



**PLANNING DIVISION
STAFF REPORT**

Design Review Board

September 12, 2023

CASE No.: DRB23-00464	PROJECT NAME: Larry H. Miller Collision Center Mesa
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Owner's Name:	LHM MFD, LLC
Applicant's Name:	Bryce Quigley, Kimley-Horn
Location of Request:	Within the 500 Block of East Auto Center Drive (north side). Located north of Baseline Road and east of Mesa Drive.
Parcel No(s):	139-12-024A
Request:	Site Plan Review and Design Review. This request will allow for a major automobile repair facility.
Existing Zoning District:	Light Industrial with a Planned Area Development overlay (LI-PAD)
Council District:	4
Site Size:	4± acres
Proposed Use(s):	Industrial Development
Existing Use(s):	Vacant
DRB Meeting Date(s):	September 12, 2023 / 4:30 p.m.
Staff Planner:	Josh Grandlienard, AICP, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **November 16, 1974**, City Council approved the annexation of approximately 3,956± acres of land, including the subject site (Case No. Annexation 104; Ord. No. 907).

On **November 16, 1974**, City Council assigned AG zoning to the recently annexed, 3,956± acre property, including the subject site (Case No. Z75-012; Ord. No. 926).

On **December 20, 1984**, City Council approved a rezoning from AG to M-1 (equivalent to modern LI) for 64± acres, including the subject site, to allow for the development of Automobile Dealerships (Case No. Z84-187; Ord. No. 1912).

On **January 18, 1988**, City Council approved a rezoning from M-1 to M1-PAD (equivalent to modern LI-PAD) for 71± acres, including the subject site (Case No. Z87-083; Ord. No. 2301), which

established Design Guidelines for the Auto Mall as a whole. This approval included condition #2: “Review of development site plans, elevations, and landscaping for Lots 2 through 7 by the Design Review Board prior to submittal for a building permit”. The proposed project is located on a portion of the previously identified Lot 2.

PROJECT DESCRIPTION

Background:

The applicant is requesting Design Review and Site Plan Review for a major automobile repair facility. Currently, the site is vacant and located east of Mesa Drive on the north side of Impala Avenue. The submitted site plan shows development of one building totaling 42,000 square feet.

The existing site is zoned Light Industrial with a Planned Area Development overlay (LI-PAD); the PAD overlay was approved in 1988 to establish design standards for an Auto Mall.

General Plan Character Area Designation and Goals:

The subject site is located within the Employment character area of the Mesa 2040 General Plan. Per Chapter 7 of the General Plan, the goal for these districts is to provide for a wide range of employment opportunities. The proposed use for the site, major automobile repair, complies with the overall intent of the character area designation. Staff reviewed the request and determined the proposed development is consistent with the criteria for review outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The zoning for the project site is currently Light Industrial with a Planned Area Development overlay (LI-PAD). Per Section 11-7-2 of the MZO, the proposed use of major automobile repair is a permitted use in the LI zoning district. Per Section 11-7-1 of the MZO, the purpose of the LI zoning district is to provide areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. The proposed development of the site for a major automobile repair facility conforms to the goals of the LI district.

Site Plan and General Site Development Standards:

The proposed site plan shows one building totaling 42,000 square feet. Access to the site is proposed via Impala Avenue. The proposed site has a drop off area for any automobiles that need to be repaired on the south side of the building, as well as a secured parking area on the east side of the site that will store vehicles for repair and has been screened with an 8’ tall masonry wall. Access to the site is proposed along an existing access drive to the west from Auto Center Drive.

Overall, the proposed site plan conforms to the criteria and requirements of a Site Plan Review outlined in Section 11-69-5 of the MZO.

Design Review:

This request is required to be reviewed and approved by the Design Review Board per Case Number Z87-083, Ordinance Number 2301. The proposed project is consistent with the goals,

objectives, and policies of the General Plan and the LI zoning district. The proposed elevations and landscape plan meet the review criteria for design review approval outlined in Section 11-71-6 of the MZO. The proposed major automobile repair development will provide a high-quality business in Mesa.

Surrounding Zoning Designations and Existing Use Activity:

Northwest US 60 Superstition Freeway	North US 60 Superstition Freeway	Northeast US 60 Superstition Freeway
West LI-PAD Existing Auto Dealership	Subject Property LI-PAD Vacant	East LI-PAD Industrial
Southwest LI-PAD Existing Auto Dealership	South LI-PAD Vacant	Southeast LI-PAD Industrial uses

Compatibility with Surrounding Land Uses:

The site is located on the east side of the existing Auto Mall development area. The Auto Mall development area is located to the west and southwest of the project site. An existing companion auto dealership is located to the immediate west of the subject site. The US 60 Superstition Freeway which is located to the north of the site, at a lower grade compared to the subject site. A vacant site zoned LI-PAD is located to the immediate south of the subject site. Existing industrial developments are located to the east and southeast of the subject site. The proposed development is compatible with the zoning and anticipated land uses in the area.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included mailing letters to property owners within 500 feet of the site. As of the date of this report, staff has not received any response from neighboring property owners.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the requested Design Review and Site Plan Review is consistent with the Mesa 2040 General Plan and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO; therefore, staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan, elevations, and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Z87-083.