



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON19-00069
LOCATION/ADDRESS: Within the 5600 block of South Power Road (east side).
GENERAL VICINITY: Located south of Ray Road on the east side of Power Road.
REQUEST: Site Plan Review.
PURPOSE: This request will allow the development of an automobile repair facility.
COUNCIL DISTRICT: District 6
OWNER: Karen Thelander
APPLICANT: Adam Kogan, SRA360
STAFF PLANNER: Wahid Alam, AICP, Planner II

SITE DATA

PARCEL NO: 304-37-037
PARCEL SIZE: 1.05 ± acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN CHARACTER: Mixed Use Activity District, Community Scale
CURRENT LAND USE: Undeveloped Vacant

SITE CONTEXT

NORTH: Approved car wash – zoned LC
EAST: (Across RWCD Canal, and East Maricopa Floodway) Existing golf course – zoned PS
SOUTH: Vacant– zoned LC
WEST: (across Power Road) Existing hospital – zoned within the Town of Gilbert

HISTORY/RELATED CASES

May 16, 2005: Annexed into the City (Ord. #4398)
May 16, 2006: City designated comparable zoning to R1-43, C-2 and M-1 (Case# Z05-029, Ord. #4400)

STAFF RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION / REQUEST

The request is for a site plan review to allow the development of a 5,810 square feet building to be used as an automotive repair facility. Specifically, the proposed building consists of a 900 square-foot office area and 4,910 square-foot repair work/bay area.

NEIGHBORHOOD PARTICIPATION:

The applicant sent letters to property owners within 1,000 feet radius of the site, to HOAs within ½ mile, and registered neighborhoods within a mile radius of the site. As of writing this report, neither the applicant or staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the April 16, 2019 Study Session. Staff will provide the Board any new information during the scheduled Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff reviewed the request and determined it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The proposed use of an automobile repair facility on the property is consistent with the General Plan and the Character area designation.

The property is located in the Mixed-Use Activity District with a sub-character type of Community Scale. Per Chapter 7 of the General Plan, the primary focus of the Mixed-Use Activity Districts is to provide high quality opportunities for commercial and entertainment activities consistent with the needs of today's consumer. These areas are identified to be more suburban in design and form with auto dominant characteristics. The proposed use of the site is consistent with the General Plan character area designation and will provide auto repair services to support the needs of businesses and consumers in the character area.

Gateway Strategic Development Plan:

The site is located within the Logistics and Commerce District of the Gateway Strategic Development Plan. According to the plan, the focus of the Logistics and Commerce District is to provide high-quality environments that are compatible with the Phoenix-Mesa Gateway Airport and increasing over-flight activities. Commercial developments, like the proposed request, are intended to be a predominant use in this district. The proposed development of an auto repair use is consistent with the Logistics and Commerce District of the Gateway Strategic Development Plan.

ZONING:

The property is zoned Limited Commercial (LC). Per Section 11-6-2 of the City of Mesa Zoning Ordinance, the proposed automobile repair facility is permitted in the LC zoning district.

SITE PLAN-MZO Section 11-69-5:

The proposed site plan shows the building will be located adjacent to Power Road. Access to the site will be through a shared drive access with the property to the north of the site. The City has approved the northern property to be developed as a car wash facility. Elevations plans submitted with the applicant shows ten proposed bay doors associated with the use. These doors are located on the northern and southern section of the building and will not be facing Power road. The site plan also show direct pedestrian connection with the sidewalk along Power Road.

The proposed site plan conforms to the review criteria for site plan layout and functionality outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance (MZO).

Section 11-32-3 (Table 11-32-3.A) of the MZO requires a minimum of 1 parking space per 375 square feet including service bays and retail space for general auto repair uses. The proposed development requires 16 parking spaces; however, the site plan shows 28 parking spaces. Section 11-32-3C of the MZO allows administrative review to allow additional parking spaces to exceed 125% of the minimum number of spaces required. As part of the request, the applicant has also submitted an administrative permit review to allow the additional parking spaces (See condition #5).

The site plan shows proposed landscaping along the perimeter of the site. There is also an existing chain link fence located 10' north of the south property boundary. Per Section 11-30-4(B2) of the Mesa Zoning Ordinance, chain link fence may only be used when not visible from public view. The location of the existing chain link fence along the south property boundary is visible from public view. Staff has included a condition of approval (see condition #6) for the applicant to remove the chain link fence on the southern section of the property since it is visible from public view (Power Road).

Design Review:

On March 19, 2019, the Design Review Board reviewed elevations and landscaping plans submitted with the application. At the meeting, the DRB recommended certain modifications to the elevations, including integrating the front office and the service area/repair area of the building. The applicant is working with staff to incorporate the suggested revisions to the elevation plans.

CONCLUSION:

The subject request with staff recommended conditions of approval is consistent with the General Plan, Gateway Strategic Development Plan and the site plan review criteria outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review.
4. Compliance with all requirements of the Subdivision Regulations.
5. Per Section 11-32-3.C of the MZO, obtain approval of an Administrative Use Permit for any excess parking beyond the 125% maximum allowed or revise the site plan to comply with City Code.
6. Remove existing chain link fence from the south side of the property in accordance with section 11-30-4.(B).
7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Written notice shall be provided to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
 - b. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, all proposed structures require an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA shall be required for the submittal of a building permit to construct a structure(s) on the property.

- c. Prior to the issuance of a building permit, provide documentation by a registered Professional Engineer or registered Professional Architect has certified that Noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 db as specified in Section 11-19-5 of the Zoning Ordinance.