



## Planning and Zoning Board

### *Staff Report*

**CASE NUMBER:** ZON18-00132  
**LOCATION/ADDRESS:** 324 North Country Club Drive  
**GENERAL VICINITY:** Located south of University Drive, west of Country Club Drive  
**REQUEST:** Rezoning from DB-1 to DB-2; Site Plan Review and Special Use Permit  
**PURPOSE:** This request will allow for modifications to an existing carwash.  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Bajo Enterprises, Paul Crandall Jr Trust, Joyce Bond  
**APPLICANT:** Michael Scarborough, 3K1 Consulting Services  
**STAFF PLANNER:** Cassidy Welch

#### **SITE DATA**

**PARCEL NO.:** 135-59-036, 135-59-035, 135-59-070 & 135-59-069  
**PARCEL SIZE:** 1± acres  
**EXISTING ZONING:** Downtown Business District 1 – DB-1  
**GENERAL PLAN CHARACTER:** Neighborhood: Traditional  
**CURRENT LAND USE:** Existing carwash

#### **SITE CONTEXT**

**NORTH:** (Across 3<sup>rd</sup> Place) Existing commercial retail – Zoned DB-1  
**EAST:** (Across Country Club Drive) Existing automobile sales – Zoned DB-1  
**SOUTH:** (Across 3<sup>rd</sup> Street) Existing commercial retail – Zoned DB-1  
**WEST:** Existing multiple-residential – Zoned DR-3

**STAFF RECOMMENDATION:** Approval with conditions

**P&Z BOARD RECOMMENDATION:** ☐ Approval with conditions. ☐ Denial

**PROPOSITION 207 WAIVER SIGNED:** ☒ Yes ☐ No

### **HISTORY/RELATED CASES**

**June, 1930:** Annexed to the City of Mesa  
**Mid-1980's:** No case history found - Development of the existing carwash facility

### **PROJECT DESCRIPTION / REQUEST**

This is a request for a rezone from DB-1 to DB-2 and Site Plan Review to allow for modifications to an existing carwash facility. This includes a Special Use Permit (SUP) to allow for the existing carwash use to remain. The existing proposed modification includes a partial demolition of the building and the installation of vacuum canopies in the rear of the site.

### **NEIGHBORHOOD PARTICIPATION:**

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500' of the site, as well as HOAs within one half mile and registered neighborhoods within a mile. Staff has been contacted by a neighbor who stated concerns with the ingress/egress drive on the north property line.

The applicant will be providing an updated Citizen Participation Report prior to the May 15, 2018 Study Session. An update will be provided by staff at the Planning and Zoning Board Study Session.

### **STAFF ANALYSIS**

#### **MESA 2040 GENERAL PLAN:**

The General Plan character area for this site is Neighborhood. Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposal is consistent with the intent of the Neighborhood District and will support the surrounding community.

#### Central Main Street Area Plan

The proposed site falls within the Evolution Corridor development character of the Central Main Street Area Plan. The intent of the Evolution Corridor is to improve the commercial nature of the corridor over time with streetscape and building improvements that enhance the public realm. Staff has reviewed the request and found that it is consistent with the Central Main Street Area Plan by engaging the pedestrian environment through the maintenance of building frontage directly against Country Club Drive, improvement of street landscaping, and locating surface parking towards the rear of the site.

#### **ZONING:**

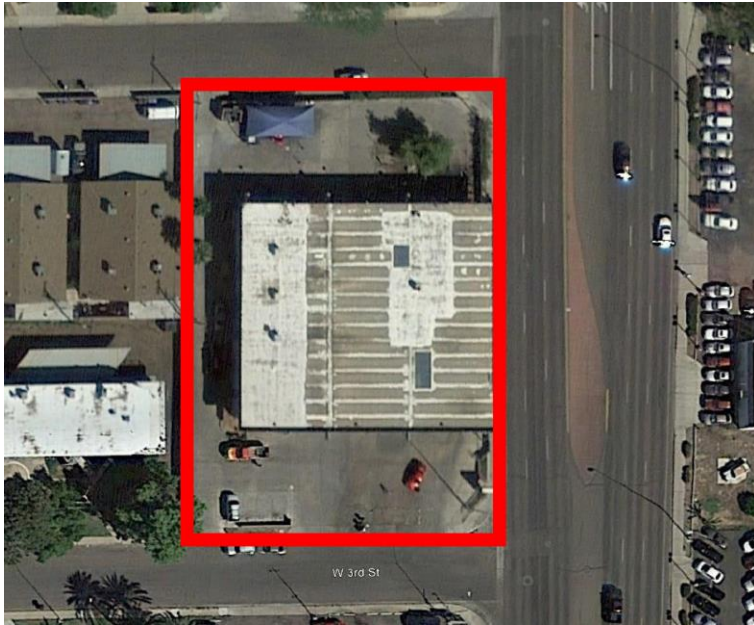
The subject site is currently zoned DB-1. Automobile/vehicle washing is not a permitted use within the DB-1 zoning district. The current use is legal non-conforming and the proposed site improvements will require a rezone to DB-2 with a SUP to allow the continued use of the carwash.

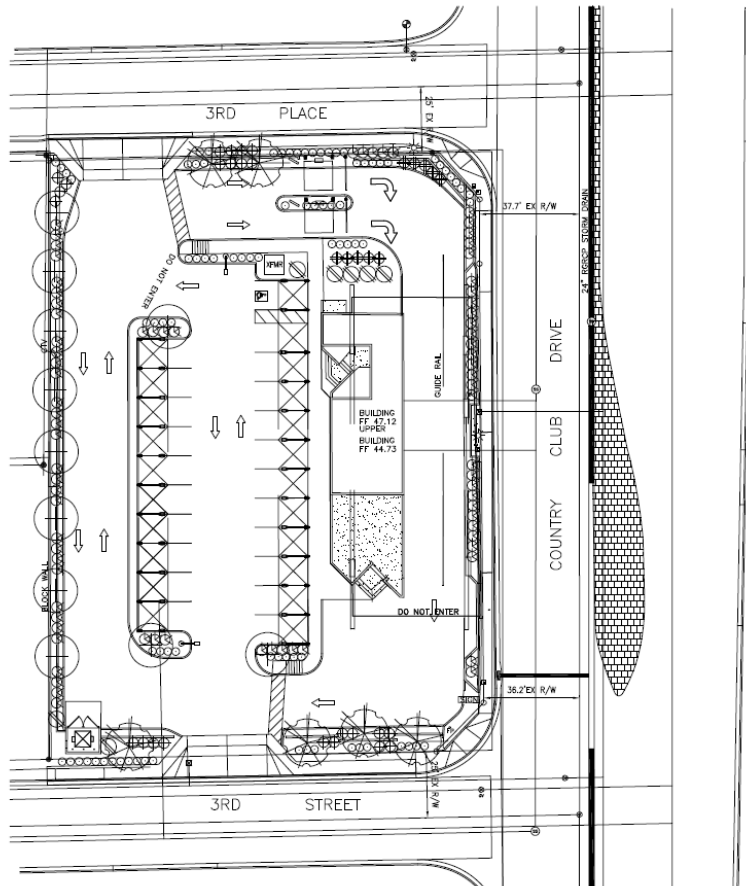
#### **SITE PLAN - MZO Section 11-69-5:**

#### Current Site Plan:

The current site plan has the building placed in the center of the site with the building placed directly along Country Club Drive. The current site has 3 access drives on 3<sup>rd</sup> Street and 1 access drive on 3<sup>rd</sup>

Place. The building is following an urban form with the building placed almost directly on the front property line with an approximately 1' building setback along Country Club Drive.





**Proposed Site Plan:**

The proposed site plan includes the partial demolition of the western half of the building with only the office and carwash tunnel remaining. The building will still maintain the 1' front setback along Country Club Drive. The proposal includes the installation of vacuum parking canopies at the center of the site adjacent to the remaining office and additional landscaping along the western property line adjacent to residential. Two of the three current driveways on 3<sup>rd</sup> Street will be closed to maintain only one driveway access on both 3<sup>rd</sup> Street and 3<sup>rd</sup> Place.

**Substantial Conformance Improvement Permit:**

Due to the existing non-conformities, a Substantial Conformance Improvement Permit (SCIP) is required. The DB-2 zoning district requires a 15' front setback which may be reduced to 10' when located on an arterial. The proposed redevelopment maintains the current 1' front setback along Country Club Drive. Due to the remaining non-conformity, the SCIP will verify the current development standards while bringing the site further into conformance.

Upon approval of the SCIP, the proposed site plan will meet the review criteria of MZO Section 11-69-5 of the Zoning Ordinance for layout and functionality.

**SPECIAL USE PERMIT MZO Section 11-31-7:**

The Mesa Zoning Ordinance requires a Special Use Permit (SUP) for Automobile/Vehicle Washing in the Downtown Business District 2 (DB-2). The Zoning Ordinance establishes specific standards when considering a SUP for a carwash. The proposed development meets the additional Special Use Permit review criteria including evidence that the site will be brought into substantial conformance with current City development standards.

**CONCLUSION:**

The proposed development complies with the Mesa 2040 General Plan and all of the review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). The proposed conditions will further bring the development into compliance with Section 11-69-5 of the Zoning Ordinance. Staff recommends approval with 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 submitted, and preliminary elevations and landscape plans as approved by the Design Review Board.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Apply for and receive approval through the Board of Adjustment for a Substantial Conformance Improvement Permit to address existing non-conformities or bring all non-conformities into compliance with current development standards.
5. Recordation of a parcel combination prior to issuance of a building permit.