



## Planning and Zoning Board

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### *Case Information*

**CASE NUMBER:** Z17-006 (PLN2016-00942)  
**LOCATION/ADDRESS:** The 5500 block of South Power Road (east side)  
**GENERAL VICINITY:** Located south of Ray Road on the east side of Power Road  
**REQUEST:** Site Plan Review and Special Use Permit.  
**PURPOSE:** This request will allow for the development of a car wash.  
**COUNCIL DISTRICT:** District 6  
**OWNER:** Clean Freak Car Wash – Mark McDowell  
**APPLICANT:** Larson Associates – Lance Meinhold  
**STAFF PLANNER:** Kim Steadman

**PARCEL NUMBER:** 304-37-023R  
**PARCEL SIZE:** 1± acre  
**EXISTING ZONING:** LC  
**GENERAL PLAN Character area:** Mixed Use Activity District  
**CURRENT LAND USE:** Vacant land

#### **SITE DATA**

#### **HISTORY/RELATED CASES**

**June 16, 2005:** Annexed to the City of Mesa. (Ordinance 4398)  
**May 16, 2006:** Comparative zoning to City C-2. (Z05-029)

**STAFF RECOMMENDATION:** Approval with conditions  
**P&Z BOARD RECOMMENDATION:** ☐ Approval with conditions. ☐ Denial  
**WAIVER SIGNED:** ☒ Yes ☐ No

#### **SITE CONTEXT b**

**NORTH:** Existing vacant building – Zoned LC  
**EAST:** Vacant land – zoned GC and LI  
**SOUTH:** Vacant land and auto sales – zoned LC  
**WEST:** (Across Power Rd) Existing agricultural use (Town of Gilbert) – zoned BP

#### **PROJECT DESCRIPTION/REQUEST**

This vacant, one-acre lot fronts onto Power Road, south of Ray Rd. The request is for site plan review, and a Special Use Permit (SUP) to develop a self-serve car wash, which is a use that requires an SUP in the LC zoning district.

### **NEIGHBORHOOD PARTICIPATION**

The applicant's citizen participation plan included mailings to property owners within 1,000 feet of the site, HOAs within ½ mile, and registered neighborhoods within 1 mile. A notification of the hearing date was also sent to property owners within 500-feet of the property. The applicant reports one email from an unidentified person, requesting the information be sent to their attorney. The applicant is trying to contact this person.

To date, Planning Staff has received no phone calls, emails or other inquiries from neighbors on this request.

### **CONFORMANCE WITH THE MESA 2040 GENERAL PLAN**

This property falls within the Character Type of "Mixed-Use Activity District" as identified by the Mesa 2040 General Plan. The proposed commercial development conforms to the Plan's intent for commercially-focused uses. The site and building design follow the Form and Guidelines for such developments. This site is located within the Inner Loop District of the Gateway Strategic Development Plan and meets its requirements for contemporary or progressive style with clean lines and articulated geometrical forms, quality materials and use of color.

### **STAFF ANALYSIS**

#### **Site Plan:**

Cars entering the site from Power Rd. will queue along the north property line, move through the car wash which is near the south property line, then circulate into the aisle with covered vacuum stalls before returning to Power Rd. A pedestrian sidewalk leads from the Right of Way sidewalk eastward, along the north face of the building to the pay islands.

#### **Zoning/Special Use Permit:**

The Mesa Zoning code requires a Special Use Permit (SUP) for Automobile/Vehicle Washing in the Limited Commercial District (LC). The Zoning Ordinance establishes the following standards when considering an SUP for a car wash:

1. 11-31-7 A - Location- Automobile/Vehicle Washing, as a primary use, is only allowed on sites with at least one frontage on an arterial street;  
*The proposed site has frontage on Power Rd.*
2. 11-31-7 B - Setbacks- No building or structure shall be located within 20 feet of any interior lot line abutting a residential zoning district;  
*The proposed site is not adjacent to any residential zoning district. The nearest residential neighborhood is a quarter of a mile away.*
3. 11-31-7 C - Drive-up Aisles and Required Queuing Area- Drive-up aisles shall be at least 11 feet wide; if adjacent to a street, they shall be screened as specified in Section 11-30-9(E), Drive-through Windows and Automated Car Washes. The drive-up aisle shall provide queuing space, with no encroachment into required landscape areas or building setbacks, for at minimum: 4

vehicles per pull-through rack for each automatic wash bay and 3 vehicles per bay for self-serve, coin-operated and/or hand wash facilities.

*The proposed site plan meets these standards.*

4. 11-31-7 D - Landscaping- Automobile/Vehicle Washing, as a primary use, in addition to perimeter, parking lot and foundation base landscaping requirements, landscaping shall comprise a minimum of 10 percent of the site area.

*The proposed landscape plan includes calculations to establish that it meets this requirement.*

5. 11-31-7 E - Litter- One permanent, non-combustible trash receptacle per wash bay is required.

*The site plan shows a double trash enclosure. In addition, receptacles are located at each vacuum station.*

6. 11-31-7 F - Noise- Sound attenuating measures shall be incorporated into the building design and construction to absorb noise such that the sound level readings at the street and at interior property lines are no more than 55 decibels. Mechanical equipment for centralized vacuum equipment shall be housed in an enclosed room.

*Mechanical equipment for centralized vacuum is housed in an enclosed room. Commercial building code standards will meet this requirement.*

7. 11-31-7 G - Additional Special Use Permit Criteria:

- 1) The number of auto-related activities within 600 feet of an arterial intersection shall not exceed 2;

*N/A - The proposed car wash is not within range of an arterial intersection.*

- 2) Compliance with all development standards for the applicable zoning district;

*The proposed project is in compliance with all development standards.*

- 3) 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;

*The proposed car wash is located within the Mixed-Use Activity District character type, and in the Inner Loop District of the Gateway Strategic Development Plan. The proposed development is in compliance with these Plans.*

- 4) 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;

*The site plan submitted meets these standards.*

- 5) 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;

*The applicant's Plan of Operation meets this requirement.*

- 6) 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;

*The applicant's Good Neighbor Policy meets this requirement.*

- 7) 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.

*The site plan submitted meets current city development standards.*

#### **Special Use Findings:**

The following findings are required for an SUP (§11-70-5):

1. Approval of this proposal, as represented in the narrative and plans, and as conditioned is consistent with, and will advance the policies of the General Plan, and any other applicable City plan and/or policies;  
*Staff finds the proposed project to be in compliance with the General Plan and the Gateway Plan.*
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the LC district and conform to the General Plan and other City policies;  
*A car wash is an appropriate use in the LC district.*
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City;  
*The applicant has complied with the development standards established for car washes.  
The proposed project will not be detrimental to adjacent properties or to the City.*
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

*City staff has established the existence of adequate infrastructure to serve this development.*

#### **Airfield Overflight Area:**

This site falls within the Phoenix-Mesa Gateway Airport Land Use Compatibility Plan. This property is within Airfield Overflight Area 3 (AOA 3). This designation includes some use restrictions, a requirement for an aviation easement (**See condition 5**) and a requirement for noise attenuation in construction (**See condition 6**). Location within the Airport Area also necessitates evaluation by the FAA for impact on air traffic. Given the height, location, and proposed use, no impacts are expected. However, the

applicant will need to complete an FAA Form 7460 and submit the findings of that review with their building construction plans. The plans will need to indicate what, if any, mitigation measures are being included to satisfy any issues raised by the FAA review. **(See condition 7).**

**Parking:**

The 4,500-sf car wash is required to have 12 parking spaces (1 space per 375 s.f. of building area). A total of 20 spaces are provided, all of them covered, vacuum spaces that can be used for parking or vacuuming.

**Design Review:**

The proposed car wash received support from the Design Review Board at the Feb. 14, 2017 work session. The board recommended approval with minor recommendations for changes.

**CONCLUSION:**

Staff finds that the plans and documents comply with the required findings, and recommends approval of the Site Plan and Special Use Permit with the following conditions:

**CONDITIONS OF APPROVAL:**

1. Compliance with the development as described in the project narrative and as shown on the site plan, elevations and landscape plan;
2. Compliance with all City development codes and regulations;
3. Compliance with all conditions of Design Review approval for architectural and landscaping design;
4. Signs (detached and attached) require separate approval and permit for locations, size, and quantity;
5. **Owner granting 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);**
6. **Noise attenuation measures to be incorporated into the design and construction of the buildings to achieve a noise level reduction of 25 dB;**
7. **Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property;**

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