size of lot G. Lot G will be required to meet the development standards for the LI (Light Industrial) zoning district including a minimum one acre lot. This would then increase the current size of Lot F from 1.5± acres to 2± acres. The conceptual site plan for Lot G will be required to receive site plan review approval prior to development and all current PAD requirements will apply. Lot G is not a part of this request.

This request is for modification of the existing PAD Overlay and Site Plan Review to allow the development of an automobile dealership at Lot F of the Auto Center at Superstition Springs. As noted previously, this is for an unidentified, high-end, new and used auto sales dealership. The proposed project for the 2± acre Lot F site includes a two-story 5,575 square-foot (SF) auto showroom building with a 4,740 SF auto service/parts building and service reception canopy at the western portion of the lot. As shown in the table below these building size areas are considerably less than were previously proposed. Referring to the parking exhibit, the vehicle display areas will front both Superstition Springs Boulevard and East Test Drive. The project narrative indicates there will not be body work or painting, a car wash or service area outdoor storage. The hours of operation are indicated as 7 am to 9pm daily.

	<i>June 2015</i>	<i>October 2015</i>	January 2016
Showroom Building:	11,614 SF	12,927 SF-two story	5,575 SF
Service/Parts:	8,516 SF	13,086 SF	3,770 SF
Service Reception:	2,100 SF	2,056 SF	970 SF
Total	<i>22, 230 SF</i>	<i>28,069 SF</i>	10,315 SF
Conceptual office at Lot G	<i>n/a</i>	<i>n/a</i>	8,333 SF
Total	<i>22, 230 SF</i>	<i>28,069 SF</i>	18,648

Lot F-Auto Sales

Required Parking: 28 spaces for showroom & service space

Proposed Parking:

Employee/service	24 spaces;
Visitor	13 spaces;
Sales/Display	<u>99 spaces</u>
Total	141 spaces

Modification of Previous Stipulations

The applicant is requesting the a modification of Condition #16 of Ordinance #3889 which states "Permitted Uses on Lots F and G shall be limited to C-2 uses only." Zoning Ordinance updates in 2011 revised the previous C-2 designation to LC-Limited Commercial. This previous C-2 and current LC zoning designations do not allow the automobile dealership use. The modification would eliminate Lot F leaving Lot G remaining in the Stipulation. Therefore it would simply read "Permitted Uses on Lot G shall be limited to LC uses only."

Another modification requested to the ordinance is to change stipulation #14 with regard to lighting. Specifically 14.F states "All exterior Auto Center lighting sources shall be limited to color corrected metal halide." LED lighting is proposed for the site and as noted in the letter from Welch & Sandon Design, LLC it is more efficient than the metal halide lighting used in 2001.

PAD Modifications

No deviations from the PAD standards have been requested.

BACKGROUND

The Auto Center at Superstition Springs, 201-012, was formally approved by the City Council on May 21, 2001. During the rezoning process, the adjacent residential property owners of Superstition Lakes Resort Condominiums were opposed to the development of the Auto Center Mall. The Auto Center developer worked with condominium owners and developed the numerous stipulations in Ordinance #3889. The 2001 exhibits show Lots F&G in the site plan layout and in the project narrative as restaurant use or high end office. In 2001, Staff indicated concern with stipulation #16, however the developer and the neighbors had come to an agreement. Since that time there have been two additional applications, one in 2003 and the other in 2008, to eliminate the stipulation. Both applications were withdrawn prior to the City Council hearing. The Cardinale's purchased the property in 2005 and were the applicant for the 2008 case.

The current application was first heard by the Planning and Zoning Board in June of 2015 with a decision of continuance. The Case was heard a second time with a completely different site plan that absorbed all of Test Drive and created a new access drive from Superstition Springs Boulevard. The P&Z Board recommended denial of the case. Following the October meeting, the applicant significantly revised the area of the project and the site plan. As a result of the substantial changes the case was agenzized for recommendation by the P&Z Board.

NEIGHBORHOOD PARTICIPATION

Prior to the June 17, 2015 Planning & Zoning Board meeting, Staff received two letters of support for the PAD Modification from the Economic Development Advisory Board and the City of Mesa Office of Economic Development (copies attached). The Superstition Lakes Condominium Association had submitted a position paper with exhibits showing support for maintaining stipulation #16 in Ordinance 3889. In addition, Staff had also received 24 letters of opposition of the application from the adjacent Superstition Lakes Resort Condominium owners.

For the October 21, 2015 P&Z meeting Staff received an additional 11 letter of opposition, two were referenced in the staff report. The day prior to the hearing staff received an additional four letters of opposition and a document from the Superstition Lakes Condominium Association titled "Legal Protest Petition." Staff provided copies of these additional documents to the Board at the Study Session.

During the public hearing the applicant provided a stack of letters of support to the Board members from surrounding businesses.

As a result of the significant changes in the site plan from October P&Z meeting, a neighborhood meeting was held at 5pm on Wednesday January 6 at Franklin South Elementary School. According to the Citizen Participation Report there were a total of 13 people in attendance. Notification letters for the public hearing were also mailed for all property owners within 1,000' of the property. This far exceeds the minimum requirements.

Staff did receive a Memorandum dated January 12, 2016 from the Superstition Lakes Condominium Association opposing the removal of Lot F from stipulation #16 of Ordinance 3889 (copy attached).

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

Utilizing the tools of the Mesa 2040 General Plan in review of the proposed project, it was determined that this request would further implement and enhance the planned Mixed Use Activity District character of the given area, help to create a greater sense of place, and make the place more economically viable into the future.

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and commercial/entertainment districts. 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.

The General Plan establishes criteria to be used in evaluating development requests to measure compatibility with the Plan.

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

This request is within the Character Type of *Mixed Use Activity District* with a further designated sub-type of *Regional Scale District* as identified on the Character Area map in the Mesa 2040 General Plan.

Mixed Use Activity District- The Mixed Use Activity Districts are large-scale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component that are designed and developed to attract customers from a large radius.

Sub-type: *Regional-scale districts* are typically larger than 60 acres and contain multiple big box stores, unique features (lifestyle center), an enclosed mall, and/or auto-malls that attract customers from a large trade area. Regional-scale districts may have significant areas devoted to office, research and development or other light industrial uses and may contain areas of supporting, integrated residential uses. These districts are typically along an arterial at a freeway interchange. The goal with this character type is to provide a location for businesses and attractions that brings people to Mesa from the larger region.

This area also abuts up to an area designated as *Neighborhood* with a sub-type of *Suburban*.

To grow and maintain a diverse job base, Mesa must continue to develop and maintain Economic Activity Areas that provide busy, vibrant places which draw people and businesses together. This

project is located in the *Superstition Springs/Power Road Corridor Economic Activity Area* and part of the *Superstition Freeway East Economic Activity District*. The Superstition/Power Road Economic Activity Area is established around the opportunity to grow employment opportunities associated with the Loop 202 and US 60 Freeways and expand medical services. *Superstition Freeway East Economic Activity District*: Superstition Springs Center, one of two regional shopping centers located in Mesa, serves as a focal point for the Superstition Freeway East Corridor. It is dominated by businesses representing the advanced business services, healthcare services and retail industry clusters extending for approximately eight miles along the Superstition Freeway (US 60). This area is expected to see further growth in these clusters as vacant parcels throughout the corridor are developed over time.

As part of these economic activity areas it is appropriate that this area have flexibility to develop with a wide range of commercial, office, residential, and entertainment uses. At the same time, however, it is located adjacent to an established neighborhood. The General Plan also places strong emphasis on maintaining neighborhoods. One of the statements contained in the Neighborhoods chapter of the plan regarding maintaining safe, clean, and healthy living environments in neighborhoods states: "Avoid incompatible land uses (e.g. locating an auto repair shop next door to a single family residence or locating residences near an airport) and/or providing appropriate transitions between uses, particularly when developing or redeveloping neighborhoods next to or near higher impact employment areas to lessen the impact on the employment use." By proposing that Lot G maintain the established PAD requirements and develop under these original expectations, it will create the transition between the existing neighborhood and the proposed auto dealership.

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include High quality development, Changing demographics, Public health, Urban design and place-making, and Desert environment. These key elements have been considered in the development of the vision statements, guiding principles, goals, policies and strategies contained in the General Plan have been reviewed and appear to have the potential to impact the following goals, policies, and strategies:

Goal: Create and maintain a variety of great neighborhoods

Neighborhoods P1: Encourage the appropriate mix of uses that will bring life and energy to neighborhoods while protecting them from encroachment by incompatible development.

Goal: Grow and maintain diverse and stable jobs.

Economic Development P1: Preserve designated commercial and industrial areas for future job growth.

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

There are no sub-area plans for this location.

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

The Mixed Use Activity District, Regional Scale, specifically anticipates automobile dealerships as a part of this character area. The proposed zoning is consistent with and conforms to the General Plan designation for this property.

4. Will the proposed development serve to strengthen the character of the area by:
- Providing appropriate infill development. By developing the auto sales dealership at Lot F and maintaining Lot G to develop as an office provides a transition from the residential district and incorporates into the existing four automobile dealerships. East Test Drive provides the primary entrance into this location. For Lot G care is needed in site planning to continue to provide an attractive and appropriate entry and to minimize other visual and auditory impacts for the existing residential neighborhood.
 - Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area. This property is vacant, this does not apply.
 - Adding to the mix of uses to further enhance the intended character of this area. There are already several automobile dealerships in this area. When originally developed there was a need for restaurants and other services. Much of the area to the north and east has developed with those restaurant and other uses.
 - Improving the streetscape and connectivity within the area. New landscaping will be added with development that will improve the streetscape.
 - Improving safety within the area. New development will utilize the property and provide more lighting and activity which should serve to improve safety.
 - Adding to the sense of place. The proposed project will wrap into the existing automobile dealerships and Lot G will allow for development that will provide the needed transition from the residential neighborhood and the automobile dealerships. At this time the conceptual site plan includes 50 parking spaces that far exceeds the required 28 parking spaces. There could be a reduction in parking especially adjacent to the existing residential neighborhood to create more open space and create needed public spaces Particular care needs to be taken with the design of Lot G development to provide for a sense of place and integrate the use with the residential area.
 - Meeting or exceeding the development quality of the surrounding area. This is a very high quality area. Staff will continue to work with the applicant through the design review process to ensure the quality level is maintained.

5. Does the proposed development provide appropriate transitions between uses?

As stated above, the key transition point is Lot G, the eastern portion of this property that needs to provide a good transition to the existing neighborhood to the south and east. Care needs to be taken with the overall site design to consider the residential area.

STAFF ANALYSIS:

Modification of previous Stipulations:

The primary request is to amend stipulation #16 of Ordinance 3889, Z01-012, that limits permitted uses on Lot F to C-2 (now LC) Limited Commercial uses only. The elimination of this stipulation for Lot F would allow for development of all uses in the LI zoning district. This would include the automobile sales dealership development.

If the use restriction is removed, this not only opens the door to the automobile dealership being requested, but also to all LI (Light Industrial) uses. Staff is concerned with all allowed uses in LI district that would be allowed for Lot F. Attached is a proposed Table of Permitted Uses for Lot F at Superstition Springs Auto Center. The table is intended to clarify all permitted uses based on the LI designation of the site. The Table of Permitted Uses allows all of the uses permitted in the LI District that are also permitted in the LC District, plus Automobile Vehicle Sales and Leasing. A Development Agreement,

limiting the uses for Lot F, will be developed for approval by the City Council in conjunction with the rezoning.

Stipulation #14F stating "All exterior Auto Center lighting sources shall be limited to color corrected metal halide" should be removed. The Metal halide utilized in 2001 is no longer the standard. The applicant is currently proposing LED lighting for the site. Lighting technologies and standards have evolved significantly since 2001. Removing the stipulation will allow these new light fixtures to be used in a way that will better meet the desires of the adjacent neighborhood to avoid light pollution from development of this property.

Site plan:

Access to the site occurs from Test Drive, a private street. According to the narrative the primary access drive for the dealership is proposed at over 686 feet from the condominium entrance. Display pads are proposed at the east side of the showroom and the west side of the main driveway access. The narrative further indicates the traffic impacts will be far less for the adjacent residential neighborhood compared to a restaurant use with a traffic generation comparison, page 12 of narrative.

The parking and circulation adjacent to Superstition Springs Boulevard is indicated to have a minimum setback of 2' from the property line. This area is unusual because of the wide amount of right of way along Superstition Springs Boulevard and the grade difference. The conceptual site layout for Lot G places the proposed office building adjacent to Superstition Springs Boulevard and Test Drive with potential for lush landscape at the corner to create that sense of place. An opportunity for public gathering space at the east side of the office project should also be incorporated into this future site plan.

The current layout for the auto sales site includes placing the majority of the 99 display cars between Lot G and the auto sales building placed at the western portion of the site. The service area is reduced in size from prior proposals and per the narrative is proposed to have high end Rytec high speed sound insulated garage doors. The garage door adjacent to Superstition Springs Boulevard will further be screened by a 6' high masonry wall. The narrative further indicates that the service area will have the latest air quality technology that will capture emission from the minor vehicle repairs.

Landscape plan:

There is existing landscape material adjacent to Test Drive and Superstition Springs Boulevard. The landscape plan will need to include landscape design in the right-of-way adjacent to Superstition Springs Boulevard. Previously this was ADOT right-of-way but is now City of Mesa right-of-way and a landscape design for the large amount of area that will allow for good landscape design. This landscape design should be meet or exceed the minimums indicated in Section 11-33 of the Zoning Ordinance. Staff would recommend that the required landscape material adjacent to Lot G in the Superstition Springs Boulevard right-of-way and the Test Drive landscape setback should be installed with this project. This will help the project to appear complete, as it may be some time before Lot G develops. Since there is a Development Agreement needed for the uses on the site it would be beneficial to include this expectation within the document. The design will be reviewed through Design Review.

There is a combination of a 3' masonry screen wall, 6' masonry screen wall and pipe rail adjacent to Superstition Springs Boulevard. Foundation landscaping is indicated at the south portion of the vehicle sales showroom and is indicated to meet the PAD requirements. The site plan indicates that it does meet the additional 5% of landscape area as required by the PAD standards.

Lighting:

A modification to the original ordinance in regard to lighting will also need to be addressed. The original ordinance of 2001 included 8 stipulations addressing lighting on the site. Stipulation 14F requires that all exterior lighting sources shall be limited to color corrected metal halide. As indicated from the letter from Welch & Sandon Design LLC lighting standards have changed. The maximum height allowed for the light fixtures for Lots F&G is 20', the applicant is proposing a maximum height of 15' for all light poles. LED lighting is proposed to be utilized on Lot F in lieu of the metal halide previously stipulated for the site. The LED lighting will allow for the maximum pole height of 15' throughout Lot F. Referencing sheets DR 1.0 and DR 2.0, there are two different light types indicated as SA and SB light styles. The SA light style is proposed closest to the south and east property lines are indicated as Neighbor Friendly Optics that will minimize light spill and glare behind the poles.

The Ordinance further limited the lighting level to a maximum illumination of 40 foot candles (fc) during hours of operation reducing to an average of 5 fc during off-hours. The applicant is proposing to have lighting levels at a maximum of 20.6 fc and an average of 4.6 fc during business hours. This is below the previously stipulated lighting levels for after hours. In addition, the wireless dimming system will allow for the lighting to be reduced below these levels after business hours, 9 pm.

The attached lighting indicated for the building will require approval through Design Review as part of the overall design of the project. The attached lighting should be consistent in design with the architectural design of the building. All attached lighting will be limited to a maximum of 15' in height with no wall packs installed as indicated by the original ordinance 3889.

Building height and architectural style:

The submitted elevations appear to be a typical auto dealership with large amounts of glass, with some metal, EFIS and CMU utilized. The architectural Design Guidelines for the PAD require elevations to be broken up by stepping, fenestration or architectural treatments. It further states that other architectural treatments shall be used to add human scale to the buildings. It is also desirable to have a variety of roof forms including sloping and flat roof. Design Review approval is required for this project.

SUMMARY:

There are two separate requests associated with this project. The first is the modifications to the original PAD with the primary change being the removal of stipulation #16 to allow uses in the LI zoning districts to develop on Lot F. This would include the auto sales dealership proposed. Staff is concerned with some uses that could be allowed in the LI district other than the automotive sales. This could be addressed through a development agreement for the site. Removal of stipulation 14F is supported by staff as it is consistent with updates for lighting standards. The second request is approval of the site plan review for Lot F.

CONCLUSIONS:

The proposal to amend the previous zoning ordinance to allow development of the automobile dealership and changes to the light requirements for Lot F is consistent with and conforms to the adopted General Plan. Staff recommends approval of the PAD modification and Site Plan Review subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative except as modified by following stipulations.
2. Compliance with all conditions of Design Review approval.
3. Compliance with all City development codes and regulations.
4. Owner shall grant an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (prior to the issuance of a building permit).
5. **Compliance with all requirements of Ordinance 3889 except as modified below:**
 - a. **Removal of stipulation 14.F for Lot F.**
 - b. **Modifying stipulation #16 to remove Lot F.**
6. **Permitted uses on Lot F shall be limited to those uses permitted in the LI zoning district that are also permitted in the LC zoning district. This will allow the Automobile/Vehicle Sales and Leasing as a permitted use. LI uses that shall be prohibited are: Correctional Transitional Housing Facility; Industrial Trade Schools; Medical Marijuana Dispensaries; Medical Marijuana Cultivation Facilities; Commercial Parking; Swap Meets and Flea Markets; Handicraft/Custom Manufacturing; Light Assembly/Cabinetry; General Manufacturing; Limited Manufacturing; Research and Development; Recycling-Large Collection Facilities; Warehousing and Storage including contractors yards, Indoor Warehousing and Storage and Wholesale; Airport Land Use classifications including aircraft refueling stations, aircraft light maintenance, airport transit station and airport related long-term parking lots; Freight/truck terminals and warehouses; Solar farms, Major utilities and outdoor display as an accessory use.**
7. **Completion of a lot line adjustment through a re-plat prior to issuance of a building permit.**
8. **All landscape design adjacent to Superstition Springs Boulevard shall be consistent with requirements of section 11-33 of the Zoning ordinance.**

Proposed table of permitted uses for Lot F at Superstition Springs Auto Center

The table below is for clarification of permitted uses for lot F at Superstition Springs Auto Center. Utilizing the table of proposed uses for LI district and eliminating uses that are not allowed in the LC district. The table does show permitted use of the automobile vehicle sales and leasing as proposed with this PAD Modification.

Land Use Regulations

In [Table 11-7-2](#), which follows, the land use regulations for each Employment Zoning District are established by letter designations as follows:

“P” designates use classifications permitted.

“TUP” designates use classifications permitted on approval of a [Temporary Use Permit](#)

“SUP” designates use classifications permitted on approval of a [Special Use Permit](#).

“CUP” designates use classifications permitted on approval of a [Council Use Permit](#).

“(x)” a number in parentheses refers to limitation following the table.

“**P**” designates a prohibited use.

Use classifications not listed are prohibited. The “[Additional Use Regulations](#)” column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-7-2: Employment Districts		
Proposed Use	LI (M-1)	Additional Use Regulations
Residential Use Classifications		
Correctional Transitional Housing Facility (CTHF)	P	Section 11-31-12, Correctional Transitional Housing Facilities
Public and Semi-Public Use Classifications		
Clubs and Lodges	P (10)	
Colleges and Universities Colleges and Trade Schools, Public or Private		
Colleges and Universities	P (10,11)	
Commercial Trade Schools	P (10,11)	
Industrial Trade Schools	P	
Cultural Institutions	SUP (10)	
Day Care Centers	P (10, 11)	
Government Offices	P	
Hospitals and Clinics		
Clinics	SUP (10, 11)	Section 11-31-15, Hospitals and Clinics
Hospitals	P (10, 11)	
Places of Worship	P (10)	Section 11-31-22, Places of Worship
Public Safety Facilities	P	
Public Maintenance Facilities	P	
Schools, Public or Private	CUP (10, 11)	Section 11-31-24, Schools
Commercial Use Classifications		
Animal Sales and Services		

Table 11-7-2: Employment Districts		
<i>Proposed Use</i>	<i><u>LI</u> (M-1)</i>	<i>Additional Use Regulations</i>
Kennels	P (requires SUP in LC)	
Pet Stores	P	
Veterinary Services	P	
Artists' Studios	P	
<u>Automobile/Vehicle Sales and Services</u>		
Automobile Rentals	P (requires SUP in LC)	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	P	
Automobile/Vehicle Repair, Major	P	Section 11-31-6, Automobile/ Vehicle Repair; Major and Minor
Automobile/Vehicle Service and Repair, Minor	P	
Automobile/Vehicle Washing	P (requires SUP in LC)	Section 11-31-7, Automobile/ Vehicle Washing
Large Vehicle and Equipment Sales, Services, and Rental	P	Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
Service Station	SUP	Section 11-31-25, Service Stations
Towing and Impound	P	
Banks and Financial Institutions	P	
With Drive-Thru Facilities	P	
Building Materials and Services	P	
Business Services	P	
<u>Commercial Recreation</u>		
Small-Scale	P (10, 12)	
Large-Scale	P (10, 12) (requires SUP in LC)	
<u>Eating and Drinking Establishments</u>		
Bars/Clubs/Lounges	P	Section 11-31-19, Outdoor Eating Areas
Coffee Shops/Cafes	P	
Restaurants, Bar and Grill	P	
Restaurants, Full-Service	P	
Restaurants, Limited Service	P	
With Drive-Thru Facilities	P per ordinance 3889	
With Outdoor Seating Areas	P (10,11)	
Off-track Betting	P (14, 15)	
With Live Entertainment	P	
<u>Food and Beverage Sales</u>		
Convenience Market	P(1,7)	Section 11-31-11, Convenience Markets
Funeral Parlors and Mortuaries	P	
Hotels and Motels	P	
Laboratories	P	
Light Fleet-Based Services	P	
Live-Work Units	SUP (10,11)	Section 11-31-17, Live Work Units
Maintenance and Repair Services	P	
Medical Marijuana Dispensaries	P	Section 11-31-34

Table 11-7-2: Employment Districts		
Proposed Use	<u>LI</u> (M-1)	Additional Use Regulations
<u>Medical Marijuana Cultivation Facilities</u> (Accessory to Medical Marijuana Dispensaries)	P	
Medical Marijuana Cultivation Facilities	P	
<u>Offices</u>		
<u>Business and Professional</u>	P	
<u>Medical and Dental</u>	P	
<u>Parking, Commercial</u>	P	
<u>Personal Services</u>	P	
<u>Plant Nurseries and Garden Centers</u>	P (requires SUP in LC)	
<u>Retail Sales</u>		
<u>General</u>	P	
<u>Large Format</u>	<u>CUP</u>	<u>Section 11-31-16, Large Format Retail</u>
<u>Swap Meets and Flea Markets</u>	P	<u>Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets</u>
<u>Tattoo and Body Piercing Parlors</u>	P	
<u>Employment and Industrial Use Classifications</u>		
<u>Handicraft/Custom Manufacturing</u>	P(5)	
<u>Light Assembly/Cabinetry</u>	P(5)	
<u>Manufacturing, General</u>	P(5)	
<u>Manufacturing, Limited</u>	P(5)	
<u>Research and Development</u>	P(5)	
<u>Recycling Facilities</u>		
<u>Reverse Vending Machines</u>	P	<u>Section 11-31-23</u>
Small Indoor Collection Facilities	P (requires SUP in LC)	
<u>Large Collection Facilities</u>	P	
<u>Warehousing and Storage</u>		
<u>Contractors' Yards</u>	P	
<u>Indoor Warehousing and Storage</u>	P	
<u>Mini-Storage</u>	P	
<u>Wholesale</u>	P	
<u>Airport Land Use Classifications</u>		
Aircraft Refueling Stations	P	
Aircraft Light Maintenance	P	
Airport Transit Station	P	
Airport Related Long-term Parking Lots	P	
<u>Heliports</u>	<u>SUP</u> (13) (requires CUP in LC)	

Table 11-7-2: Employment Districts		
Proposed Use	<u>LI</u> (M-1)	Additional Use Regulations
<u>Transportation, Communication, and Utilities Use Classifications</u>		
<u>Communication Facilities</u>		
<u>Antenna and Transmission Towers</u>		<u>See Chapter 35</u>
<u>Facilities within Buildings</u>		
<u>Transportation Facilities</u>		
<u>Freight/Truck Terminals and Warehouses</u>	P	
<u>Transportation Passenger Terminals</u>	P	
<u>Utility Classifications</u>		
<u>Solar Farms</u>	P	<u>Section 11-30-15, Solar Panels and Other Energy Production Facilities</u>
<u>Utilities, Major</u>	P	
<u>Utilities, Minor</u>	P	
<u>Specific Accessory Uses and Facilities</u>		
<u>Outdoor Storage</u>	P(5)	
<u>Caretakers' Residences</u>	P(10, 11) (requires SUP in LC)	
<u>Outdoor entertainment or activities</u> as an accessory use	P(10, 11) (requires SUP in LC)	
<u>Outdoor Display</u>	P	

1. Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.
2. Permitted if floor area is no more than 10,000 square feet.
3. Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.
4. Permitted if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building, with no outside storage or display.
5. Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage permitted only if confined to the rear one-half of the lot.
6. Permitted if floor area is no more than 1,500 square feet. SUP required if greater than 1,500 sqft.
7. Granting of a SUP is required if Accessory Fuel Sales are present.
8. Permitted only if floor area is no more than 50,000 square feet.
9. Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.
10. Use not permitted when the property is subject to the AOA 1 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Area.
11. Use not permitted when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
12. Use permitted with the approval of a CUP when the property is subject to the AOA 2 overflight area, See Section 11-19-2, Runway Protection Zones and Airport Overflight Areas.
13. Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
14. Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following.
15. Permitted only when accessory to a Eating or Drinking establishment.