



Planning & Zoning Board



ZON23-00350



Request

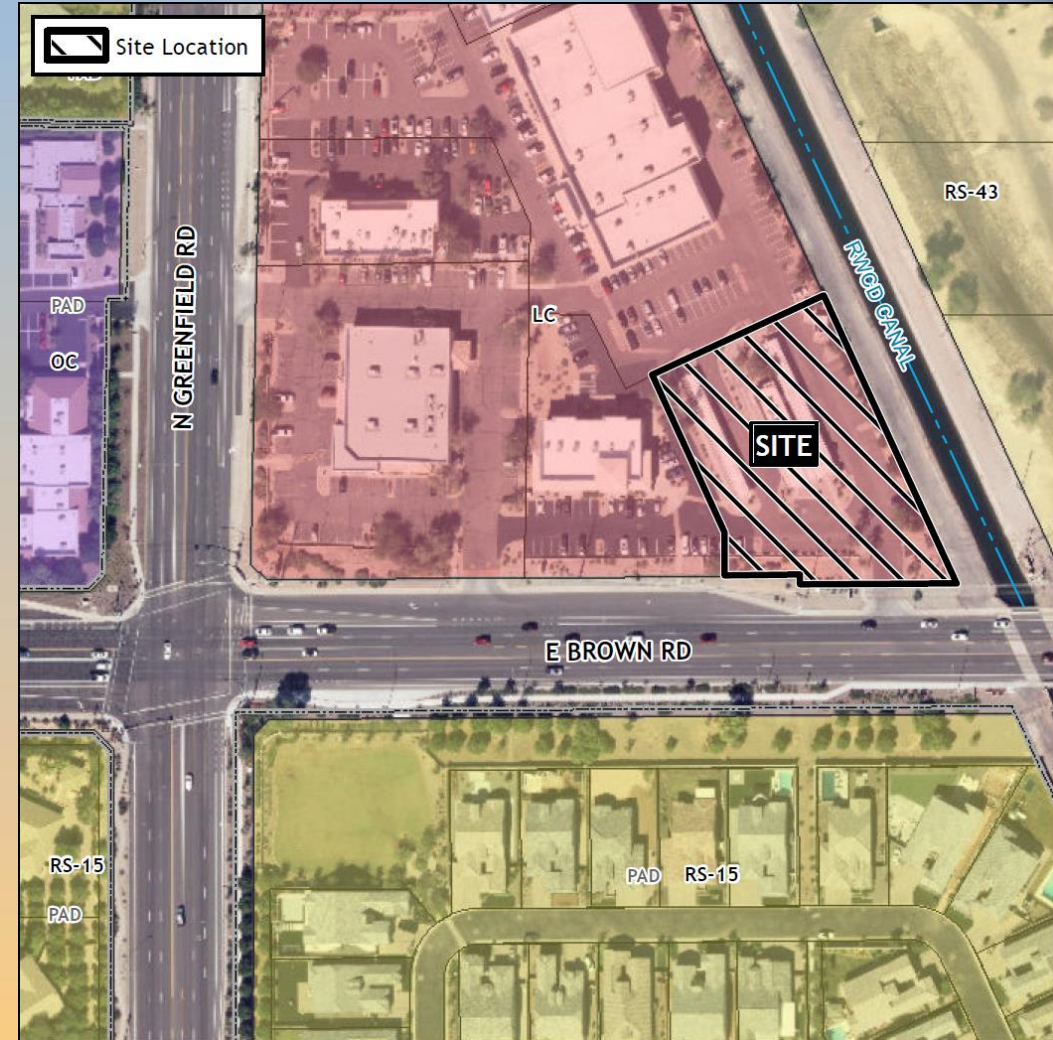
- Major Site Plan Modification and Special Use Permit
- To allow for a Car Wash development





Location

- East of Greenfield Road
- North of Brown Road

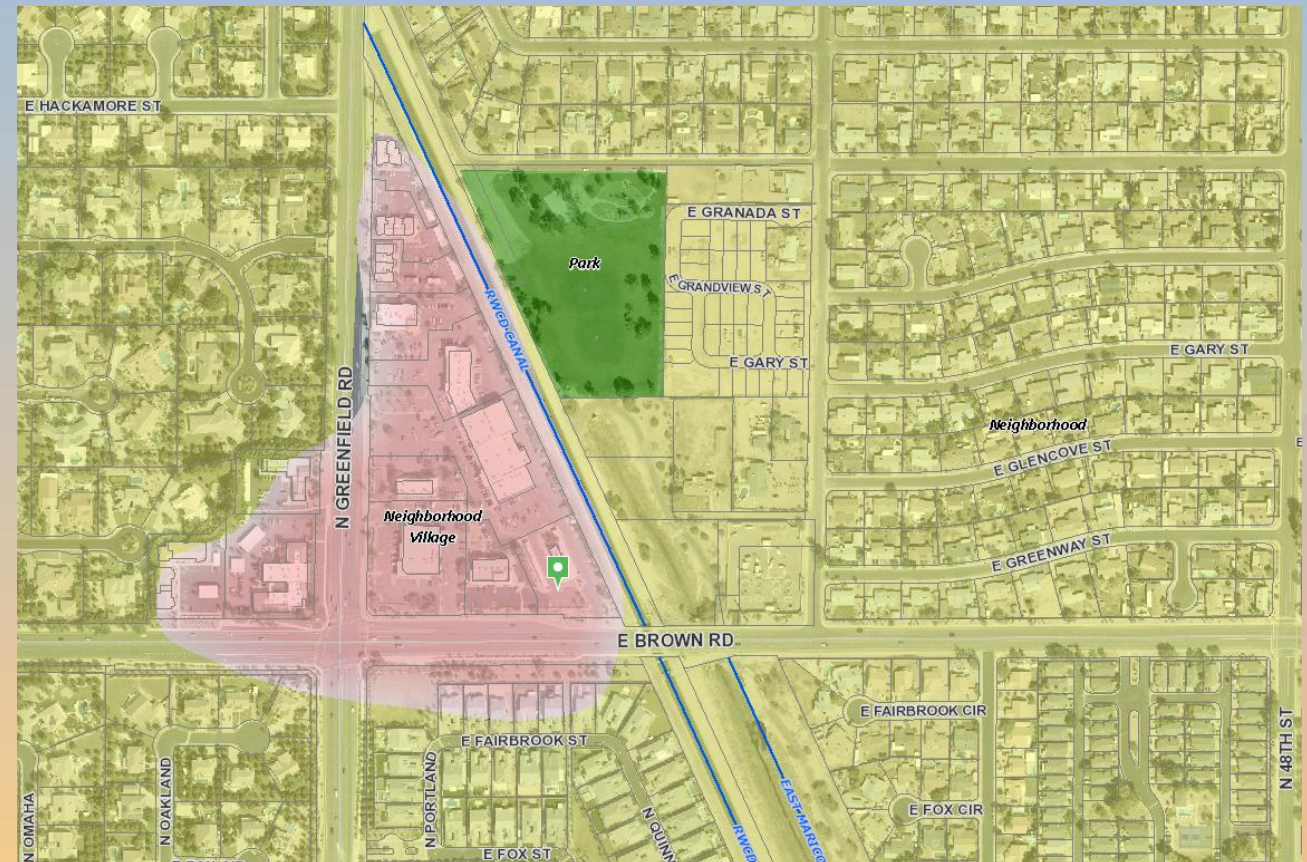




General Plan

Neighborhood Village

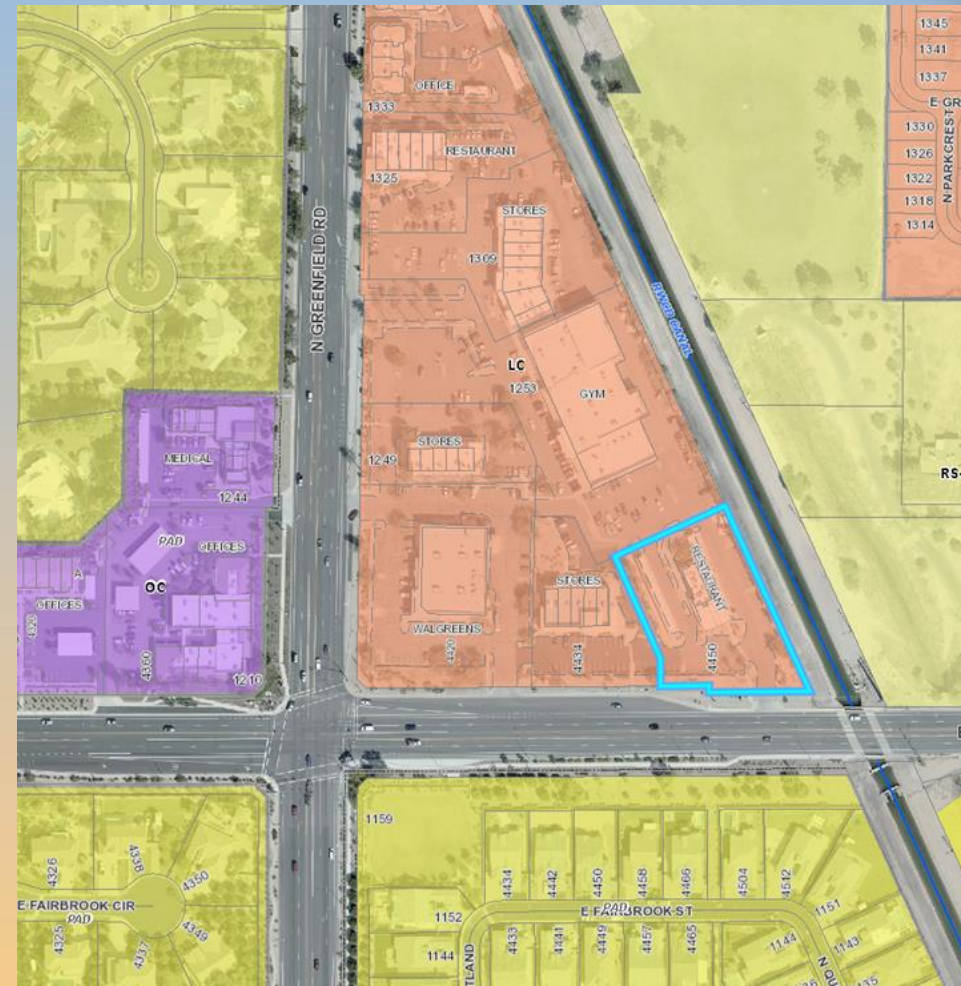
- Shopping areas that serve the neighborhood population within less than a two-mile radius.
- Between 15 and 25 acres in size and are typically located at arterial intersections.





Zoning

- Limited Commercial
- Proposed use is allowed with the approval of a Special Use Permit





Site Photo

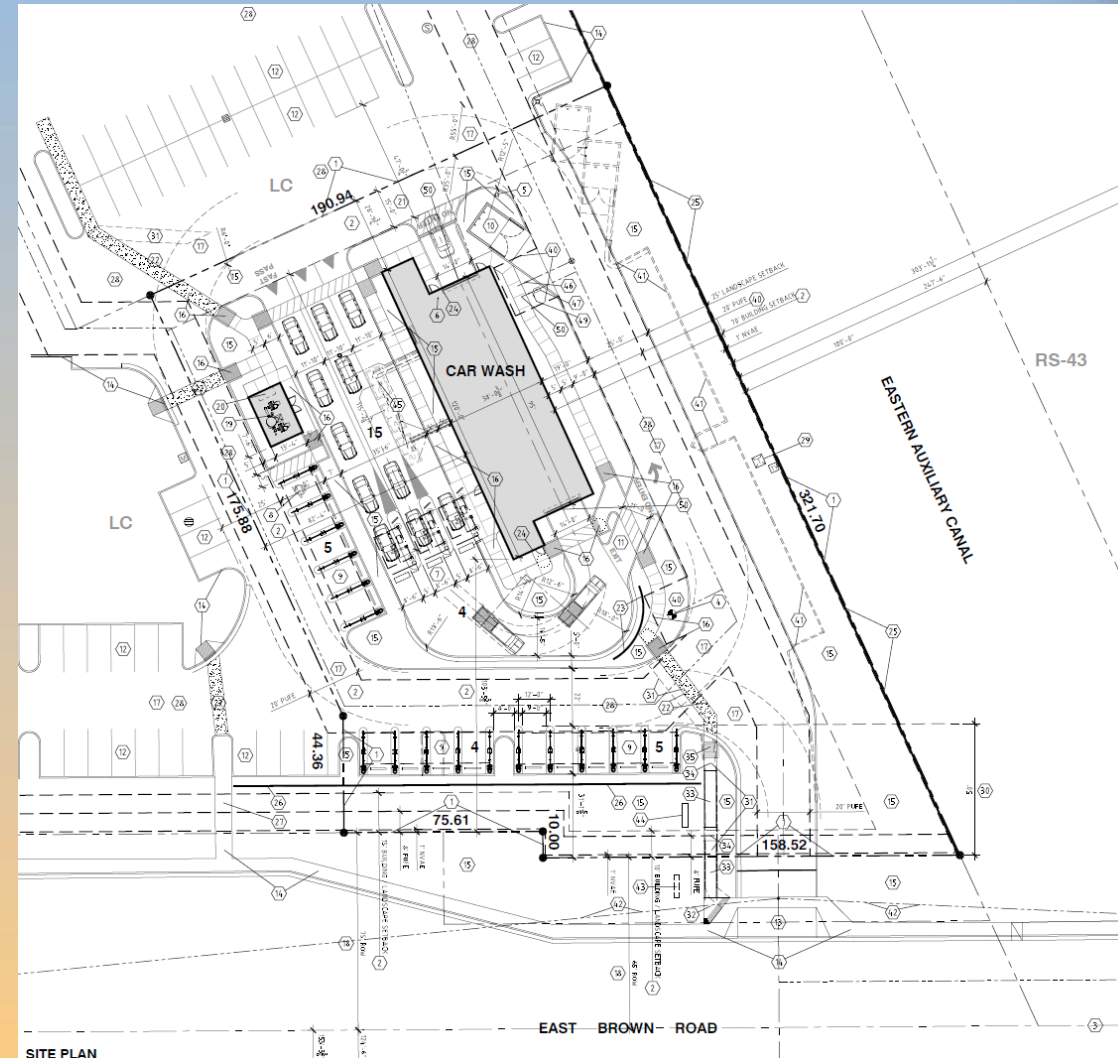


Looking north from Brown Road



Site Plan

- Shared Access from Brown Road
- 3,937 SF building
- 14 vacuum spots proposed
- Sound attenuating wall placed on the south side of the wash to reduce noise impacts

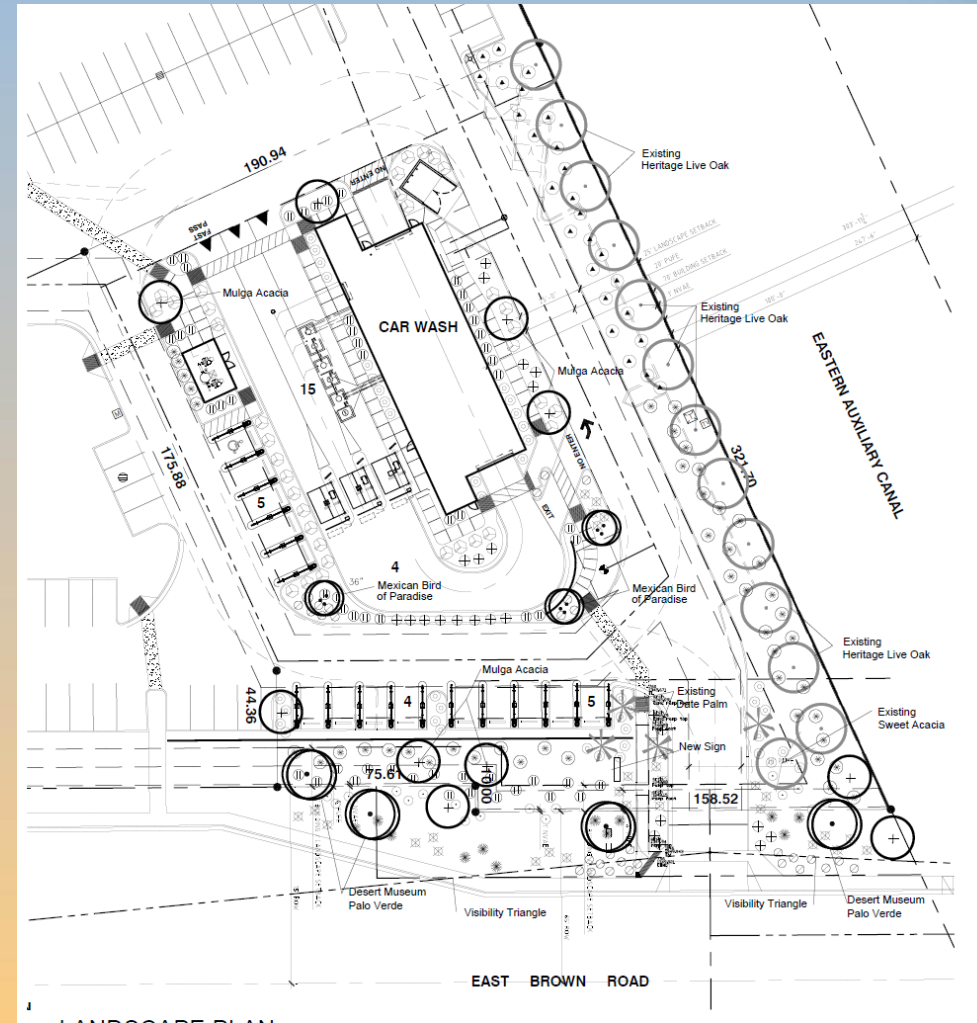




Landscape Plan

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Spread, Caliper)	QUANT.
(A)		<i>Acacia farnesiana</i> Sweet Acacia	Existing to remain	1
(B)		<i>Phoenix dactylifera</i> Date Palm	Existing to remain	4
(C)		<i>Quercus virginiana</i> Heritage Live Oak	Existing to remain	12
TREES				
(1)		<i>Cassipouia mexicana</i> Mexican Bird of Paradise	36" Box 9' 5" 2.0" Double-Staked Typ.	3
(2)		<i>Acacia drepanoloba</i> Mulga	24" Box 7' 4" 1.5" Double-Staked Typ.	10
(3)		<i>Acacia farnesiana</i> Sweet Acacia	36" Box 10' 8" 2.5" Double-Staked Typ.	4
LARGE SHRUBS				
(4)		<i>Leucophyllum frugosum</i> Rio Bravo Texas Ranger	5 Gallon	46
(5)		<i>Nerium o.</i> "Petite Pink" Petite Pink Cleander	5 Gallon	26
(6)		<i>Brachyotum "valentine"</i> Valentine Bush	5 Gallon	35
MEDIUM AND SMALL SHRUBS				
(7)		<i>Jasminum chinensis</i> Chaparral	5 Gallon	17
(8)		<i>Muhlenbergia capillaris</i> "Regal Mist" Regal Mist Deer Grass	5 Gallon	31
(9)		<i>Ruellia peruviana</i> Baja Rubella	5 Gallon	41
(10)		<i>Callistemon c.</i> "Little John" Little John Bush	5 Gallon	60
GROUNDCOVERS				
(11)		<i>Lantana m.</i> "New Gold" New Gold Lantana	1 Gallon	30
(12)		<i>Rosmarinus officinalis</i> "Prostratus" Dwarf Rosemary	5 Gallon	24
ACCENTS				
(13)		<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon	12
LANDSCAPE MATERIALS				
(14)		Decomposed Granite Express Brown	3/4" screened 2" Deep	





Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project



Special Use Permit

Section 11-31-5(E): Special Use Permit Required Findings

- ✓ #1 The number of automobile related activities within 600-feet of an intersection of arterial streets shall not exceed 2, including automobile/vehicle washing, automobile service stations, automobile sales or rental lots, or automobile/vehicle repair.
- ✓ #2 Compliance with all development standards for the applicable zoning district
- ✓ #3 The use is found to be in compliance with the General Plan, applicable Sub-area plans and other recognized development plans or policies, and will be compatible with surrounding uses;
- ✓ #4 Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use shall adequately provide paved parking and on-site circulation in a manner that minimizes impacts on adjacent sites; and existing or proposed improvements to the site shall minimize dust, fugitive light, glare, noise, offensive smells and traffic impacts on neighboring residential sites



Special Use Permit

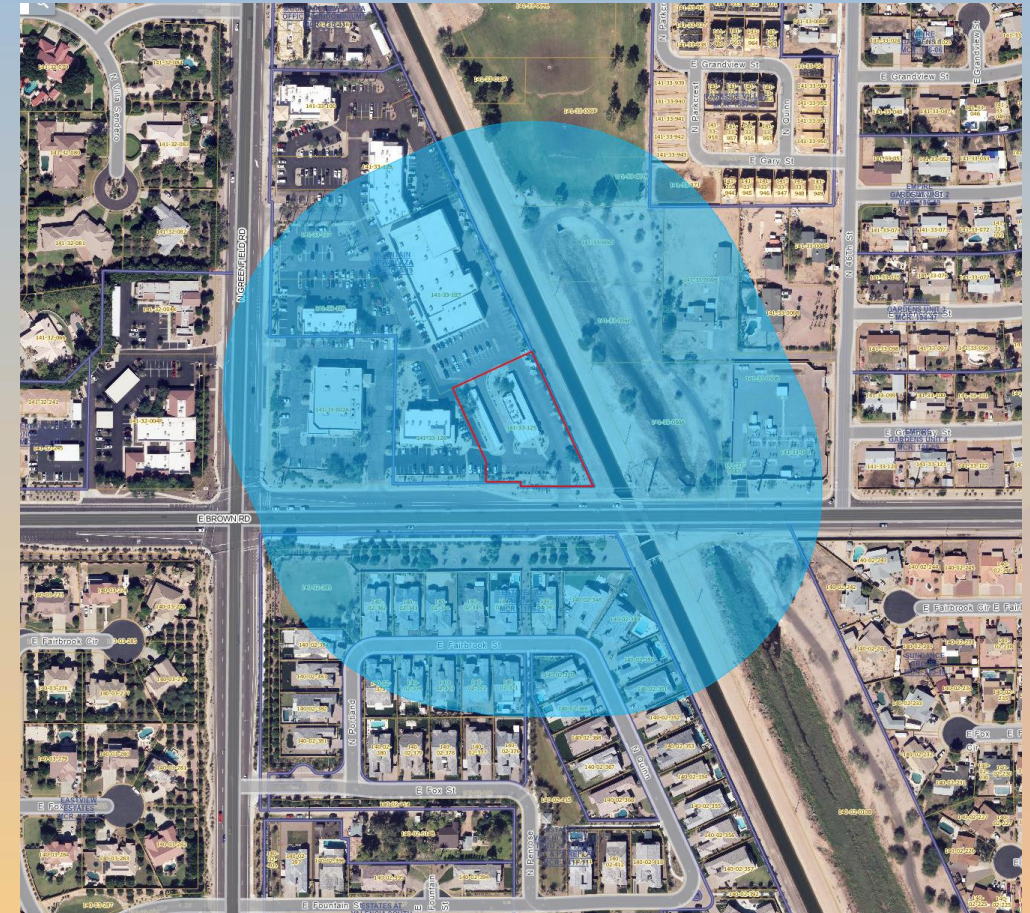
Section 11-31-5(E): Special Use Permit Required Findings

- ✓ #5 A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations
- ✓ #6 A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures
- ✓ #7 Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City development standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines



Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Staff has been contacted from interested parties, specifically 4 members of the surrounding neighborhoods with concerns with the impacts created by the Sounds of the proposed use





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Section 11-70-5 of the MZO for Special Use Permit and Section 11-31-5(E) for Automobile/Vehicle Washing
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions



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