

City of Mesa

Planning and Zoning Board

ZON25-00110

San Antonio Tire Shop Rezone

Emily Johnson



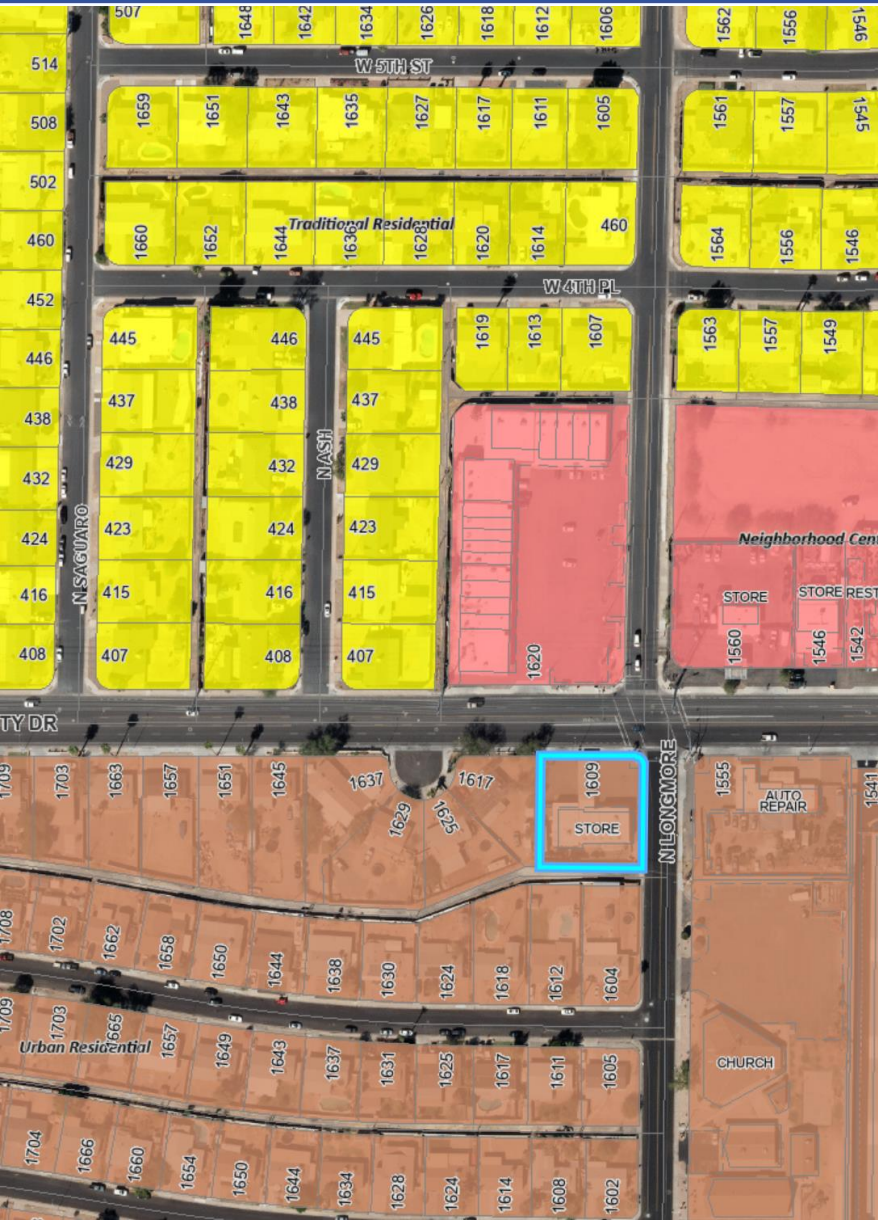
Request

- Rezone from OC to LC-BIZ
- Site Plan Review
- Minor General Plan Amendment
(GPA26-00111)



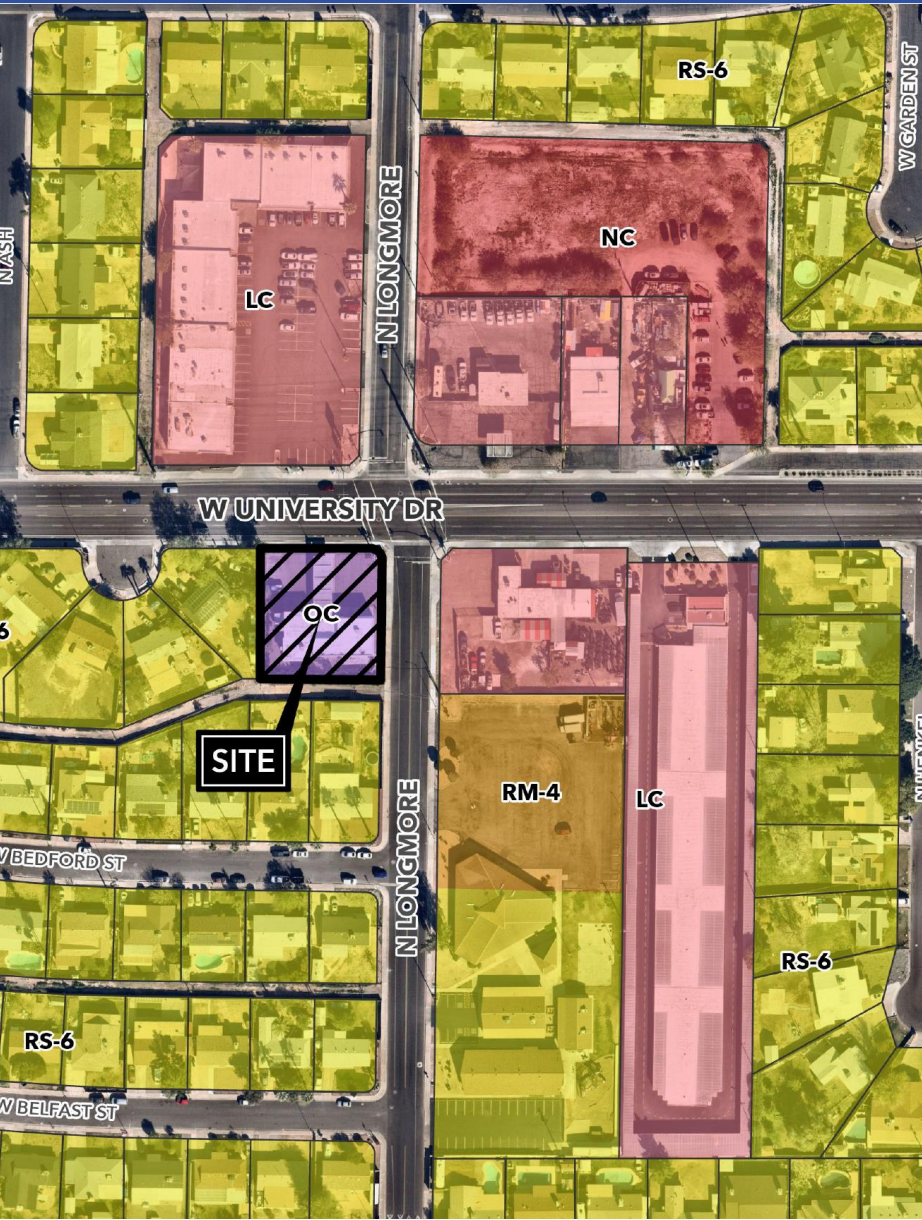
Location

- 1609 West University Drive
- 0.4± parcel
- South of University Dr
- West of Alma School Rd



General Plan

- Current Placetype – Urban Residential, Evolve Growth Strategy
- Proposed Placetype – Urban Residential, Evolve Growth Strategy



Zoning

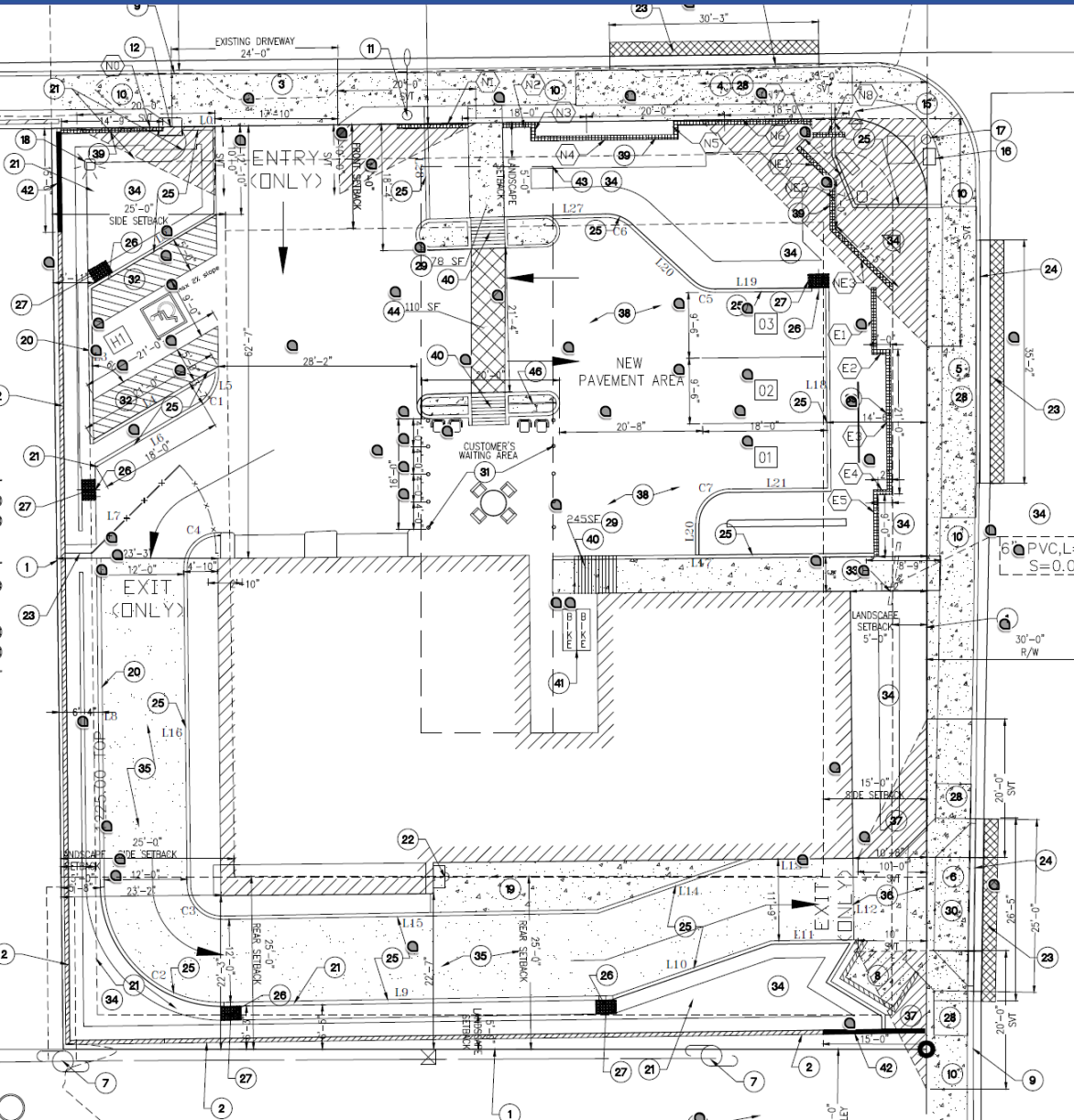
- Existing - OC
- Proposed - LC-BIZ
- Minor Automobile Repair is permitted in LC district



Site Photos



Looking southwest from University and Longmore

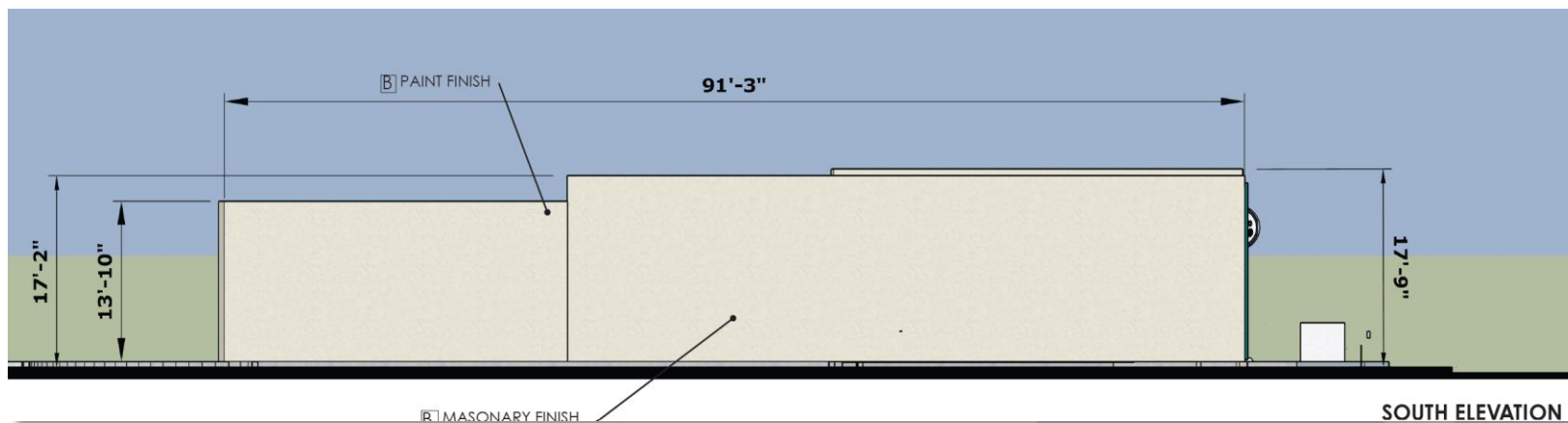
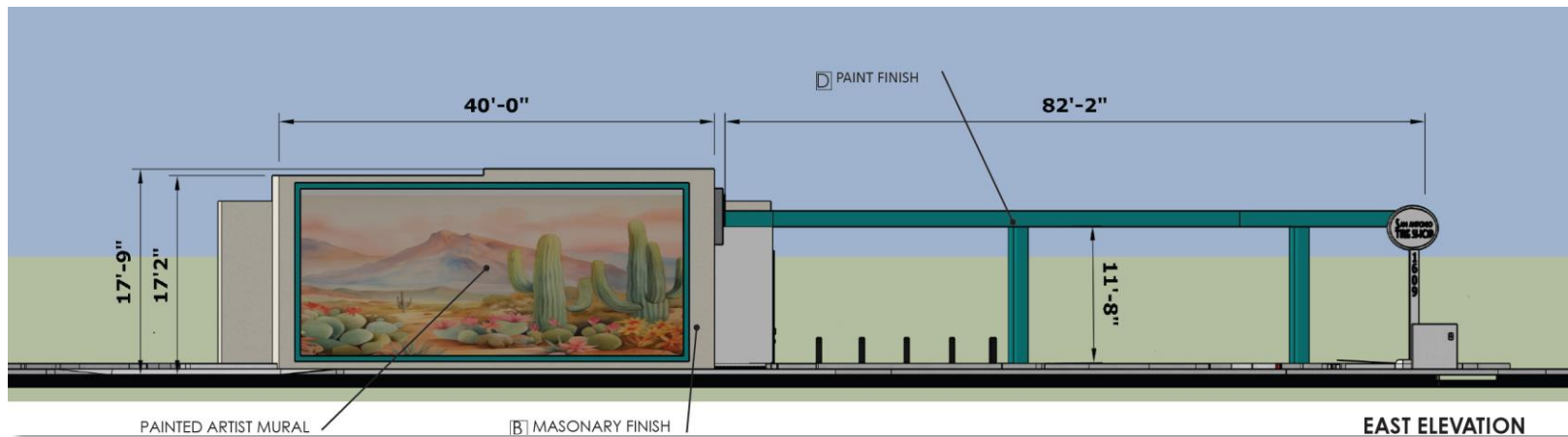


Site Plan

- Existing 4,015 SF Minor Auto Repair Facility and canopy
- 4 parking spaces
- Enter from University and exit to Longmore

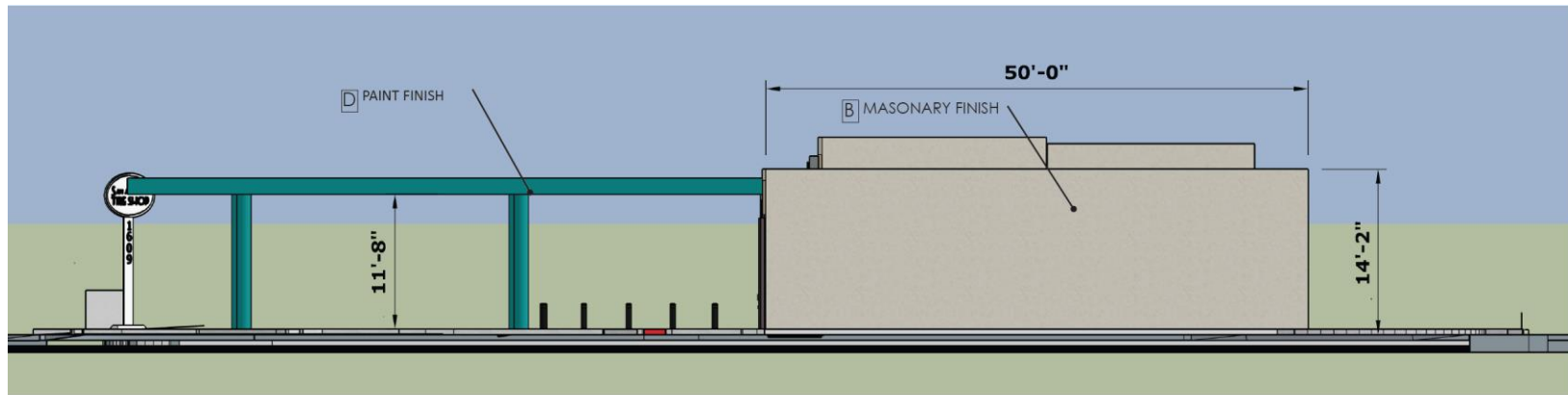


Elevations

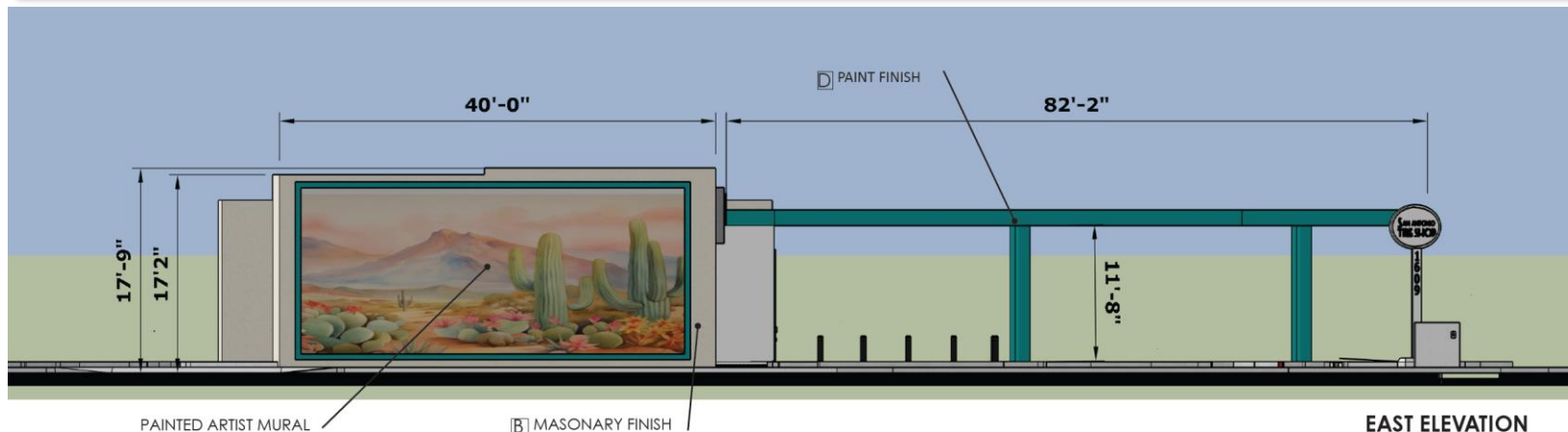




Elevations



WEST ELEVATION



EAST ELEVATION



Renderings



Looking southwest from University and Longmore



Renderings



Looking south



Customer Area



MATERIAL/ COLOR LEGEND

- A**  FINISH: STUCCO
PAINT COLOR: KILIM BEIGE (SW 6106)
- B**  FINISH: STUCCO/MASONARY PAINT
PAINT COLOR: DOVER WHITE (SW 638S)
- C**  FINISH: PAINT
PAINT COLOR: CLOAK GRAY SW 6278
- D**  FINISH: EXISTING CANOPY
PAINT COLOR: BLUE BAUBLE (SW 6942)

Materials & Colors

- Existing building and canopy
- Stucco

Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Minimum Building and Parking Area Setbacks - MZO Table 11-6-3.A</u>		
Front and Street-Facing Side	15'	10' (east property line to building) 14' (east property line to parking area)
Interior Side and Rear	25'	23' (west property line to building) 5' (west property line to parking area) 22' (South property line to building)

Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Auto Service Bays</u> – <i>MZO Section 11-30-9(G) (2) (d)</i>	When bay doors are less than 200 feet from an adjacent street and the bay doors are less than perpendicular to a street, screening shall be provided at least 6' high	3' screen wall
<u>Parking Areas</u> – <i>MZO Section 11-30-9(H) (7)</i>	A setback of at least 10 feet shall be provided between the screen wall and the right-of-way	0'
<u>Automobile/Vehicle Repair</u> – <i>MZO Section 11-31-6(A)</i>	Minimum lot size is 1 acre, unless part of a larger group commercial center	0.4± acres
<u>Size of Parking Spaces and Maneuvering Aisles</u> – <i>MZO Section 11-32-2(J)</i>	One-way drive aisles that do not provide access to parking or lading spaces shall be at least 12-feet wide	11'

Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Required Parking Spaces by Use</u> - MZO Table 11-32.3.A	11 spaces	4 spaces
<u>Setback of Cross Drive Aisles</u> - MZO Section 11-32-4(A)	Parking spaces along main drive aisles connecting directly to a street and drive aisles that cross such main drive aisles shall be set back at least 50 feet from the property line abutting the street	18'
<u>Perimeter Landscaping</u> - MZO Table 11-6-3.A Front and Street-Facing Sides shall be Landscaped According to Ch. 33	15'	12' (minimum north property line) 11' (minimum east property line)

Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<p><u>Required Number of Plants by Street Type</u> – MZO Table 11-33-3.A.4</p> <p>1 Tree and 6 Shrubs per 25 Linear Feet of Street Frontage</p>	<p>Two 36-inch box trees and three 24-inch box trees</p>	<p>Two 36-inch box trees and two 24-inch Ocotillo (east property line)</p>
<p><u>Required Landscape Yards</u> – MZO Section 11-33-(B) (1) (a) (i)</p> <p>Landscaping for Non-Single Residence Uses Adjacent to Single Residence Uses less than 5 Acres</p>	<p>20'</p>	<p>5' (minimum west property line) 6' (minimum south property line)</p>
<p><u>Landscape Islands</u> – MZO Section 11-33-4(B) (2)</p>	<p>Landscape islands shall be a minimum of 8' wide and 15' in length for single row parking</p>	<p>One island 3 feet wide and 18 feet long</p>

Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<u>Landscape Island Plant Material</u> - MZO Section 11-33-4 (D)	1 shade tree and 3 shrubs shall be provided for every 15-foot parking island	0 Trees
<p><u>Foundation Base</u> - MZO Section 11-33-5 (A)</p> <p>Exterior Walls with a Public Entrance</p> <p>Exterior Walls without a Public Entrance, not Adjacent to Parking Stalls</p>	<p>15'</p> <p>5'</p>	<p>5' minimum (north elevation)</p> <p>4' (west elevation)</p> <p>0' minimum (south elevation)</p>

Bonus Intensity Zone

Development Standard	MZO Required	BIZ Proposed
<p><u>Landscape Area in Foundation Base - MZO Section 11-33-5(B) (1)</u></p> <p>1 Tree Per 50 Linear Feet or Less of Exterior Wall Length</p>	<p>6 trees</p>	<p>0 Trees</p>
<p><u>Plant Material Within Foundation Base - MZO Section 11-33-5(B) (3)</u></p> <p>Exterior Walls Visible from Public Parking or ROW with Public Entrances</p>	<p>33% Landscaped</p>	<p>0% (north elevation)</p>



Findings

- Complies with the 2050 Mesa General Plan
- Complies with Chapter 69 of the MZO for Site Plan Review
- Complies with Chapter 21 of the MZO for a BIZ Overlay



Recommendation

Approval with conditions

City of Mesa

Planning and Zoning Board