

Board of Adjustment

Staff Report

CASE NUMBER: BOA18-00392
STAFF PLANNER: Cassidy, Planner I
LOCATION/ADDRESS: 324 N. Country Club Dr.
COUNCIL DISTRICT: District 4
OWNER: Bajo Enterprises, Paul Crandall Jr. Trust, Joyce Bond
APPLICANT: Michael Scarborough, 3K1 Consulting Services

REQUEST: *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow deviations from development standards for the modification of a car wash in the DB-2 District.*

SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the redevelopment of an existing car wash. The applicant proposes the demolition of the west side of the existing building and the addition of 22 vacuum stations and minor modifications to the existing car wash tunnel. Car wash uses within the DB-2 zoning district require the granting of a Special Use Permit (SUP). A SUP was approved with the rezone request from DB-1 to DB-2, case ZON18-00132. The property has been used as a car wash since the mid-1980's. There is no zoning case history associated with the site. Since the car wash is being modified and expanded, a SCIP is required.

STAFF RECOMMENDATION

Staff recommends **approval** of case BOA18-00392 **with the following conditions:**

1. *Compliance with the project narrative, site plan and landscape plan submitted, except as modified by the conditions below.*
2. *Compliance with all requirements of the Development Services Department in the issuance of building permits.*
3. *Compliance with the conditions of case ZON18-00132.*

SITE CONTEXT

CASE SITE: Existing car wash – zoned DB-2
NORTH: (Across 3rd Place) Existing commercial retail – zoned DB-1
EAST: (Across Country Club Drive) Existing auto sales – zoned DB-1
SOUTH: (Across 3rd Street) Existing office commercial retail – zoned DB-1
WEST: Existing multi-residential – zoned DR-3

STAFF SUMMARY AND ANALYSIS:

Substantial Conformance Improvement Permit (SCIP):

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the redevelopment of an existing car wash that has been in existence since the mid-1980's. The business model of this car wash is changing from a traditional staffed car wash to a self-serve car wash. As part of the self-serve business model, customer operated vacuum canopies are being added. The property is an existing legal non-

conforming site that requires compliance with current development standards due to the modifications to the site. Since the development standards in the past were different than what is currently required by the Mesa Zoning Ordinance, a SCIP has been requested for deviations to current development standards.

The table below is a summary of the minimum Code requirements, applicant's proposal and staff recommendation for the site:

DEVELOPMENT STANDARDS:

Development Standard	Code Requirement	Applicant Proposed	Staff Recommended
Country Club Drive	10' building/landscaping	Varies: 0' to ±3'	As proposed
3rd Street	10' building/landscaping	Building: ±51' Landscape: ±9'	As proposed
West Property Line Setback	15' building/landscaping	Building: ±33' Landscape: ±5'	As proposed
3rd Place	10' building/landscaping	Building: ±53' Landscape: ±4'	As proposed
Parking	1 space/375 SF of building including the service bays, wash tunnels and retail = 18 required	22 spaces/ vacuum canopies + 1 ADA accessible spaces provided	As proposed
Foundation Base	Exterior walls without Public Entrance: 5' Min. Exterior walls with Public Entrance: 15' Min.	Varies: 0' Varies: 5' minimum	As proposed As proposed
Landscape Island Width	8 feet wide	Varies: 8' to 10'	As proposed

The requested SCIP would allow a reduction in the building setbacks, landscape setbacks and foundation base. As justification for granting the SCIP, the applicant has noted the following: 1) required setbacks cannot be met without removal or relocation of existing improvements and 2) additional landscaping will be installed along the south, north and west property lines where none currently exists or is insufficient.

The applicant is proposing renovations to the building and car wash tunnel to fit the new ownership. Additionally, the modification of the site includes relocating the trash enclosure to accommodate the new pay stations. The site currently maintains 3 driveways on the south property line. The site plan as approved with the Zoning case, proposes to reduce access to one driveway as preferred by the Transportation Department.

FINDINGS FOR SCIP:

1. This request for a SCIP would allow for the redevelopment of an existing car wash.
2. Installation of new self-serve vacuum canopies and partial demolition of the western portion of the building have invoked conformance to current development standards.
3. The proposed improvements will result in a development that is compatible with, and not detrimental

- to, adjacent properties or neighborhoods.
4. Full compliance with current code would require removal or relocation of existing improvements.
 5. The deviations requested are consistent with the degree of change and will improve the site.
 6. The proposed new improvements with the recommended conditions of approval help bring the site into a closer degree of conformance with current standards.

ORDINANCE REQUIREMENTS:

Mesa Zoning Ordinance, Sec 11-73-3 Substantial Conformance Improvement Permits Required Findings

A SCIP shall not be granted unless the Zoning Administrator, acting as Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.