



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

July 24, 2024

CASE No.: ZON24-00249	PROJECT NAME: Valvoline Instant Oil Change Sossaman
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Owner's Name:	Avalon Sossaman LLC
Applicant's Name:	Benjamin Tate, Withey Morris
Location of Request:	Within the 1300 block of South Sossaman Road. Located south of Southern Avenue and west of Sossaman Road.
Parcel No(s):	218-56-970
Request:	Major Site Plan Modification. This request will allow for a minor automobile/vehicle repair facility.
Existing Zoning District:	Limited Commercial with two Planned Area Development overlays (LC-PAD-PAD)
Council District:	6
Site Size:	0.5± acres
Proposed Use(s):	Automobile/Vehicle Repair, Minor
Existing Use(s):	Vacant
P&Z Hearing Date(s):	July 24, 2024 / 4:00 p.m.
Staff Planner:	Tulili Tuiteleleapaga-Howard, Planner I
Staff Recommendation:	APPROVAL with conditions

HISTORY

On **September 9, 1979**, the City Council annexed 276± acres of land including the subject site (Ordinance No. 1279).

On **February 18, 1980**, the City Council established city zoning on 234± acres of recently annexed land, including the subject site, from Maricopa County Rural 43 to R1-35 (Case No. Z80-16; Ordinance No. 1313).

On **April 5, 1988**, the City Council rezoned 207± acres, including the subject site, from SR, AG, R1-35 to AG [Conceptual C-2 (equivalent to current Limited Commercial) and M-1 (equivalent

to current Light Industrial)] to allow marketing of the property as a mixed-use commercial and employment opportunity site (Case No. Z88-016; Ordinance No. 2324).

On **May 4, 1992**, the City Council approved the 1,158± acre Superstition Springs Development Master Plan (DMP) Overlay district which encompassed the project site (Case No. Z92-014; Ordinance No. 2693).

On **October 13, 2003**, the City Council rezoned 36± acres, including the subject site, from AG-DMP (Conceptual M-1, PEP) to M-1-DMP with a Planned Area Development overlay (M-1-DMP-PAD) to allow the development of a mixture of industrial uses including auto dealerships (Case No. Z03-032; Ordinance No. 4114).

On **May 21, 2007**, the City Council approved a modification to the Superstition Springs Development Master Plan, rezoned the eastern 34.5± acres, including the project site, from M-1-DMP-PAD to C-2-DMP-PAD (equivalent to Limited Commercial with a Planned Area Development overlay [LC-PAD]) and a Site Plan Modification to allow for the development of a Costco, an industrial park, and a future retail development (Case No. Z07-030; Ordinance No. 4700). The City Council also approved a Minor General Plan Amendment to change the land use designation from Business Park to Community Commercial (today Mixed-Use Activity District) (Resolution No. 8973; GPMINOR07-004).

On **October 15, 2014**, the Planning and Zoning Board approved the Site Plan Modification and preliminary plat of a 4.9± acre site to allow for the development of a five-lot commercial subdivision, "Sossaman Center," as well as a Special Use Permit (SUP) for an auto wash (Case No. Z14-048).

PROJECT DESCRIPTION

Background:

The applicant is requesting a Major Site Plan Modification to the previously approved site plan for the subject property to allow for the development of a minor automobile/vehicle repair facility in the Limited Commercial (LC) District.

The 0.5± acre site is part of the Sossaman Center commercial development located west of Sossaman Road on the south side of Hampton Avenue. The applicant is proposing to construct a 2,080 square foot Valvoline Instant Oil Change facility with two service bays for oil change and service. The building will include a customer waiting area, restroom, office, and ancillary spaces. A subterranean area of the same size will house workstations, including a changing room and additional equipment.

Per Section 11-69-7(C) of the Mesa Zoning Ordinance (MZO), a Major Site Plan Modification is required to go through the public hearing review and approval process.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation for the subject site is Mixed Use

Activity District with a Community-Scale Sub-type, the goal of which is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Per the 2040 Mesa General Plan, Limited Commercial (LC) is identified as a primary zoning district within the Community-Scale Sub-type.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The subject property is zoned Limited Commercial (LC) with two Planned Area Development overlays (LC-PAD-PAD). Per Section 11-6-2 of the MZO, Automobile/Vehicle Service and Repair, Minor is a permitted use in the LC zoning district, subject to the additional development standards in Section 11-31-6 of the MZO.

Site Plan and General Site Development Standards:

The 0.5±-acre pad site is currently vacant and located along the east side of an existing commercial center at the southwest corner of Hampton Avenue and Sossaman Road. The proposed site plan shows the development of a 2,080 square foot building with two service lanes and bays. There are three access points to the site: a primary full access driveway is provided on the west side of the property, entry-only access is provided to the north of the property and west of the building, and an exit-only access is provided north of the property and east of the building. Customers will enter the site either from the north or west of the property and exit via the exit-only driveway on the east side of the building.

Per Section 11-32-2 of the MZO, eight parking spaces are required for the proposed facility and the site plan shows nine parking spaces are provided to the west of the proposed service lanes and building. Additional parking spaces are available to the facility through a shared access and parking agreement with the existing shopping center.

Per Section 11-31-6 of the MZO, an automobile/vehicle repair, minor use, shall be located, developed and operated in compliance with the following standards.

- A. **Minimum Lot Size.** 1 acre, unless part of a larger group commercial center.

The subject pad site is .5± acres but is part of a larger group commercial center.

The subject pad site meets this criteria.

- B. **Screening.** Car service and storage areas shall be screened per Sections 11-30-9(F), Auto Service Bays and 11-30-9(H), Parking Areas.

The subject site is separated from the existing residential uses to the east by Sossaman Road. Ensuring compliance with Section 11-30-9(H) of the MZO, the proposed bay doors are located less than 200 feet from the adjacent street, with screening provided by a 6-foot tiered block wall and additional landscaping.

The subject pad site meets this criteria.

- C. **Litter.** No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles may be stored outside of the main building.

The project narrative indicates no parts or serviced vehicles will be stored on the site.

The proposed use meets this criteria.

- D. **Noise.** All body and fender work, or similar noise-generating activity, shall be enclosed in masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with Title 6, Chapter 12 of the Mesa City Code. Bay openings shall be oriented so as to minimize the effects of sound emanating from the auto repair building towards residential uses, towards outdoor restaurant seating and outdoor reception areas. Compressors shall be located within separately enclosed, sound attenuated rooms.

Per the project narrative, there is no servicing of automobiles or pneumatic tools being used at the proposed facility.

The proposed use meets this criteria.

Based on the submitted project narrative and site plan, the location, size, design, and operating characteristics of the proposed automobile/vehicle repair, minor use are consistent with the intent of the LC district and meets the development standards outlined in Section 11-31-6 of the MZO.

Design Review:

The Design Review Board reviewed the proposed elevations and landscape plan on July 9, 2024. The Board had minor comments on the elevations which will not affect the site plan. Staff is working with the applicant to address comments and recommendations from the Design Review Board.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC-PAD-PAD Vacant	North LC-PAD-PAD Commercial	Northeast (Across Sossaman Road) RS-6-PAD Single Residence
West LC-PAD-PAD Commercial	Project Site LC-PAD-PAD Vacant	East (Across Sossaman Road) RS-6-PAD Single Residence
Southwest LC-PAD-PAD Commercial	South LC-PAD-PAD Vehicle Washing	Southeast (Across Sossaman Road) RS-6-PAD

		Single Residence
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Compatibility with Surrounding Land Uses:

The site is currently vacant and is located within Sossaman Center. Three of the five parcels within the approved center have been developed. There is a Starbucks to the north of the project site, a car wash to the south, and parking for Costco directly west. The lot to the northwest of the site remains vacant. To the east of the site, across Sossaman Road, is an existing single-family residential development. To the north, across Hampton Avenue, is an existing multi-tenant commercial development. Overall, the proposed development as shown on the site plan is compatible with the surrounding land 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, HOAs within ½ mile and registered neighborhoods within one mile of the site.

As of 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 study session.

Staff Recommendations:

Staff finds the subject request complies with the Mesa 2040 General Plan, meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, and meets the development standards of Section 11-31-6 of the MZO for an Automobile/Vehicle Repair, minor use.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB24-00250.
4. Prior to the issuance of any building permit, complete the abandonment process for the portion of the Public Utility and Facilities Easement (PUFE) recorded in Maricopa County Records Book 1250, Page 37 that is located on the subject property.

Exhibits:

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 - Site Plan
- Exhibit 5 - Landscape Plan
- Exhibit 6 - Elevations
- Exhibit 7 - Grading and Drainage Report
- Exhibit 8 - Citizen Participation Plan
- Exhibit 9 – Citizen Participation Report