



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**May 8, 2019**

CASE No.: <b>ZON18-01001</b>	PROJECT NAME: <b>Superstar Car Wash</b>
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Owner's Name:	Sunbelt Land Holdings L.P.
Applicant's Name:	Cawley Architects
Location of Request:	Within the 7200 block of South Ellsworth Road (west side). Located south of Pecos Road on the west side of Ellsworth Road.
Parcel No(s):	304-62-784A
Request:	Site Plan Review. This request will allow for the development of a car wash.
Existing Zoning District:	Light Industrial (LI)
Council District:	6
Site Size:	1.3± acres
Proposed Use(s):	Car Wash
Existing Use(s):	Vacant
Hearing Date(s):	<b>May 8, 2019 / 4:00 p.m.</b>
Staff Planner:	Cassidy Welch
Staff Recommendation:	APPROVAL with 10 Conditions

**HISTORY**

On **June 21, 2004**, the City Council approved to rezone the property from Single Residence (RS-43) to Light Industrial (LI) to allow for the development of industrial uses.

On **September 19, 2018**, the Planning & Zoning Board approved a preliminary plat for five lots on the property along Ellsworth Road. Each approved lot was approximately 1 acre in size.

## PROJECT DESCRIPTION

### **Background:**

The subject Site Plan Review request is to allow for the development of a 5,258 square foot self-serve car wash facility. The site is located south of Pecos Road on the west side of Ellsworth Road and is currently vacant.

### **General Plan Character Area Designation and Goals:**

The property is in the City's Employment character area designation. Per Chapter 7 of the General Plan, the primary focus of the Employment character type is to provide for high quality employment, commercial development and supportive retail. Staff reviewed the request and determined it is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan. The request and proposed use of the property is also consistent with the General Plan and the Employment character area designation on the property.

### **Gateway Strategic Development Plan:**

The property is also located within the Logistics and Commerce District of the Gateway Strategic Development Plan. According to this 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 the district.

### **Zoning District Designations:**

The site is zoned Light Industrial – LI. Per Section 11-7-2 of the City of Mesa Zoning Ordinance, the proposed use of the property for a car wash facility is permitted in the LI zoning district.

### **Site Plan and General Site Development Standards:**

The request conforms with the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance. The request also conforms to all applicable development standards. The proposed site plan shows construction of a new 5,258 square foot car wash building with 38 self-serve vacuum stalls. The associated car wash tunnel will be located on the north side of the property with the vacuum stalls located on the south side. Access to the site will be through a shared drive access located north of the site and connecting to Ellsworth Road located east of the site. Staff is recommending a condition of approval for the applicant to obtain and record an access agreement prior to submittal of a building permit for development of the site (see Condition #6). The proposed car wash conforms to all development standards outlined in Section 11-31-7 of the City of Mesa Zoning Ordinance.

### **Design Review:**

On February 12, 2019, the Design Review Board reviewed elevations plans for the facility and had no major concerns with the proposed design.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> LI Vacant	<b>North</b> LI Vacant	<b>Northeast</b> (Across Ellsworth Rd) LI Vacant – Approved for convenience store, car wash and fuel station (ZON18- 00998)
<b>West</b> LI Vacant	<b>Subject Property</b> LI Vacant – Proposed car wash	<b>East</b> (Across Ellsworth Rd) LI Vacant
<b>Southwest</b> LI Vacant	<b>South</b> LI Vacant – Approved for restaurant with drive-thru (ZON18-01002)	<b>Southeast</b> (Across Ellsworth Rd) LI Vacant

**Compatibility with Surrounding Land Uses:**

All surrounding sites are zoned LI – Light Industrial. On March 20, 2019, the P&Z Board approved a site plan for development of a restaurant with associated drive-thru on the property located directly south of the subject property. The proposed development will be compatible with the surrounding area and uses.

**Neighborhood Participation Plan and Public Comments:**

The applicant has completed a Citizen Participation Process, which included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant nor 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 May 8, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session on May 8, 2019.

**Staff Recommendations:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review approval outlined in Section 11-69-5 and Section 11-31-7 of the MZO; therefore, staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with case Z04-001, except as modified by the conditions of approval in this report.

5. All off-site improvements and street frontage landscaping shall be installed in the first phase of construction.
6. During construction provide temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from the right-of-way or any public area.
7. Prior to the submittal of a building permit, recordation with the Maricopa County Recorder's Office of a cross-access agreement with the property to the north of the subject property.
8. Prior to the submittal of a building permit, recordation with the Maricopa County Recorder's Office of a cross-access agreement with the property to the south of the subject property.
9. Provide written notice to future property owners that the project is within 1 mile of Phoenix-Mesa Gateway Airport.
10. Due to the proximity of the site to Phoenix-Mesa Gateway Airport, any proposed structure is subject to 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 must accompany building permit application for structures on this property.
11. 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.