



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

May 27, 2020

CASE No.: ZON20-00134	PROJECT NAME: Valvoline
Owner's Name:	KEMF GB PAD LLC
Applicant's Name:	Lori Gafner, Greenberg Farrow
Location of Request:	Within the 1800 block of East Baseline Road (north side). Located west of Gilbert Road on the north side of Baseline Road.
Parcel No(s):	139-09-550
Request:	Site Plan Review. This request will allow for an automobile/vehicle service and repair facility.
Existing Zoning District:	Limited Commercial (LC)
Council District:	3
Site Size:	1 ± acres
Proposed Use(s):	Automobile/vehicle service and repair
Existing Use(s):	Vacant
Hearing Date(s):	May 27, 2020 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner I
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	

HISTORY

On **June 18, 1973**, the subject property was annexed into the City of Mesa as part of a 4,120± acre property (Ord. No. 812) and subsequently zoned to Agriculture (AG).

On **September 12, 1984**, City Council approved to rezone 8± acres, including the subject property from Agriculture (AG) to Limited Commercial (C-2) and site plan review for development of a shopping center (Case Nos. Z79-103, SPR84-014, Ord. No. 1868).

On **March 22, 2017**, the Planning and Zoning Board approved a site plan for a new pad site within an existing shopping center to allow the development of a multi-tenant building with a drive thru (Case No. Z17-008).

PROJECT DESCRIPTION

Background:

The subject request is to allow the development of a 1,917 square foot automobile/vehicle service and repair facility with associated parking on the property. The site is a 1± acre pad site located within an existing shopping center. The site is zoned Limited Commercial (LC). Per Section 11-6-2 of the MZO, automobile/vehicle service and repair facility use is permitted in the LC zoning district.

Currently, the property is vacant. However, it is surrounded by commercial buildings in the group commercial shopping center. The shopping center is fully developed, except the subject property. Per the submitted site plan, primary vehicular access onto the site will be located along the east side of the property and connects to a main drive aisle located north of the site.

General Plan Character Area Designation and Goals:

The General Plan Character area designation on the property is Mixed Use Activity District with Community Scale sub-type. Per Chapter Seven of the General Plan, the focus of the Mixed-Use Activity District is large-scale 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 district often includes other uses such as office, entertainment and residential.

Per the General Plan, the Community Scale Sub-type district primarily serves the population within a four-mile radius and typically contains one or two big box buildings and associated shops and pad sites. The character type is typically at the intersection of two arterial streets and is typically auto dominant unless part of a Transit District. The proposed development of the site as an automobile/vehicle service and repair use conforms to the goals of the Character Area designation. The use will contribute to the goals of the Community Scale Sub-type character area by providing auto services for surrounding residents and those within the anticipated service radius of the character type. Providing such a use will also help contribute to the area being a strong and viable center of commercial activity. Per Chapter Seven of the General Plan, retail and services are services are typical uses found within the Community Scale sub-type.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC). Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), the proposed automobile/vehicle service and repair facility is a permitted use in the LC zoning district.

Site Plan and General Site Development Standards:

The proposed site plan shows construction of a 1,917 square foot building on the property. Per Section 11-30-9F of the MZO, the proposed bay doors associated with the use are required to be oriented toward the existing group commercial and away from a public street. The building elevation and the site plan provided with the application shows the bay doors will be located on the west and east sides of the building and facing an interior drive aisle and parking area. The site plan also shows access to the site will be located on the east side of the property and connect to a main access drive that connects the group commercial to Baseline Road to the south of the site.

Per Section 11-32-3 of the MZO, five parking spaces are required for the use. Overall, the site plan shows 22 parking spaces that conform to the required number of parking spaces and contribute to overall number of parking spaces within the shopping center.

The site plan and proposed development of the site conforms to the requirements for an automobile/vehicle service and repair facility outlined in Section 11-31-6 of MZO. In addition, the subject request complies with Section 11-30-9(F) of the MZO, requiring screening of the auto service bays by orienting the building such that the bay doors are perpendicular to the centerline axis of the abutting street, Baseline Road. Overall, the request is consistent with the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

On April 14, 2020, the Design Review Board reviewed the proposed elevations and landscape plan for the development and recommended adding glass and a wainscot to the south elevation. The applicant has incorporated the Design Review Board recommended changes into the elevations included as Exhibit 3.4.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC Commercial Entertainment (Amazing Jake's)	North LC Retail Shops	Northeast LC Retail Shops
West LC Parking for Shopping Center	Subject Property LC Vacant	East LC Tire Service Shop
Southwest (Across Gilbert Road) Town of Gilbert Shopping Center	South (Across Gilbert Road) Town of Gilbert Shopping Center	Southeast (Across Gilbert Road) Town of Gilbert Shopping Center

Compatibility with Surrounding Land Uses:

The subject property is within an existing shopping center and is surrounded by commercially zoned properties and uses, including an indoor commercial entertainment use, retail and service uses. The property to the south (across Baseline Road, in the Town of Gilbert) is developed as a commercial shopping center. The proposed automobile/vehicle service and repair use will be compatible with the surrounding area and uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 1,000-feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one (1) mile of the site. As of the writing this report, staff has not received any comments/concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on May 27, 2020.

Staff Recommendations:

The subject request conforms to the requirements for screening of bay doors outlined in Section 11-30-9F of the MZO, as well as automobile/vehicle repair uses outlined in Section 11-31-6 of the MZO for LC District uses. Overall, the request is consistent with the General Plan and meets the review criteria for Site Plan outlined in Section 11-69-5 of the MZO; therefore, 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.

Exhibits:**Exhibit 1-Staff Report****Exhibit 2-Vicinity Map****Exhibit 3- Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations
- 3.5 Floor Plan
- 3.6 Grading and Drainage Plan

Exhibit 4- Citizen Participation Report