



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

December 16, 2020

CASE No.: ZON20-00281	PROJECT NAME: Superstar Car Wash
Owner's Name:	Evergreen-Point 22 & Signal Butte LLC
Applicant's Name:	Paul Devers, Cawley Architects, Inc.
Location of Request:	Within the 4200 block of South Signal Butte Road (west side). Located north of Point Twenty-Two Boulevard on the west side of Signal Butte Road.
Parcel No(s):	312-08-975
Request:	Site Plan Review. This request will allow for the development of a car wash.
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	1± acre
Proposed Use(s):	Car Wash
Existing Use(s):	Vacant
P&Z Hearing Date(s):	December 16, 2020
Staff Planner:	Wahid Alam, AICP
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **September 22, 2008**, the City Council approved a Major General Plan Amendment to change the land use designation on the property from Medium Density Residential, Community Commercial, Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business park and Office to a Mixed Use Community (Ordinance No. 9353).

On **November 3, 2008**, the City Council approved an annexation of the property (Ordinance No. 4891) and designated City of Mesa Zoning of Single Residence R1-43 (Case No. Z08-55; Ordinance No. 4892) on the property. The City Council approval also included a rezoning of the property from R1-43 to a Planned Community District (PCD) to establish the Mesa Proving Grounds Community Plan (Case No. Z08-56; Ordinance No. 4893).

On **May 17, 2017**, the City Council approved a Development Unit Plan for Development Unit 5/6 South within the Eastmark Community Plan to allow development of a mixed-use community on the property (Case No. Z17-019).

On **July 18, 2018**, the Planning and Zoning Board approved a site plan to designate land uses on a 15± acres to allow development of a group commercial center within Development Unit 5/6 South. The subject site was part of the group commercial and was shown as a pad site for a restaurant use with a drive-thru (Case No. ZON18-00355).

PROJECT DESCRIPTION

Background:

The applicant is requesting a site plan review to allow the development of a 4,076 square feet auto washing/detail facility (i.e. car wash) on the subject property. The site consists of approximately one acre of undeveloped property within an existing group commercial center located in the Eastmark Planned Community District. Specifically, the property is located at the northwest corner of Signal Butte Road and Point Twenty-Two Boulevard. Per Section 7.16 of the Community Plan, the proposed use of the property is allowed with the approval of an administrative use permit and a site plan. Per the Community Plan, the administrative use permit is reviewed and approved by the City's Planning Director at the time of review of the required site plan. Per the Plan, the site plan is reviewed and approved by the Planning and Zoning Board. The purpose of the site plan review is to ensure the proposed development conforms to the development standards within the PCD such as setbacks, landscaping and parking standards. Overall, the proposed development will be compatible with the surrounding group commercial center.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Mixed Use Community. Per Chapter 7 of the General Plan, the primary focus of the Mixed Use Community character area designation is for large land areas where it is possible to develop a mixture of uses that create a complete and identifiable community. Such mix of uses include employment, industrial, office, retail, medical, educational, community service, tourism, entertainment, open space, recreational, and residential uses.

The subject request conforms to the goals of the Mixed Use Community character area and the development review criteria outlined in Chapter 15 of the General Plan by: (1) adding to the variety and mix of uses envisioned for the Mixed Use Community, (2) providing needed services to the surrounding community, and (3) creating a complete and identifiable community that is well connected and sustainable as envisioned by the General Plan.

Gateway Strategic Development Plan:

The property is also located within the Mixed-Use Community District of the Gateway Strategic Development Plan. According to this plan, the focus of the Mixed-Use Community District is to provide sustainability through the creation of a live/work/play community with a wide variety of land uses including commercial uses. The subject request conforms to the goals of the Gateway Strategic Development Plan by contributing to adding a variety of land uses to support the development of the community.

Zoning District Designations:

The subject property is zoned a Planned Community (PC) District with an approved Community Plan (CP). Specifically, the property is located within Development Unit 5/6 South of the Eastmark Community Plan. The Development Unit Plan includes a land use allocation plan that requires identification of the specific land use groups (LUG) during the review and approval of a site plan. Per the submitted site plan, the designated LUG for the subject property is “District”. This designation is consistent with the Community Plan, as well as the approved Development Unit on the property. Per Exhibit 7.38 of the approved Community Plan, the proposed car wash is a permitted use in the ‘District’ Land Use Group through the approval of an Administrative Use Permit by the City’s Planning Director.

Requirements for the Administrative Use Permit (AUP):

Per Section 7.16(A)(4) of the Eastmark Community Plan, an Administrative Use Permit is required to be reviewed and approved by the Planning Director at the time of review and approval of a Site Plan. Section 7.17 of the Community Plan also includes four specific requirements to be considered by the Planning Director during the review of the administrative use permit for an auto washing/detail use. Specifically, the four requirements are:

1. Per Section 7.17(46) of the CP, vehicular entry to the building shall not be adjacent to single-family residential dwellings. If the entry to the building is facing a single-family residential dwelling the entry bays are to be screened from residence and street views by solid masonry walls and landscaping. Alternative screening methods may be proposed and approved by the site plan approval body.

Site Plan - The site plan submitted shows the vehicular entry to the wash tunnel will be located on the west side of the proposed building facing the parking lot of the retail store to the west. The entry to the wash tunnel/building will not be visible from Signal Butte Road or residential development across the Signal Butte Road to the east.

2. Per Section 7.17(48) of the CP, the bays for automatic car washes shall not face or open to any single-family residential use.

Site Plan - The submitted site plan shows the wash tunnel exit will be located on the east elevation of the building/tunnel facing Signal Butte Road to the east. Additionally, the site plan also shows landscaping and screen walls located along Signal Butte Road to serve as screening of the wash tunnel exit from public view. According to the applicant, the width of the wash tunnel exit has also been strategically reduced in size and the side walls of the tunnel have been extended out from the tunnel exit to further screen the tunnel from public view from Signal Butte Road. The proposed car wash bay does not open to residential use.

3. Per Section 7.17(49) of the CP, all automatic washing equipment, shall be enclosed within a building or structure.

Site Plan - The site plan and floor plan shows all the washing equipment will be located within the proposed building and conform to the requirement of the CP for such enclosure.

4. Per Section 7.17(50) of the CP, all outdoor vacuums shall be setback a minimum of 100 feet from any single-family residential dwellings.

Site Plan - The site plan shows the proposed outdoor vacuums will be located approximately 290 feet from the perimeter wall of the residential subdivision to the east (across Signal Butte Road).

From the submitted site plan, the proposed car wash complies with the specific conditions identified in Section 7.17 of the Community Plan, as well as requirements for car wash uses outlined in Section 11-37-1 of the Mesa Zoning Ordinance. The Planning Division reviewed the associated administrative use permit with the site plan review and intends to approve the use if the Site Plan is approved by the Planning and Zoning Board (see Condition No. 7).

Airfield Overlay – Mesa Zoning Ordinance (MZO) Article 3, Section 11-19:

Per Section 11-19 of the MZO, the property is located within Airport Overflight Area Three (AOA 3) of the Airfield (AF) Overlay District. This overlay designation is due to the proximity of the property to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no commercial use restrictions within the AOA 3. The Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no comments on the proposed development.

Site Plan and General Site Development Standards:

The proposed site plan shows the 4,076 square foot car wash building will be located on the northeast corner of the existing commercial center, along Signal Butte Road, and utilize an existing vehicular access onto Signal Butte Road. The site will also have one access to the south of the property through the existing group commercial center. Per Section 14.3 of the CP, 11 parking spaces are required for the proposed use on the property. The site plan shows 24 vacuum canopy spaces and 4 typical parking spaces for a total of 28 parking spaces.

Per Section 8.6(A)(16) of the Community Plan, a network of convenient pedestrian walkways is required to connect areas within the property to adjacent properties and right-of-way. The site plan also shows proposed pedestrian walkways connecting the site to Signal Butte Road, as well as the uses within the group commercial. The proposed pedestrian walkways conform to the requirement of the community plan.

Overall, the proposed site plan conforms to the Community Plan and the associated Development Unit. The plan also conforms to the review criteria for Site Plan Review outlined in Section 11-69 of the Mesa Zoning Ordinance.

Design Review:

On April 24, 2020, the Eastmark Design Review Committee (DRC) reviewed and approved the proposed elevations and landscape plan for development of the site. Per the Community Plan,

the DRC is authorized to review the proposed elevations and landscape plan for the development.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PCD Vacant	North PCD Vacant	Northeast RS-7 PAD (across Signal Butte Road) Residential
West PCD Vacant Group Commercial	Subject Property PCD Vacant Group Commercial	East RS-7 PAD (across Signal Butte Road) Residential
Southwest PCD Group Commercial	South PCD Vacant Group Commercial	Southeast RS-7 PAD (across Signal Butte Road) Residential

Compatibility with Surrounding Land Uses:

The subject site is within a group commercial center. Specifically, there is an existing Safeway grocery store located to the southwest of the site. There is also a self-storage facility located west of the site, as well as a vacant pad site approved for a retail store on the west side of the site. On July 18, 2018, the City also approved a drive-thru restaurant to the immediate south of the site. Overall, the proposed use of the site will be compatible with the group commercial uses and provide services to the surrounding community.

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, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. Currently, staff has received emails from surrounding neighbors expressing concerns with the proposed use of the property. The majority of the concerns includes potential noise associated with the use, the design and aesthetics of the development being incompatible with the surrounding area. Staff has provided the applicant with copies of the emails and the neighborhood concerns. The applicant has provided a response to the neighborhood concerns (see Exhibit 5 – Citizen Participation Report).

The applicant hosted an online neighborhood meeting on Monday, November 30, 2020 at 6:00 PM to discuss the expressed concerns. The information for the neighborhood meeting was sent on Tuesday, November 17, 2020 to all property owners within 1000’ of the site, HOAs within half a mile of the site, and registered neighborhoods within a mile of the site including the residents who emailed staff to express concerns. The applicant will be providing an updated Citizen Participation Report to staff prior to the December 16, 2020 Study Session. Staff will then provide the Board with any new information during the scheduled Study Session.

Staff Recommendation:

The subject request is consistent with the General Plan, the Eastmark Community Plan (CP), as well as the review criteria for Site Plan Review approval outlined in Section 11-69 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 requirements of Design Review.
3. Compliance with Ordinance number 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with the Eastmark Development Unit 5 /6 South Development Unit Plan dated May 17, 2017.
5. Compliance with all City development codes and regulations.
6. Compliance with the plan of operation and good neighbor policy submitted.
7. Prior to application for a building permit, apply for and receive approval of an Administrative Use Permit by the Planning Director to allow the use of an auto washing/detail facility (car wash) on the site.

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 Grading and Drainage Plan

Exhibit 4-Citizen Participation Plan

Exhibit 5-Citizen Participation Report