



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00773
LOCATION/ADDRESS: Within the 10700 block of East Hampton Avenue (north side)
GENERAL VICINITY: Located south of Southern Avenue and West of Signal Butte Road
REQUEST: Site Plan Modification; and Special Use Permit
PURPOSE: This request will allow for the development of a car wash.
COUNCIL DISTRICT: District 6
OWNER: DD/Mountain Vista LLC
APPLICANT: Michael CLARK, Identity Mutual, LLC
STAFF PLANNER: Ryan McCann, Planner I

SITE DATA

PARCEL NO.: 220-81-986
PARCEL SIZE: 1.1± acres
EXISTING ZONING: Limited Commercial (LC)-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: Existing commercial, zoned LC-PAD
EAST: Existing commercial, zoned LC-PAD
SOUTH: (Across Hampton Avenue) Vacant commercial, zoned LC-PAD
WEST: Vacant commercial, zoned LC-PAD

HISTORY/RELATED CASES

September 2, 1987: Annexed into the City of Mesa (Ord. #2250)
October 5, 1987: City designated comparable zoning from County Rural-43 to Suburban Ranch (SR). (Case# Z87-067)
August 1, 1988: Rezoned from SR to SR-DMP with conceptual RS, C-2, and M-1. (Case# Z88-040)
April 16, 2007: Rezoned from R1-43 DMP (conceptual RS, C-2, and M-1) to R-4, C-2-PAD, C-2 PAD BIZ and Site Plan Review for commercial center. (Case#Z07-022)
September 20, 2017: Approved Site Plan Review to allow for development of a commercial center. (Case# ZON17-00045)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

This is a request for Site Plan Modification to allow the development of a car wash. The site will include a proposed 3,821 square foot wash tunnel and vacuums. The site is located south of Southern Avenue and west of Signal Butte Road.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 500-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within one mile, offering to meet with those with comments/ concerns. The applicant did not receive any comments/ concerns, therefore no neighborhood meeting was held. As of writing this report, staff have not been contacted by any residents or property owners in the area expressing support of opposition to the project. The applicant will be providing an updated Citizen Participation Report prior to the February 19th, 2019 Study Session. Staff will provide an update of the citizen participation to the Board during the scheduled study session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

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 and has determined that the proposed use is in conformance with the General Plan.

The Mesa 2040 General Plan Character area designation is Mixed Use Activity District with a sub-type character area of Community-Scale Districts. Per chapter 7 of the General Plan, the primary focus of the Mixed Use Activity District is to create community and regional activity areas that usually have a significant retail commercial component that are developed and designed to attract customers from a large radius. The proposed project is consistent with the General Plan by providing a service to serve the immediate neighborhood and surrounding community. The proposed use is listed as a typical use within the Community-Scale Districts. The existing LC PAD zoning conforms to the allowed zoned districts in a Community-Scale District. Per chapter 11-6-2, a car wash facility requires the approval of a Special Use Permit within the LC district.

ZONING:

The proposed car wash is a permitted use with the approval of a Special Use Permit within the LC PAD District. The site is surrounded by LC PAD zoning to the north, south (across Hampton Avenue), east, and west.

SITE PLAN - MZO Section 11-69-5:

The proposed site plan is for a new car wash facility. The site will include a wash tunnel with two queuing lanes and vacuum stalls. The site plan shows a drive aisle located north of the vacuum stalls. This drive aisle is intended to provide internal circulation between the commercial development surrounding this site. The request conforms to the requirements for automobile/vehicle washing outlined in Section 11-31-7 of the MZO.

Design Review:

On November 14, 2018 the Design Review Board reviewed elevations for the development and had positive remarks regarding the proposed elevations.

SPECIAL USE PERMIT MZO Section 11-70-5:

The Mesa Zoning Ordinance requires a Special Use Permit (SUP) for Automobile/Vehicle Washing in the LC district. The Zoning Ordinance establishes specific standards when considering an SUP for a carwash, such as consistency with the General Plan, site will be built to or brought into conformance with current City development standards, and a plan of operation and good neighbor policy be submitted. The proposed development meets the additional Special Use Permit review criteria.

Approval of a Special Use Permit can only be granted if the approving body determines that the proposed development has met the SUP requirements outlined in Section 11-70-5 of the Zoning Ordinance. Staff has reviewed the proposal and determined that the site complies with the standards of the MZO.

CONCLUSION:

The proposed project is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 and Section 11-31-7 of the MZO. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final site plan submitted.
2. Compliance with the plan of operation and good neighbor policy.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Case #ZON17-00045, except as modified in this request.
5. Compliance with all requirements of Design Review.