



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

September 28, 2022

CASE No.: ZON22-00609	PROJECT NAME: Geni Car Wash Remodel
Owner's Name:	Twin Palms Invest LLC, Twin Palms Investments LLC
Applicant's Name:	Chris Doran, S.D.S Consulting
Location of Request:	Within the 2800 block of East McKellips Road (south side) and within the 1900 block of North Lindsay Road (east side). Located south of McKellips Road and east of Lindsay Road.
Parcel No(s):	141-14-003T (east parcel), 141-14-003W (west parcel), 141-14-003V (middle parcel)
Requests:	Site Plan Review. This request will allow for the expansion of an existing carwash.
Existing Zoning District:	Limited Commercial (LC)
Council District:	1
Site Size:	2± acres
Proposed Use(s):	Car Wash, Restaurant and Office uses
Existing Use(s):	Car Wash, Restaurant and Office uses
Hearing Date(s):	September 28 th , 2022 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Planner II
Staff Recommendation:	Approval with Conditions

HISTORY

On **August 25, 1979**, the City Council annexed 2,225± acres, including the subject site, into the City of Mesa (Ordinance No. 1277).

On **December 17, 1979**, the City Council rezoned 18± acres, including the subject site, from the Maricopa County zoning districts of Rural 43 (RU-43) and Intermediate Commercial (C-2) to City of Mesa zoning districts Suburban Ranch (SR), Residential Service (RS) and Limited Commercial (C-2) for development of professional offices, and allow development of a farmers' market, arts and crafts displays and boutique shops (Case No. Z79-154; Ordinance No. 1299).

On **September 11, 1990**, the Board of Adjustment approved a SUP for a car wash on the middle parcel of the subject site, which currently contains the car wash building (Case No. BA90-045). The permit expired one year later, and the car wash was not constructed.

On **November 3, 1992**, the Board of Adjustment approved a Variance for landscaping and screening requirements and a SUP for a car wash facility on the west and middle parcels of the subject site, which contain retail buildings and the existing car wash building (Case No. BA92-040).

On **September 7, 2022**, the Board of Adjustment approved a request for a Substantial Conformance Improvement Permit (SCIP) to allow deviations from certain development standards, a Variance to allow encroachment into the east side setback, and a Special Use Permit (SUP) for the expansion of an existing carwash onto an adjacent parcel in the Limited Commercial (LC) Zoning District (Case No. BOA22-00550).

PROJECT DESCRIPTION

Background:

The request is for Site Plan Review of an Initial Site Plan to allow for a 2± acre commercial development. The development contains a restaurant, office and car wash uses. The three-parcel site was initially developed in the 1980's with a commercial building fronting onto Lindsay Road. Parking for this building extends into the area currently occupied by the car wash. A Special Use Permit (SUP) for the car wash was approved in 1992, and the approval included variances to allow reductions to the landscaping and to the landscape setbacks. Since then, additional canopies have been added to the car wash facility, and the eastern parcel was paved to accommodate additional parking for the car wash and the commercial building. The subject site is considered legal non-conforming. The site plan shows several proposed changes including replacing the canopy over the pay kiosks, adding four new vacuum spaces on the existing car wash parcel, and adding 16 new vacuum spaces and 21 standard parking spaces on the east parcel of the site. Per the applicant, the new vacuum spaces are necessary to maintain the viability of the business.

Due to existing conditions, achieving full conformance with the MZO would require demolition of buildings and significant impacts to the on-site circulation, so the applicant sought and obtained approval through the Board of Adjustment of a Substantial Conformance Improvement Permit (SCIP) per Section 11-73 of the MZO. The SCIP will allow the existing buildings and parking on the western two parcels of the subject site to remain in its current locations, the existing drive-aisles connecting with the eastern parcel to remain in the current locations, and reductions to the required landscape materials surrounding the vacuum spaces.

The applicant also pursued and obtained approval by the Board of Adjustment of a Special Use Permit (SUP) to expand the car wash facility onto the eastern parcel, and a Variance to allow an encroachment into the east side setback. While approval of the SUP allows the expansion of the car wash into the eastern parcel, the expansion would take place in an existing parking lot. Within the parking lot, there is an existing landscape setback that ranges from 5'-2" to 11' along the eastern boundary of the parcel and an 8'-2" landscape setback along the northern boundary of

the parcel, adjacent to McKellips Road. Many of the parcels in the immediate vicinity also have reduced landscape setbacks, consistent with the applicant's request, and Staff recommended approval of these requests through the Board of Adjustment.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation on the property is Neighborhood and Neighborhood Village. The primary focus of the Neighborhood Character Area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community, and the goal of the Neighborhood Village character area is to provide shopping and service needs of the nearby population. These centers serve as the focal point for the surrounding neighborhoods and the gathering place for local residents. The design, development, and maintenance of neighborhoods focuses on ensuring clean, safe, and healthy areas where people want to live and maintain their investments. Neighborhoods are also designed to provide opportunities for people to gain a sense of place and feel connected to the larger community. The proposed Site Plan retains the existing Vito's restaurant and the commercial office uses on the site. These businesses have provided a sense of place and services to the local area for over 35 years, and in this way the proposal conforms to the Neighborhood and Neighborhood Village character areas of the General Plan.

Zoning District Designations:

The property is currently zoned Limited Commercial (LC). Per Section 11-6-1 of the MZO, the purpose of the LC zoning district is to provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one (1) to ten-mile radius. The proposed restaurant and office uses are permitted in the LC zoning district, and the car wash use is permitted in the LC zoning district with approval of a Special Use Permit. A SUP was approved in 1992 for car wash in the middle parcel, and a SUP has been requested through the Board of Adjustment to expand the existing car wash into the east parcel.

Site Plan and General Site Development Standards:

The subject site consists of three (3) parcels totaling just under two acres in size. The car wash is located in the middle parcel, and faces north, fronting onto McKellips Road. The west parcel includes a building that contains the Vito's Restaurant and office uses. East of the car wash is a parcel that was never formally developed, but it currently contains a parking area that is used by the car wash, restaurant and office uses.

The proposed site plan shows the existing car wash building in the middle parcel of the subject site, a new 'Canopy A' over the pay kiosks, and four new vacuum spaces located north of the car wash building. It also shows 16 new vacuum spaces and 21 new standard parking spaces on the east parcel of the site. A landscape plan was provided for the east parcel. No new trees are proposed for the vacuum area because, per the applicant, the trees would likely drop debris on the vehicles, but 44 new shrubs are proposed for the eastern parcel. Case BOA22-00550 includes conditions requiring additional landscaping in the southern portion of the east parcel, and along McKellips Road.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LC State Farm office	North (Across McKellips Rd.) LC Auto repair, and Car wash facility	Northeast (Across McKellips Rd.) LC Church
West (Across Lindsay Rd.) LC Commercial shopping center	Subject Property LC Car wash, Restaurant, Office uses	East LC Commercial use
Southwest (Across Lindsay Rd.) LC Commercial shopping center	South LC & NC City of Mesa lift station	Southeast NC School

Compatibility with Surrounding Land Uses:

The subject property is located at the southeast corner of McKellips and Lindsay Roads, behind the State Farm office building on the immediate corner. It is bordered by a City of Mesa lift station to the south, and an existing commercial use to the east. Across McKellips to the north are other auto-related uses and a church. Across Lindsay Road to the west is a commercial shopping center. The General Plan character designation on the property and surrounding areas is Neighborhood and Neighborhood Village. Overall, the request conforms to the goals of the General Plan and provides for the continued operations of small businesses that have been operating in Mesa for 35 years.

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. To date, the applicant and staff have not received any inquiries from neighbors in response to the mailing.

Staff Recommendation:

Based on the application received and the preceding analysis, staff finds that the subject request for Site Plan Review approval is consistent with the Mesa 2040 General Plan. Additionally, the request meets the review criteria for Site Plan Review outlined in Section 11-69-5. Therefore, Staff recommends approval with the following conditions.

Conditions of Approval:

1. Compliance with the final site plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Case Numbers BA92-040 and BOA22-00550.

Exhibits:

Exhibit 1-Vicinity Map

Exhibit 2-Staff Report

Exhibit 3-Application Information

3.1 Site Plan

3.2 Grading and Drainage Plan
3.3 Landscape Plan
3.4 Project Narrative
3.5 Citizen Participation Plan
Exhibit 4-Citizen Participation Report