



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

November 13, 2019

CASE No.: **ZON19-00735**

PROJECT NAME: **Lifted Trucks**

Owner's Name:	Quicktrip Corporation
Applicant's Name:	David Pillor, Lifted Trucks
Location of Request:	1861 South Mesa Drive
Parcel No(s):	134-49-028A
Request:	Site Plan Review. This request will allow for the development of an automobile sales facility.
Existing Zoning District:	Limited Industrial (LI)
Council District:	3
Site Size:	1.7± acres
Proposed Use(s):	Automobile sales
Existing Use(s):	Convenience store – currently vacant
Hearing Date(s):	November 13, 2019 / 4:00 p.m.
Staff Planner:	Evan Balmer
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **June 18, 1973**, the property was annexed into the City of Mesa (Ordinance No. 812).

On **January 19, 1976**, the City Council approved a rezoning of 74.8± acres, including the 1.7± acre subject property, from Agriculture (AG) to Limited Industrial (M-1) to allow the development of an industrial center (Z75-083).

PROJECT DESCRIPTION

Background:

The subject request for Site Plan Review is to allow the redevelopment of an existing 5,000 square foot convenience store (i.e. gas station) building to be used as an automobile sales facility. The fuel tanks and canopy associated with the gas station have been removed from the site. Other than changing the paint color and signage on the property, the applicant is not proposing any changes to the building elevations and facade. The site is located east of Mesa Drive and north of Baseline Road.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character area designation on the property is Employment with a subtype category of Business Park. Per Chapter 7 of the General Plan, the focus of the Employment character designation is to provide employment type uses such as manufacturing facilities, warehousing, business parks, etc. Per the General Plan, Employment areas may include supporting retail and office type uses but rarely include any type of residential uses. The Business Park sub-type category is intended for areas that contain a number of separate businesses, offices, and light industrial uses joined through street and/or open space system and usually have common landscaping and signage. This character type is usually comprised of low intensity developments such as office, office/warehouse, research and development, and similar uses. The proposed use of the site as a retail facility conforms to the goals of the Employment character designation of providing supportive retail to the surrounding areas.

Zoning District Designations:

The subject site is zoned Limited Industrial (LI). Per Section 11-7-2 of the City of Mesa Zoning Ordinance (MZO), automobile/vehicle sales and leasing are permitted in the LI zoning district.

Site Plan and General Site Development Standards:

The request conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance (MZO), as well as the specific requirements for automobile/vehicle sales found in Section 11-31-5 of the Code. The site is approximately 1.7± acres and previously developed as a convenience store. The applicant intends to utilize the existing building in its current configuration as a sales office. The proposed site plan shows minor alteration to the site configuration in order to accommodate the proposed used. Specifically, alteration to the site to include vehicle display spaces along Mesa Drive to the west of the site. This section of the property was the area previously occupied with fuel canopies. There are no proposed alterations to the location of driveways on the property. Currently, there are two driveway access to the site. One from Mesa Drive and the other from Javelina Avenue. According to the applicant, there will be no vehicle repair activities occurring on the site. Overall, the site plan shows 18 parking spaces on the property. The spaces conform to the number of required parking spaces for the use. Per Section 11-32-3 of the MZO, 14 parking spaces are required.

Design Review:

Per Section 11-71-7 of the MZO, minor modifications to elevations may be reviewed administratively. The applicant has submitted an Administrative Review for the change to the paint color and is required to submit a building permit for any new signage on the property.

Surrounding Zoning Designations and Existing Use Activity:

Table 1

Northwest (Across Mesa Drive) PS Office	North LI Vacant	Northeast LI Vacant
West (Across Mesa Drive) PS Office/Warehouse	Subject Property LI Vacant Retail	East LI Vacant
Southwest (Across Mesa Drive) LI Retail	South LI Convenience Store	Southeast LI Vacant

Compatibility with Surrounding Land Uses:

The proposed site plan review is for the reuse of an existing building. A majority of surrounding properties to the site are developed for office and retail uses. There are a number of surrounding vacant properties, however, the properties are all zoned LI and are anticipated to be developed with similar office and retail uses. The proposed development will not be out of character 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 November 13, 2019 Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

Staff Recommendations:

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 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 City development codes and regulations.
3. Submit and obtain administrative approval for any minor modifications to the building elevations per MZO Section 11-71-7.