



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00358
LOCATION/ADDRESS: The 6100 to 6200 blocks of East Auto Park Drive (south and east sides)
GENERAL VICINITY: Located west of Superstition Springs Boulevard north of US 60 Superstition Freeway.
REQUEST: Site Plan Review
PURPOSE: This request will allow for development of an auto dealership.
COUNCIL DISTRICT: District 6
OWNER: Earnhardt Arizona Properties, LLC
APPLICANT: John Mahoney Architect, LLC
STAFF PLANNER: Lisa Davis, AICP Planner II

SITE DATA

PARCEL NO.: 141-54-416
PARCEL SIZE: 5 +/- acres
EXISTING ZONING: Light Industrial (LI)-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (across auto Park Drive) Existing auto sales-zoned LI-PAD
EAST: Existing auto sales-zoned LI-PAD
SOUTH: Existing auto sales-zoned LI-PAD
WEST: (Across Auto Park Drive) Existing open space and multi-residence – zoned LI-PAD and RM-2-PAD

HISTORY/RELATED CASES

August 18, 1988: Annexed into the City of Mesa as part of a total of 485 acres (Ord. # 2358)
October 2, 1988: Comparable zoned 385 acres for Superstition Springs. This site zoned C-2. (Z88-056; Ord. # 2382)
January 22, 1990: Rezoned 42 acres to M-1-PAD-AF for an eight-lot auto park. (Z89-037; ord. # 2487.)
November 21, 1996: Rezoned 25 acres from M-1 (currently LI)-PAD-AF to M-1(currently LI)-PAD. For expansion of the auto loop. (Z96-068, ord. # 3246)

STAFF RECOMMENDATION: Approval with conditions.

PROJECT DESCRIPTION / REQUEST

The applicant is requesting approval of Site Plan Review for the proposed development of a new auto dealership, Earnhardt Kia. The proposed dealership includes two buildings, a two-story 34,425 square feet (SF) main sales and service building and a 41,719 SF detached two-level parking structure. This is lot 7 of the Superstition Springs Auto Park and one of the last lots to develop into an anticipated auto dealership.

NEIGHBORHOOD PARTICIPATION:

The applicant submitted a Citizen Participation Plan that includes a mailed letter to property owners within 1,000' of the site, all HOAs within one-half mile and registered neighborhoods within a 1 mile. A Citizen Participation Report has been provided. It indicates that the applicant has not been contacted. Staff has not been contacted with any questions/or concerns on the project.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

The Mesa 2040 General Plan Character area designation for the site is Mixed Use Activity District. The primary focus of the Mixed-Use Activity Districts is largescale (typically over 25 acres) community and regional activity areas that usually have a significant retail commercial component including shopping areas such as malls, power centers, or lifestyle centers that are designed and developed to attract customers from a large radius. The primary goal of this character type is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer.

The site is located in the Superstition Freeway East Economic activity area and district. Mesa has identified four major employment activity areas containing, and which will continue to provide, the locations for most of Mesa's employment. This site is in one of the four identified areas. 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: 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.

Staff has reviewed the proposal and found that it is consistent with the Mesa 2040 General Plan, including the criteria for review as outlined in Chapter 15 (pg. 15-1).

ZONING:

This property is currently zoned as LI (Light Industrial) with a PAD (Planned Area Development) overlay. The auto sales dealership is a permitted use in the LI zoning district. The proposed development is in conformance with review criteria of site plans within an employment district as described in Mesa Zoning Ordinance (MZO) Section 11-69-5.B. The proposed project is in conformance with the development standards outlined in the PAD approved design guidelines of Z96-068.

SITE PLAN - MZO Section 11-69-5:

The site is accessed from three proposed driveways at Auto Park Drive. There is existing landscape material adjacent to the Auto Park Drive frontage that is proposed to remain. Any dead or missing landscape will be required to be replaced (Condition #4). The main sales and service building is proposed to be located at the east portion of the site. The parking structure is located at the southwest portion of the site visible from Auto Park Drive. Employees, total of 63 spaces, are anticipated to park in the parking structure leaving the majority of the site to be used for display of vehicles, total of 174 spaces. The site design for the new development meets the review criteria of MZO Chapter 11-69-5 for layout and functionality.

Design Review

On June 12, 2018 the Design Review Board reviewed the proposed dealership main building and parking structure. Comments of the Board included a need to include a lighter gray on the main building and more significant changes to the parking structure. This included changes to colors of the parking structure to include red or white to break up the long mass of the building. Concern of the greenscreens as proposed were discussed and suggestions were proposed to change to a red sculptural greenscreen. The applicant has recently provided revised elevations to address the concerns of the Board. Most of the Board concerns have been addressed. Staff will continue working with the applicant to obtain the Design Review approval by the Planning Director.

CONCLUSION:

The proposed project complies with the General Plan and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5) for the auto dealership. 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.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. **Replacement of dead or missing landscape material along the Auto park Drive frontage with similar type and size to meet the originally approved landscape plan for the Superstition Springs Auto Park.**