



PLANNING & ZONING BOARD

December 16, 2020



ZON20-00281



Request

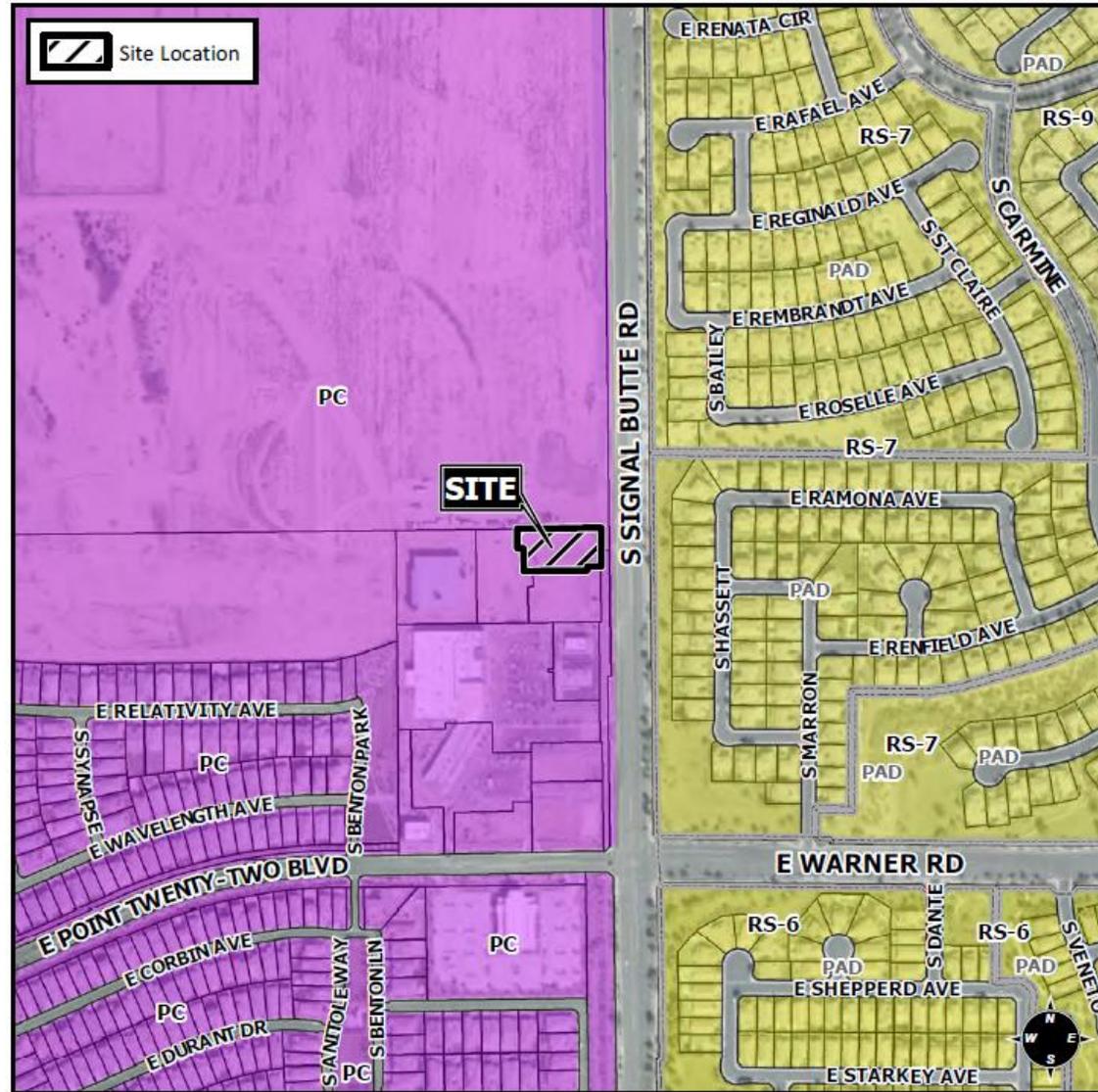
- Site Plan Review

Purpose

- Allow for the development of a car wash.

Location

- Located north of Point Twenty-Two Boulevard on the west side of Signal Butte Road.
- Within an existing group commercial shopping center.





General Plan

Mixed Use Community

- Primary focus - mixture of uses including retail, community service and residential
- The proposed car wash use is consistent with the General Plan.

Zoning

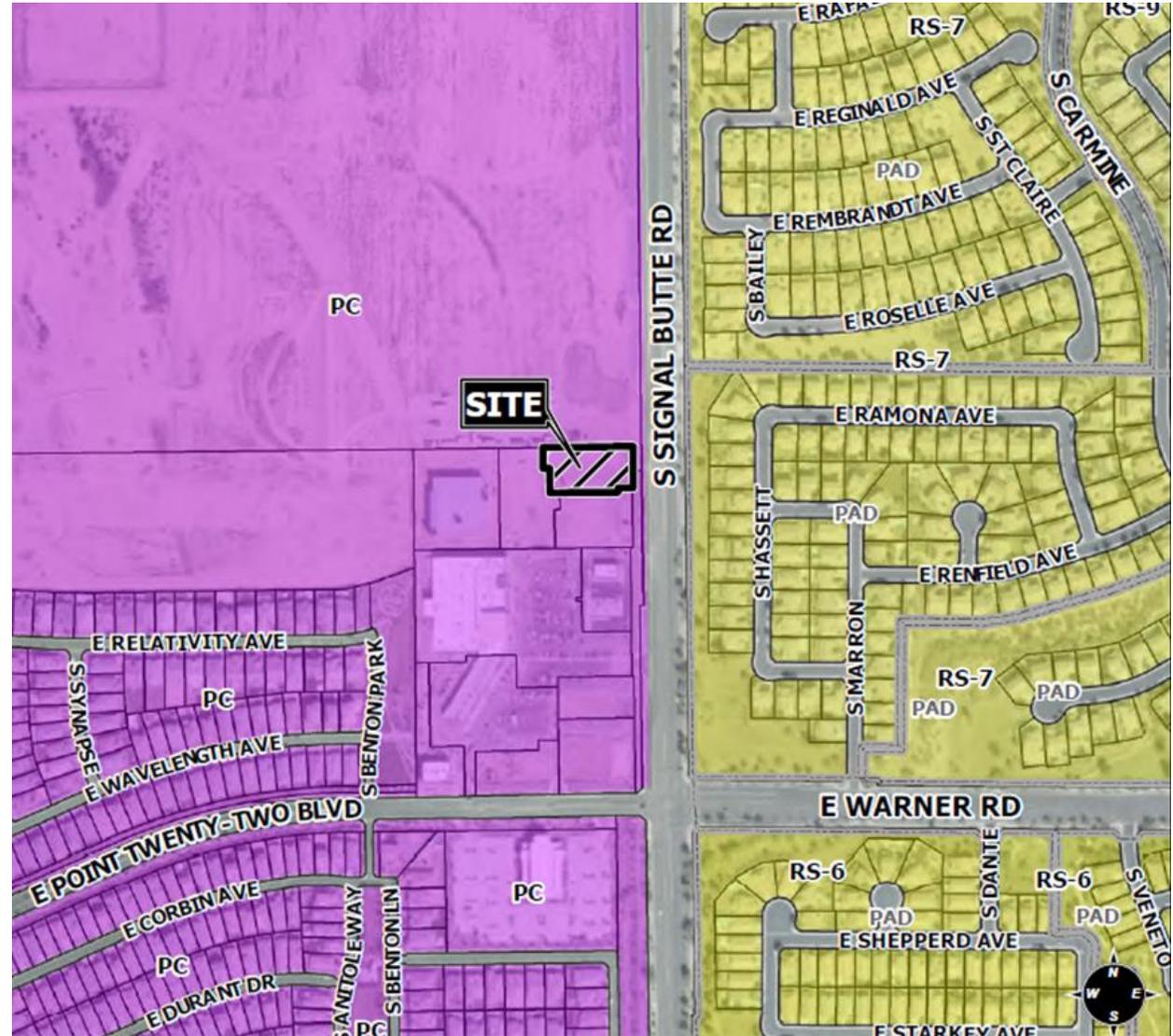
Planned Community (PC)

- Eastmark Community Plan (CP)

Development Unit Plan (DUP) 5/6 South

- Land Use Group (LUG): District

The proposed car wash use is permitted with an Administrative Use Permit (AUP) in the District LUG.



Street View



Within the shopping center



Looking west from the site



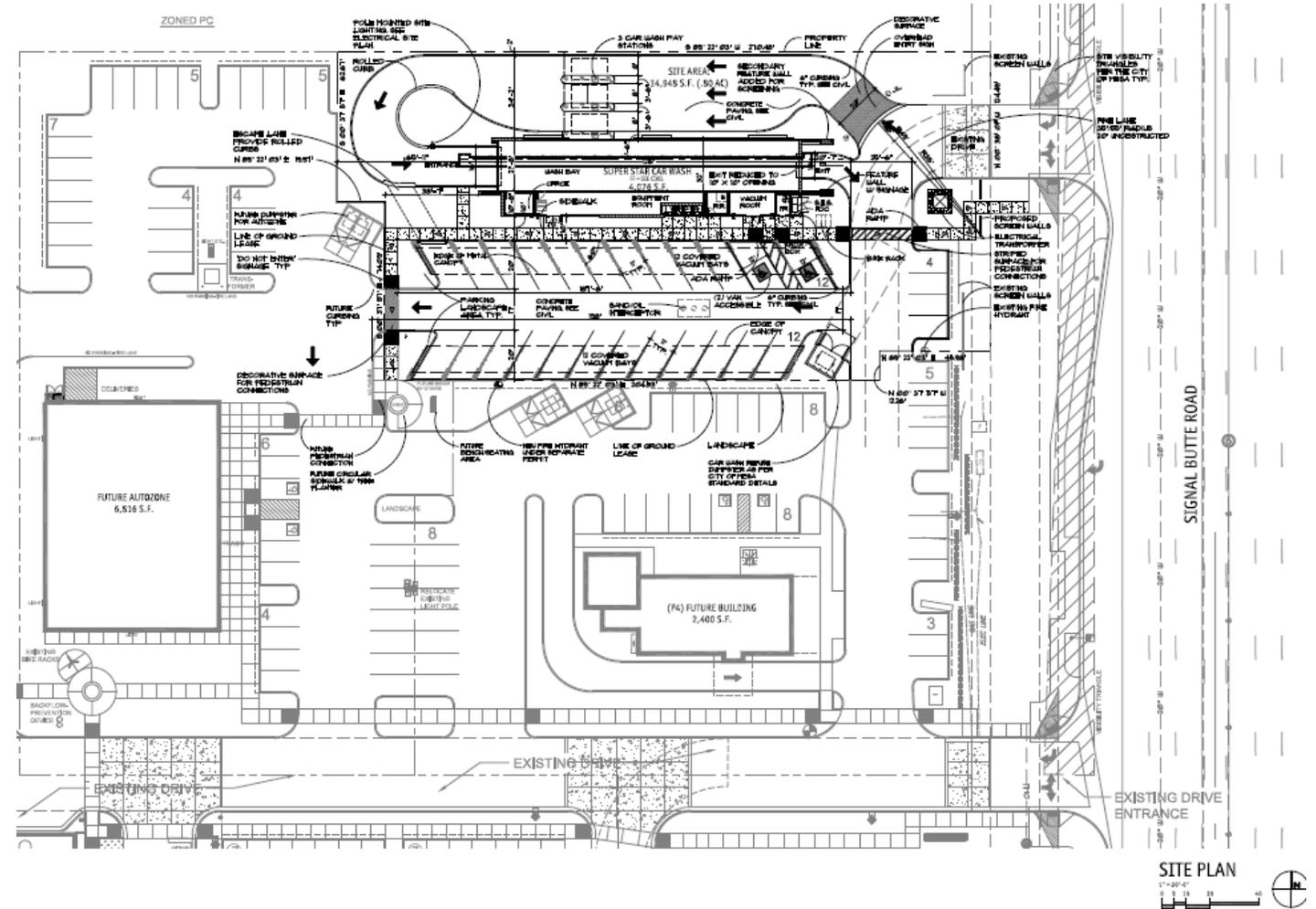
Looking north from the site



Looking east across Signal Butte Road

Site Plan

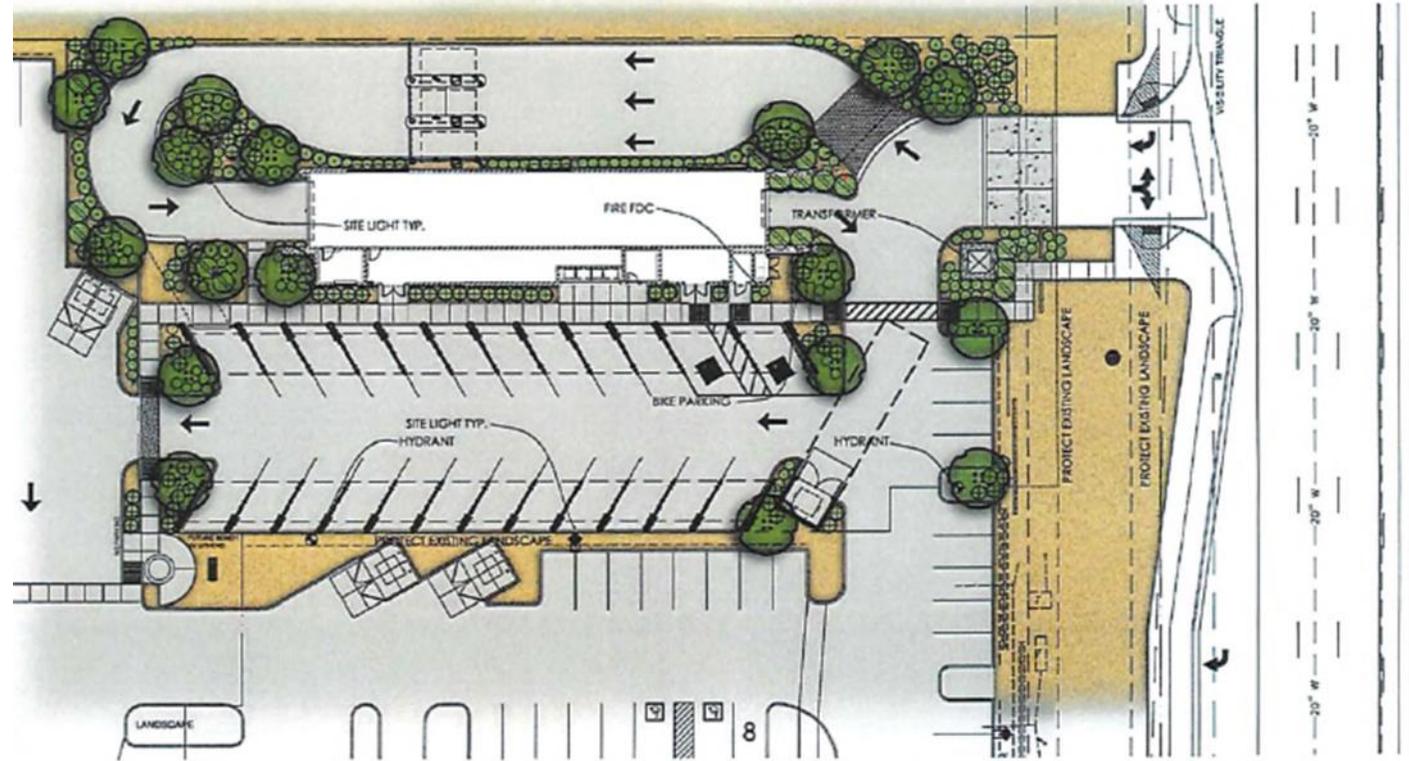
- Within an existing group commercial shopping center (Safeway grocery store)
- Using existing driveway access from Signal Butte Road
- Wash tunnel entry faces west and wash tunnel exit faces east (toward Signal Butte Road)



Landscape Plan

LANDSCAPE LEGEND

- 
ACACIA ANEURA
MULGA (SRP/APS APPROVED)
2" CALIP., 5.5T,4"W (18)
- 
LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (6)
- 
HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (68)
- 
TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (10)
- 
CALLISTEMON 'LITTLE JOHN'
LITTLE JOHN (DWARF BOTTLEBRUSH)
5 GALLON (17)
- 
SIMMONDSIA CHINENSIS
JOJOBA
5 GALLON (37)
- 
LANTANA MONTEVIDENSIS
'GOLD MOUND' / TRAILING PURPLE
1 GALLON MIXED 50/50(175)



PLANT DENSITY CALCULATIONS:

LANDSCAPE AREA: 6,330 SQ. FT.
 $6,330 \text{ SQ. FT.} / 20 \text{ SQ. FT.} = 317 \text{ PLANT REQUIRED}$
 PLANTS PROVIDED: 317 PLANTS PROVIDED

LANDSCAPE PLAN



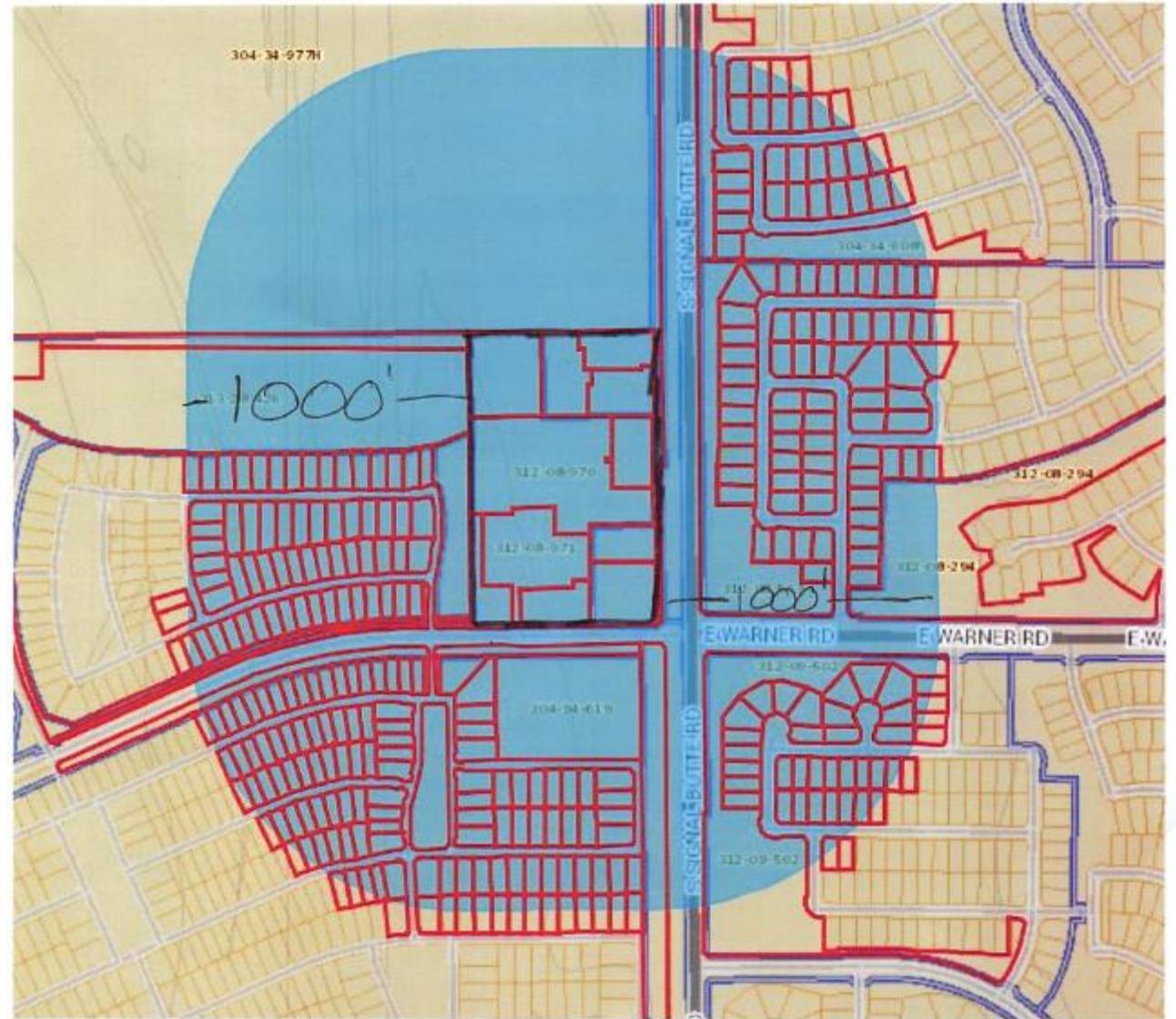
Design Review

On April 24, 2020, the Eastmark Design Review Committee (DRC) approved the building and landscape design.



Citizen Participation

- Property owners within 1,000', HOAs within half a mile & Registered Neighborhood within a mile.
- Neighborhood meeting November 30, 2020
- 6 people attended the meeting
- Concerns raised:
Traffic, Noise & Car Wash Use



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Eastmark Community Plan and Development Unit Plan for DU 5/6 South
- ✓ Meets the review criteria for Site Plan Review outlined in Section 6.1 of the Community Plan and Section 1-69-5 of the MZO

Staff Recommendation

Approval with Conditions

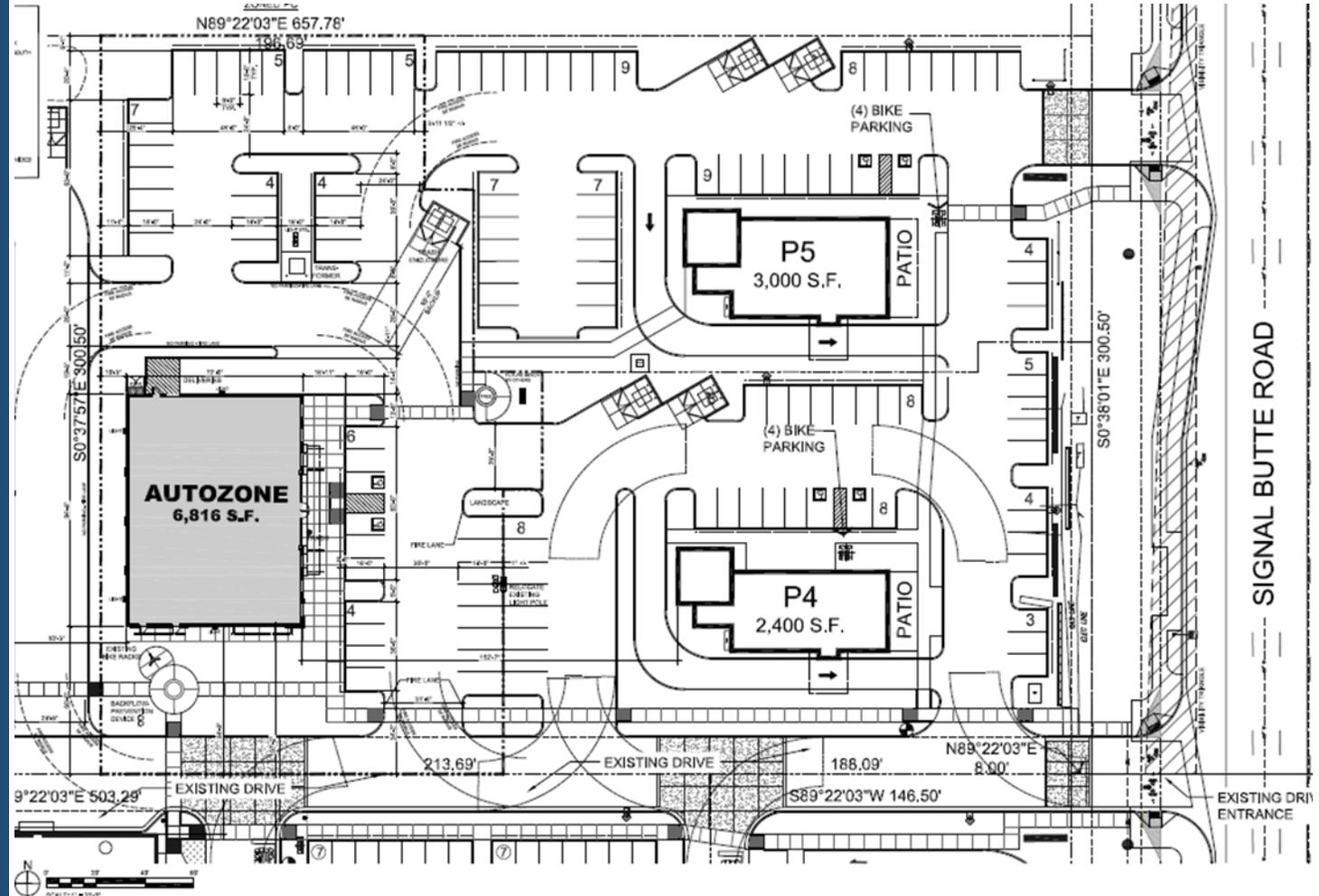


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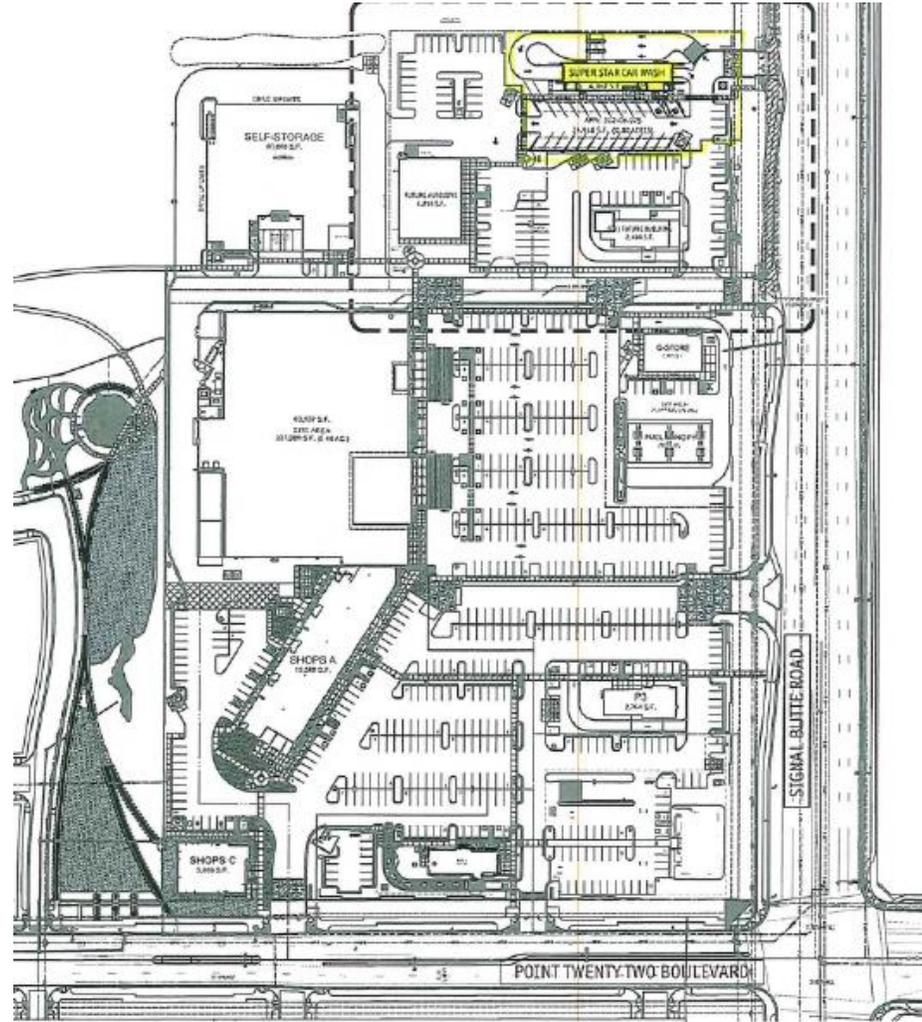
Approved Site Plan

- Within an existing group commercial shopping center (Safeway grocery store)
- AutoZone retail store, two drive-thru restaurants with driveway access from Signal Butte Road
- Undeveloped



Master Site Plan

- Safeway grocery shopping center



MASTER SITE PLAN 09/30/2020- REVISED
NWC OF S. SIGNAL BUTTE ROAD & E. POINT TWENTY TWO BOULEVARD MESA, AZ