

Narrative

4225 S. Power Road
LI-AF-PAD w/ SUP requested

GBSP LLC is the owner of a parcel of land located at 4225 S. Power Road, within the Gateway Norte. This Board of Adjustment application is for a Special Use Permit on a 1.14 acre site in order to allow for an express car wash. The current zoning is LI-AF-PAD (Limited Commercial).

The action requested is only for that portion of the western 218 feet (approximately) of the parcel adjacent to Power Road. To the east, there is an existing RV storage area that is to remain in place and is not included in this SUP request. To the north, is an existing retail building (Lot A). Access to the existing retail and storage facility, as well as the proposed car wash is by way of a shared driveway access.

The general plan land use designation for this parcel is Mixed Use Activity / Employment. As such, no amendment to the general plan land use designation is required.

APN #304-17-016 (part) 1.14 Ac.

The car wash facility will be located on the westernmost portion of the subject parcel. As mentioned above, the RV storage facility is located to the rear within the same parcel.

The adjacent Power Road right-of-way improvements and landscaping already exist. The buildable portion of the project site is currently vacant. There is an existing 5-foot wide landscape area on the west side of the wall that separates the proposed new construction and the wall enclosing the RV storage area. This landscape area will remain in place. The portion east of the wall and “gated entry” of the property is not intended to be revised. All other right-of-way improvements, including the driveways, sidewalk and landscaping are currently in place and will remain unchanged.

The proposed express car wash includes a 4,188 square foot wash building plus an outdoor vacuum area. While the car wash requires only 4 parking spaces, a total of 38 covered vacuum spaces are to be constructed. The set of 17 parking spaces on the northern portion of the site are to be used as the shared parking arrangement with Gateway Norte’s Lot A, addressed as 4207 S. Power Road, retail building. A reciprocal shared parking and access agreement will be executed between the car wash parcel and the retail parcel to the north. Customers of the retail center will have complimentary use of the vacuums. The vacuum spaces will have canopies for customer comfort, and those total 5,065 square feet. Total lot coverage comes to 18% of the portion of the site.

EXISTING PROPERTY CONDITIONS:

Full street improvements exist on Power Road, including curb, gutter, sidewalk and landscaping. The driveway entrance servicing the site was installed several years ago when Gateway Norte was first developed. The site is generally flat, and will fit in appropriately with the surrounding Light Industrial uses in the immediate area. Water, sewer, gas, fiber optics, communications, street lighting, roads, storm retention systems and landscaping all exist. There are no residential neighborhoods for over 3,000 feet from the Property. The general condition of the Power Road improvements includes three paved lanes. Two lanes are currently marked for traffic, with the third (curb) lane being striped for “right turn only” use. To the north of the Gateway Norte masterplan is the San Tan Pier Pont office condo project with 2 paved travel lanes with striping that will be addressed in future developments that occur north of Gateway Norte.

Sight visibility triangles were considered when design and installation of the current condition occurred, and will be taken into consideration for future design changes of driveways or landscaping.

Gateway Norte has a Master Grading and Drainage Plan on file with the City of Mesa and this site’s grading and drainage is compliant with that Master Plan and it will meet all required calculations for a finished site. There are five existing major retention basins with several smaller tertiary basins within the Gateway Norte project that are all interconnected and serve as a regional retention system for many of the sites in Gateway Norte. This sites’ storm waters already drain into this regional Gateway Norte Park’s drainage and retention system. No changes are being requested other than adding additional collection basins on B1’s site and will be in conformance with the City of Mesa approved Gateway Norte Master Grading & Drainage Plan.

Solid Waste access and collection routes have been considered and are shown on the site plan.

SURROUNDING ZONING & LAND USE:

The surrounding zoning and uses are identified as follows:

	Existing Zoning	Current General Plan	Existing Use
Onsite	LC-AF-PAD	Mixed Use Activity / Employment	Vacant
North	LI-AF -PAD	Mixed Use Activity / Employment	Retail and Commerce Office
South	LC-AF-PAD w/ CUP	Mixed Use Activity / Employment	Vacant

East	LI-AF-PAD w/ CUP	Mixed Use Activity / Employment	RV Storage
West (Gilbert)	BP	Business Park	Agriculture

ONSITE ZONING HISTORY:

In conjunction with this Board of Adjustment application for a Special Use Permit, we have also filed a PAD amended request (Z 16-059). This application is currently scheduled for City Council consideration. We anticipate the hearing will occur sometime prior to the Board of Adjustment consideration of the request Special Use Permit. In addition, design review approval was issued on "TBD".

Date	Case No.	Action
February 2000	Ordinance #3727 (Z-00-7)	Property annexed into City of Mesa and subsequently zoning M-1-AF
July 22, 2000	Z00-30	Rezone from M-1PAD-AF to C-2-PAD-AF Preliminary Plat Approval
February 7, 2001	DR01-9	Design Review Board approval for Northgate Commerce Park for the landscape and screen walls. (Name later changed to Gateway Norte)
April 11, 2017	DR 17-003	Design Review Board Review and Staff Approval
Filed	Z 16-059	Site Plan and Amended PAD request, for the LC-AF-PAD parcel.

SPECIAL USE PERMIT CRITERIA:

Section 11-31-7, Development Standards for Car Wash Uses requires the Board of Adjustment to issue a Special Use Permit only with the following required findings:

A. **Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

ORDINANCE REQUIREMENT

COMPLIES?

JUSTIFICATION

<p>1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;</p> <p>2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;</p>	<p>✓</p> <p>✓</p>	<p>No change to the existing zoning category is proposed as part of this zoning request. The zoning for the subject parcel is LC (Limited Commercial).</p> <p>This site is designated for Mixed Use Activity / Employment and is located within the Gateway Sub-Area Plan.</p> <p>The proposed use, and the underlying LC zoning district are consistent with the General Plan designation.</p>
<p>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; and</p>	<p>✓</p>	<p>There is no residential development or registered neighborhood association located within 1000 feet of the subject property. The subject site and the surrounding parcels to the north and east are part of the Gateway Norte master planned business and industrial park.</p> <p>Infrastructure, perimeter landscaping and adjacent streets are already constructed. Within the subject parcel, there is adequate parking, and the site is designed to contain all activity onsite.</p>
<p>4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.</p>	<p>✓</p>	<p>As mentioned above, street and other right-of-way improvements are already in place on Power Road. Water and sewer infrastructure is already in place, developed as part of the larger Ellsworth Water and Sewer Buy in Agreement.</p>

In addition, the Zoning Ordinance requires additional findings for automobile and vehicle washing facilities. Specifically, 11-31-7 of the Zoning Ordinance requires the following:

Section 11-31-7: Automobile/Vehicle Washing Automobile Washing, as described in Section 11-86-4, shall be located, developed, and operated in compliance with the land use regulations in Article 2 and the following standards:

ORDINANCE REQUIREMENT	COMPLIES?	JUSTIFICATION
A. Location. Automobile/Vehicle Washing, as a primary use, is only allowed on sites with at least one frontage on an arterial street.	✓	Zoom's Car Wash is located on Power Road. Power Road is a major arterial roadway.
B. Setbacks. No building or structure shall be located within 20 feet of any interior lot line abutting a residential zoning district.	✓	There is no residentially zoned property or residential use located immediately adjacent or within 1000 feet of the subject parcel.
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: <ol style="list-style-type: none"> 1. 4 vehicles per pull-through rack for each automatic wash bay. 2. 3 vehicles per bay for self-serve, coin-operated and/or hand wash facilities. 	✓	<p>Access to the car wash building will be from the rear of the subject property, not adjacent to Power Road. All queuing lanes will average 11'2" feet wide, with a small segment located at the wash tunnel turn in limited to 10 feet wide at the smallest section.</p> <p>All queuing space is located outside of all required landscape and building setback areas. Sufficient queuing distances in the three paystation lines are provided for the number of vehicles required.</p> <p>NOTE: The reduction to 10 feet was included as part of the PAD request currently under consideration by the City Council.</p>

<p>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.</p>	✓	A total of 23% of the site, is landscaped. This includes the perimeter, parking lot and foundation required landscaping
<p>E. Litter. One permanent, non-combustible trash receptacle per wash bay is required.</p>	✓	A total of 38 trash receptacles are provided on site at all vacuum stalls. Under this ordinance requirement, only one trash receptacle is required. We exceed this ordinance requirement.
<p>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.</p>	✓	<p>All car wash equipment and vacuum motors are located within the building structure, to ensure that sound levels not exceed 55 decibels.</p> <p>By locating all equipment in a centralized location within the building structure, noise, vibration dust and odor that may be of concern if the equipment was to be exposed are minimized.</p> <p>All blower motors in the wash tunnel are installed with air gates that significantly reduce the noise transmission from the tunnel.</p>
<p>G. Additional Special Use Permit Criteria. When a Special Use Permit is required by Article 2, each of the following items shall be included in the evaluation:</p>		
<p>1. The number of automobile related activities within 600-feet of an intersection of arterial streets shall not exceed 2, including</p>	✓	<p>A review of the area indicates that no automobile washing, service stations, service stations, sales / rental lots are located within 600 feet of the subject site. The subject site is approximately 1000' north of the Warner Road intersection.</p>

automobile/vehicle washing, automobile service stations, automobile sales or rental lots, or automobile/vehicle repair.		
2. Proposed locations within “-U” designated areas shall be oriented with canopies and fuel dispensing equipment away from the street, either to the side or to the rear of a building.	✓	NOT APPLICABLE The subject parcel is not within a “U” designated area.
3. Compliance with all development standards for the applicable zoning district, including compliance with all requirements for automobile related services located in all mixed districts and “-U” designated districts.	✓	NOT APPLICABLE The subject parcel is not within a “U” designated area.
4. 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 General Plan reflects an “Employment and Specialty Character Types” designation for this site. Our proposed use is consistent with the category. As such, no General Plan amendment will be required, which is appropriate for the proposed use. The site is within the Inner Loop District, which encourages high-quality mixed uses. The proposed Car Wash will provide some employment, while providing the area with a service commercial use. The balance of the area to the north and east includes contractor facilities and various office uses. The west side of Power Road is currently agricultural land in

		<p>Gilbert, and the south is vacant future commercial/industrial.</p> <p>The proposed uses on the site will also be compatible with the Phoenix-Mesa Gateway Airport operations, as they are non-residential, any noise contour conditions will therefore be appropriately addressed. The proposed use is of the variety that should not be seriously impacted by overflights of the Phoenix-Mesa Gateway Airport.</p>
<p>5. 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.</p>	✓	<p>All portions of the subject property will be either paved, occupied by a building, or fully landscaped.</p> <p>The site plan provides adequate paved parking and on-site circulation that has its only access from Power Road. This reduces impacts on neighboring properties. This site should not be a significant traffic generator, as Power Road is already a major arterial of the area. The site will minimize dust, fugitive light, glare, noise, offensive smells, and traffic impacts on neighboring residential areas, and closest residential area is over 3,000 feet to the northwest.</p>
<p>6. 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.</p>	✓	<p>A site plan is included in the package for City staff review to indicate compliance with zoning, building, and fire safety regulations.</p> <p>As this is a new construction project, evidence of compliance with City codes conformance will be completed as part of the Site Plan Review and Building Permit review procedures.</p>

We will comply with the “Good Neighbor Policy” by sending a letter to neighboring property owners when a change in management occurs to provide them with current management

contact information. This will help ensure the site is kept in a clean, safe and orderly manner consistently, and provide appropriate investigation and response procedures for when the site fails to comply with those criteria. A website will also contain current management information and connection availability.

CONCLUSION:

The requested Special Use Permit to allow the Express Car Wash will bring service commercial to the area. The proposed site construction and additional planned uses will bring a new dynamic to the area that has been lacking in the past. The planned car wash will bring some additional jobs and retail sales to the area. With the future of the area being an industrial/retail type uses in the Inner Loop of the Phoenix-Mesa Gateway Airport area, the proposal will be an appropriate addition to the area.