



BOA22-00550



Request

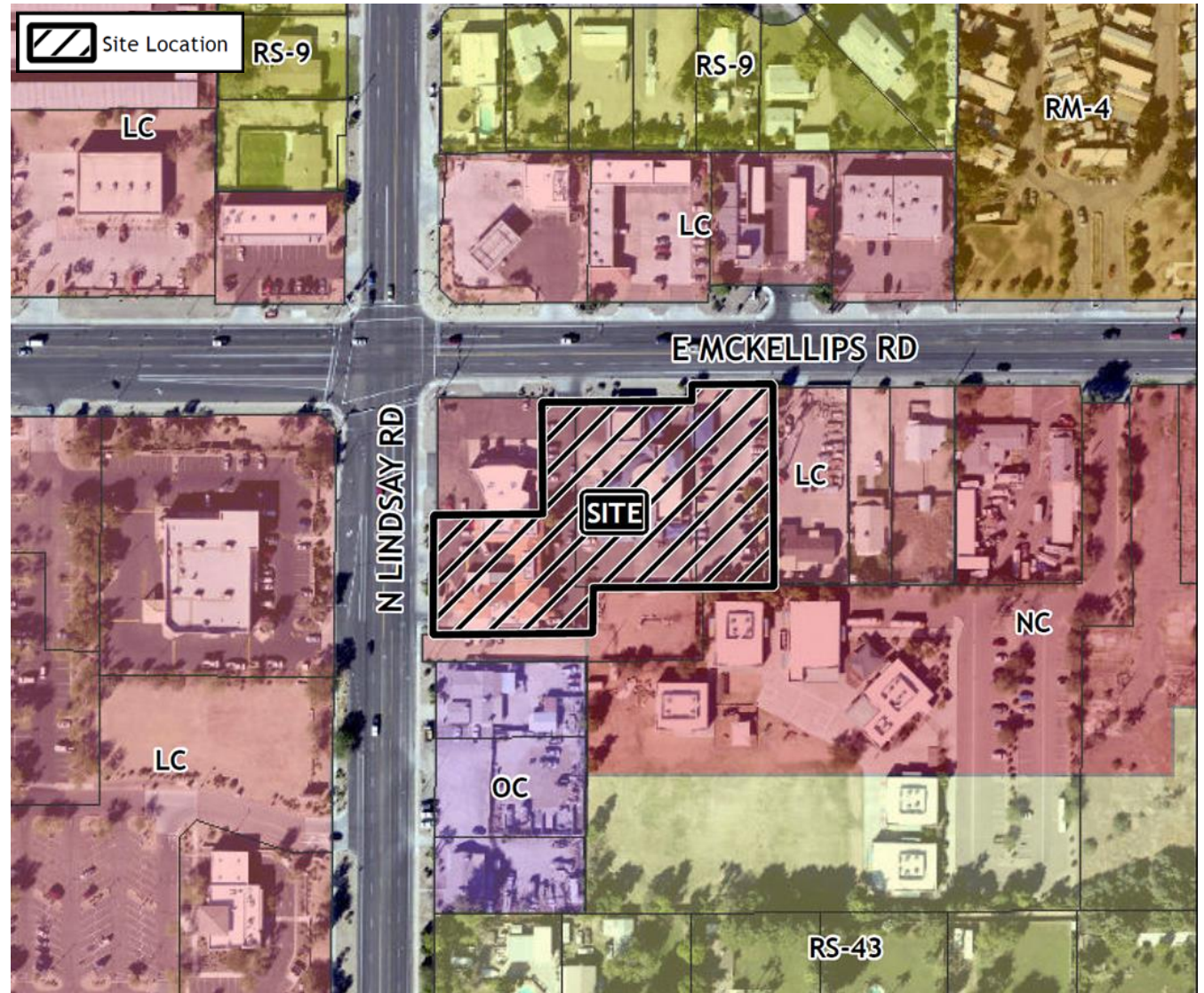
- SCIP
- SUP
- Variance

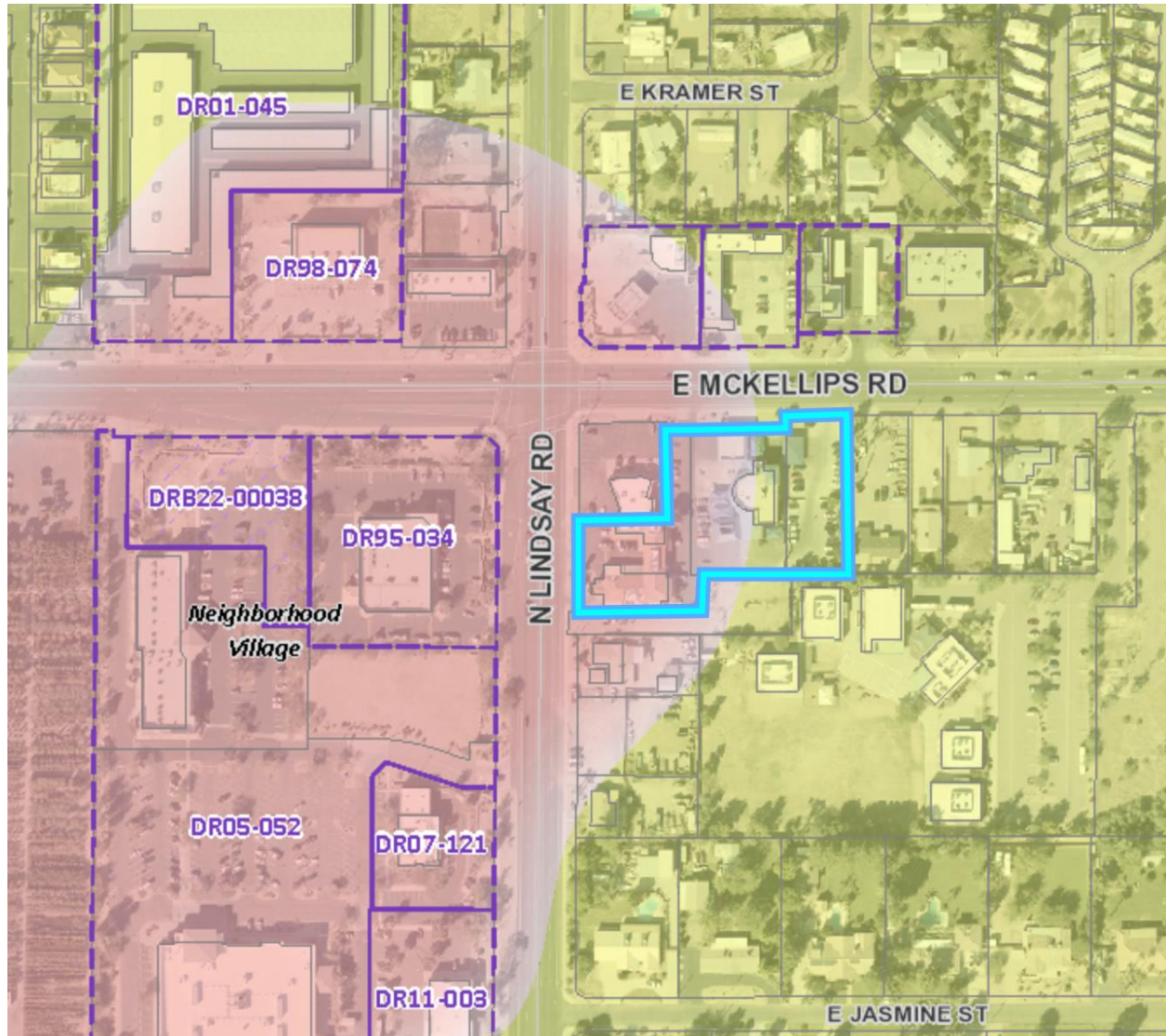
Purpose

- Allow the remodel and expansion of a carwash

Location

- East of Lindsay Road
- South of McKellips Road





General Plan

Neighborhood

- Clean, safe and healthy areas
- Sense of place

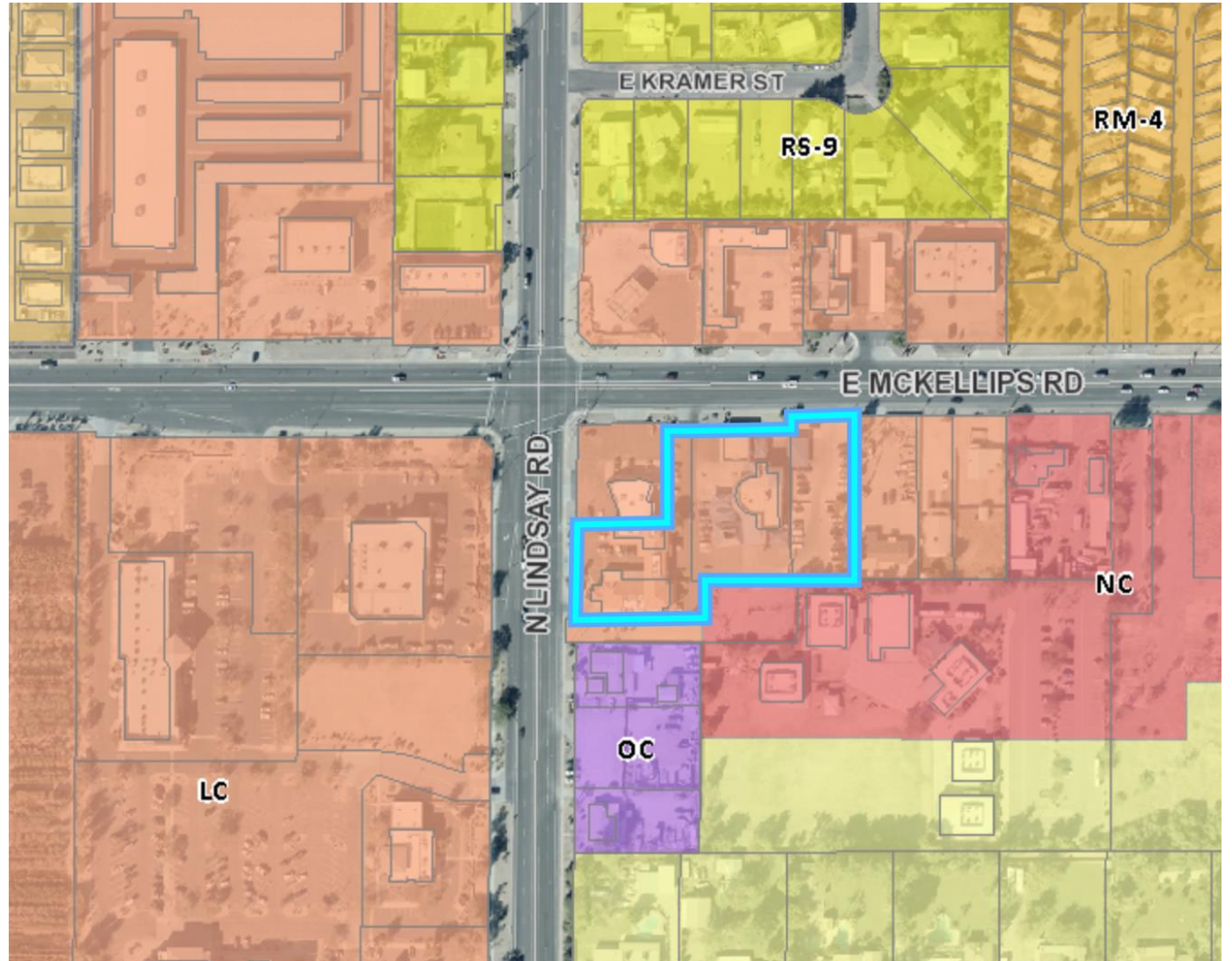
Neighborhood Village

- Shopping and service needs of nearby population

Zoning

Limited Commercial (LC)

- Retail and service uses
- Serve residents within 10 miles

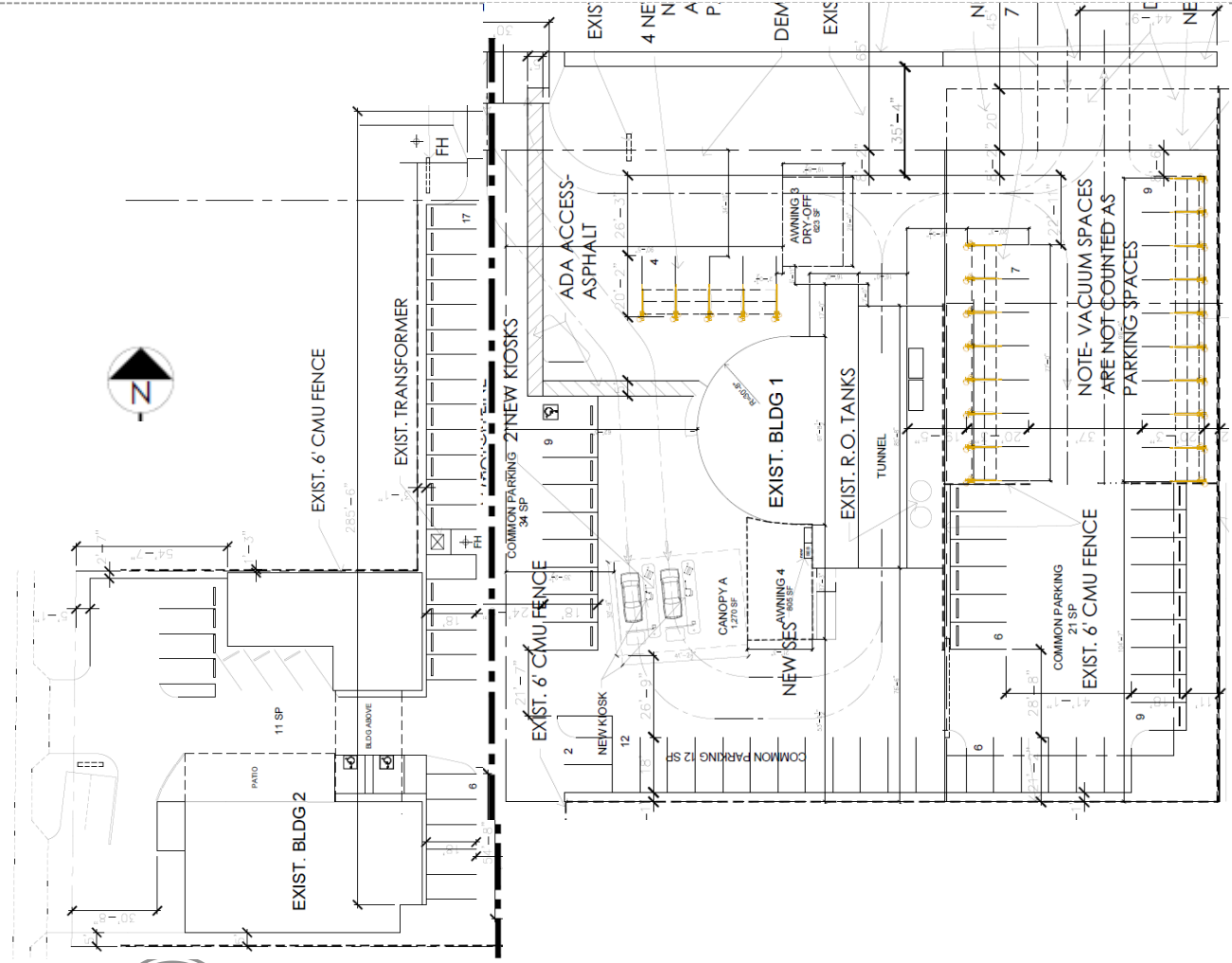
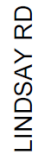


Site Photos



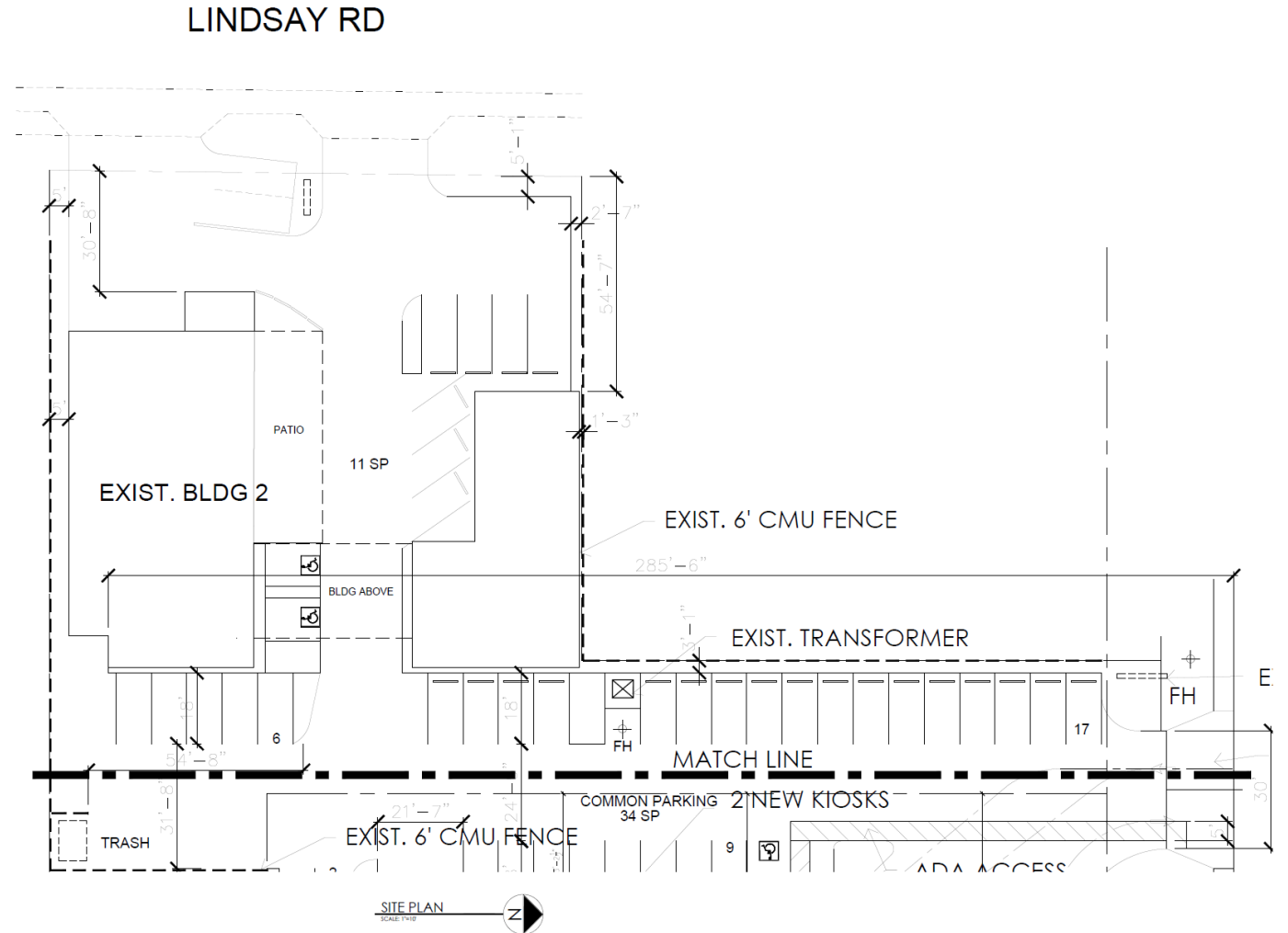
Looking southwest towards the site

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Site Plan

- Existing Commercial Building on west parcel



- Existing Car Wash with canopies, parking
- Proposed new canopy, vacuum stalls (20)

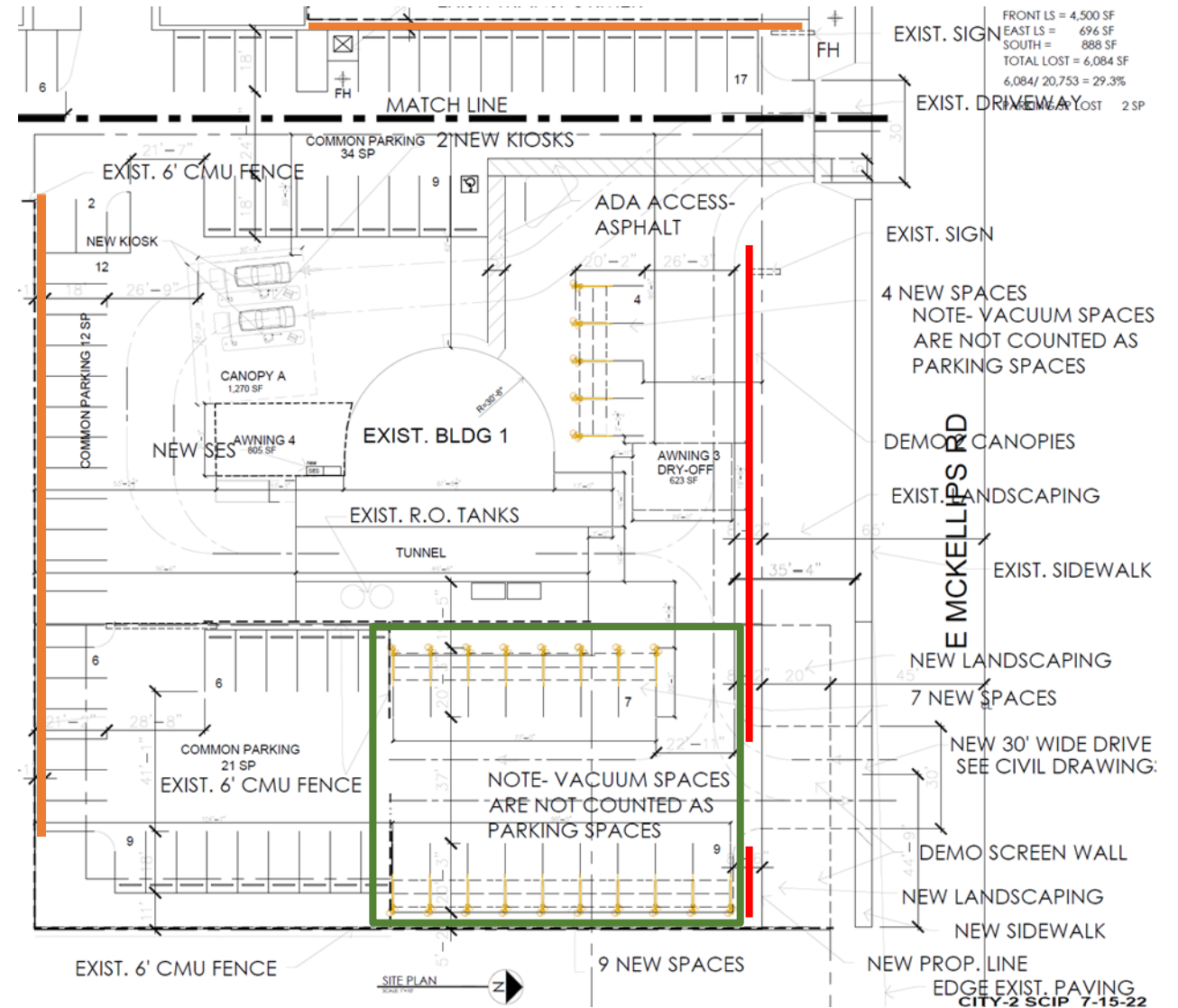


Requested SCIP

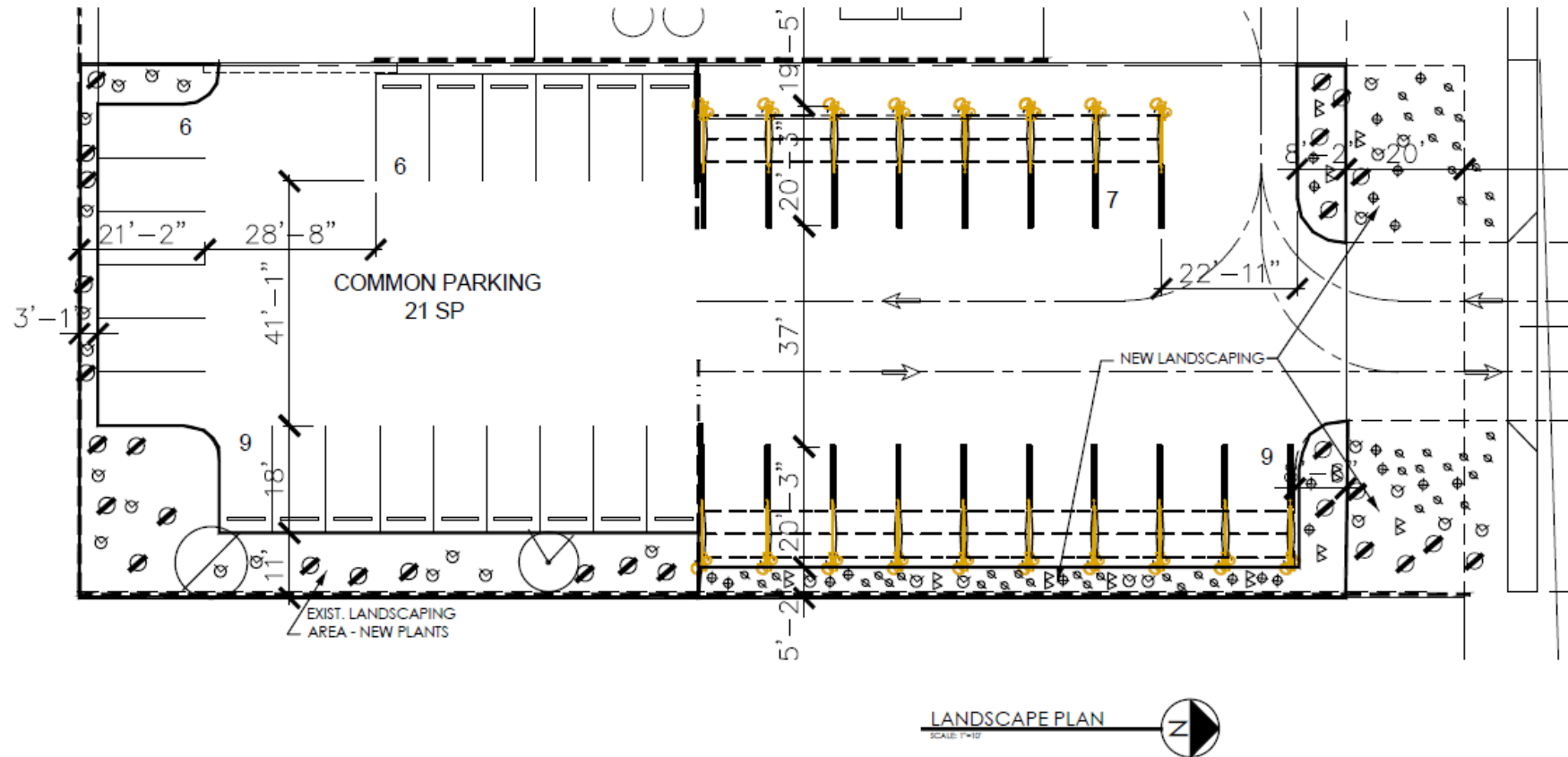
Nonconformities

- **8-ft-2-inch front setback**
 - Reduced landscape setback
 - Reduced parking setback
- **3-ft setback**
- **Landscape Reductions**
 - Zero trees in vacuum areas
 - <10% additional landscaping for Car Wash

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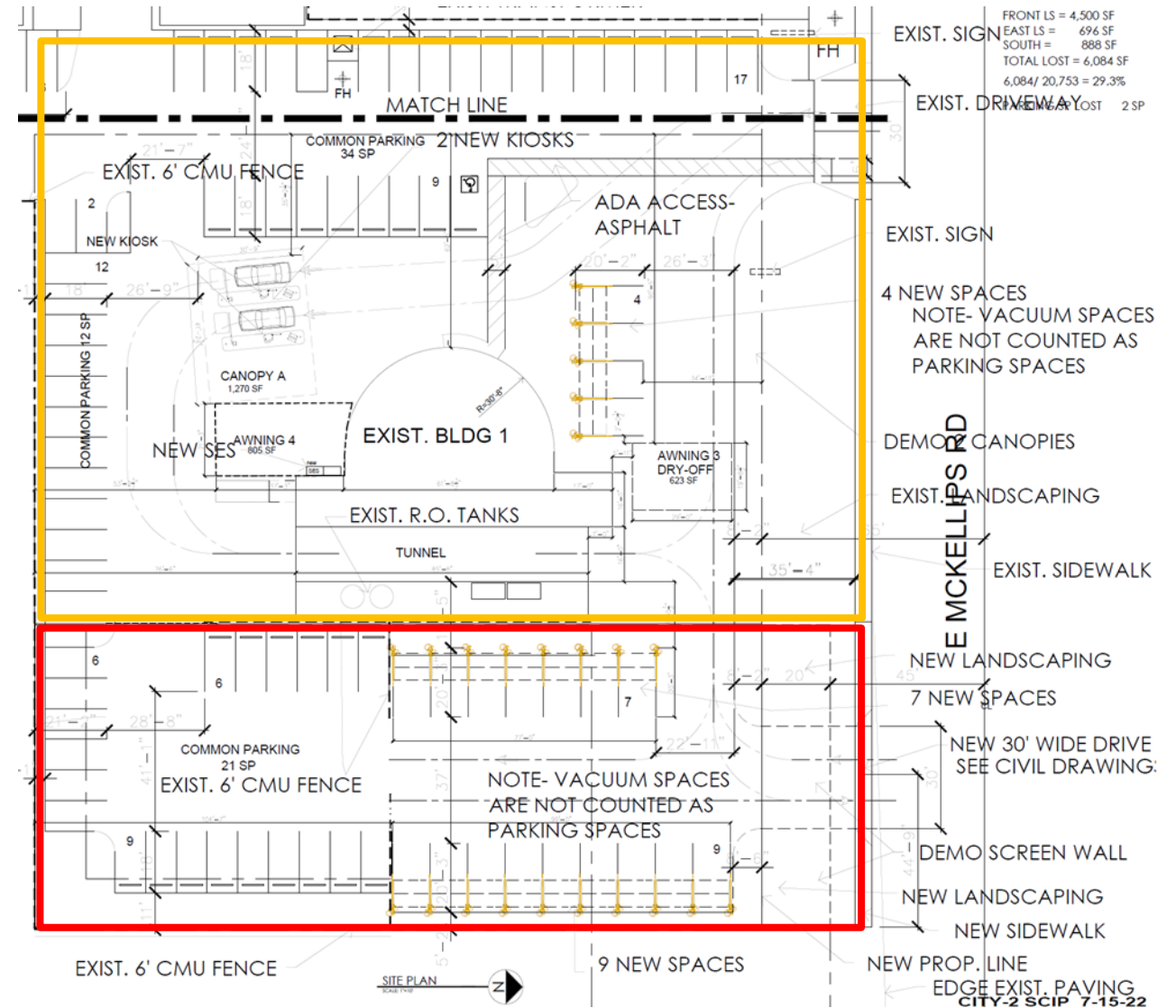
Landscape Plan



Requested SUP

MZO Section 11-70-5

- Car Wash permitted in LC district with approval of SUP
- Car Wash criteria in MZO Section 11-31-7
- Original SUP for Car Wash
- Proposed expansion area

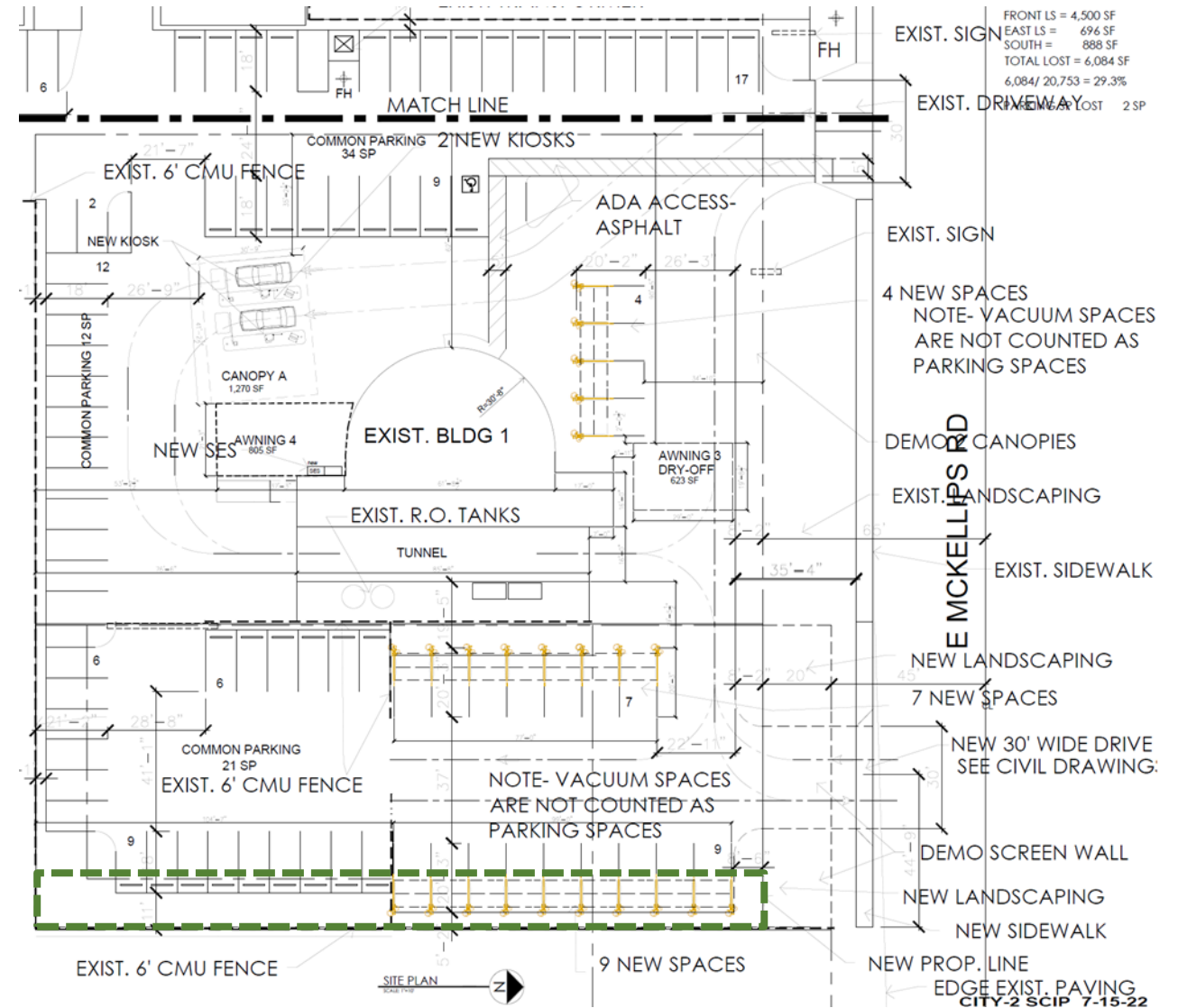


Requested Variances

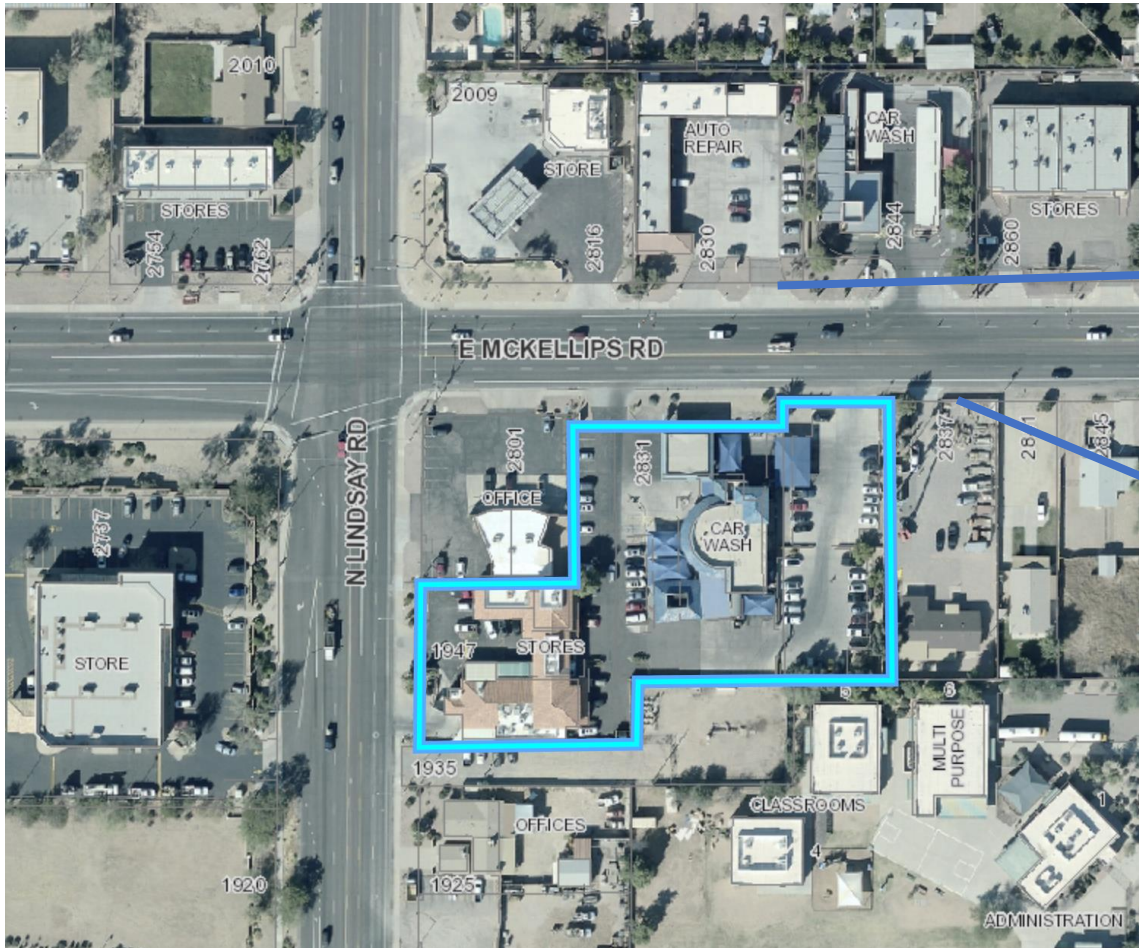
MZO Section 11-33-3.B.2

- 15-ft wide landscape setback along property line
- Existing paving
- 11-ft wide and 5-ft-2-inch wide setback provided

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Neighborhood Examples



SCIP Approval Criteria

MZO Section 11-73-3

- | | |
|---|--|
| ✓ | Significant alterations to the site would need to occur to bring the site into full conformance with current MZO development standards |
| ✓ | Full compliance would discourage redevelopment of the site |
| ✓ | Does not include new non-conforming conditions |
| ✓ | Proposed request is compatible with, and not detrimental to, adjacent properties or neighborhood |

SUP Approval Criteria

MZO Section 11-70-5(E)

- | | |
|---|---|
| ✓ | #1 Project is consistent with the General Plan by allowing maintenance and redevelopment of existing businesses that provide a sense of place for the neighborhood; |
| ✓ | #2 Redevelopment and expansion of Car Wash conforms with the Neighborhood character area and LC zoning district; |
| ✓ | #3 Project will not be injurious or detrimental to the surrounding area; and |
| ✓ | #4 Adequate public services, public facilities, and public infrastructure are available. |

Variance Approval Criteria

MZO Section 11-80-3



Special circumstances apply to the site due to the location in an older area



Special circumstances are pre-existing



Strict compliance with MZO would deprive property of privileges enjoyed by surrounding properties



Approval will not grant special privileges

Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in MZO Section 11-73-3 for SCIP
- ✓ Criteria in MZO Section 11-70-5(E) for a SUP.
- ✓ Criteria in Chapter 80 for variances

Staff Recommendation

Approval with Conditions



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September 7, 2022