



PLANNING & ZONING BOARD

September 28, 2022



ZON22-00609



Request

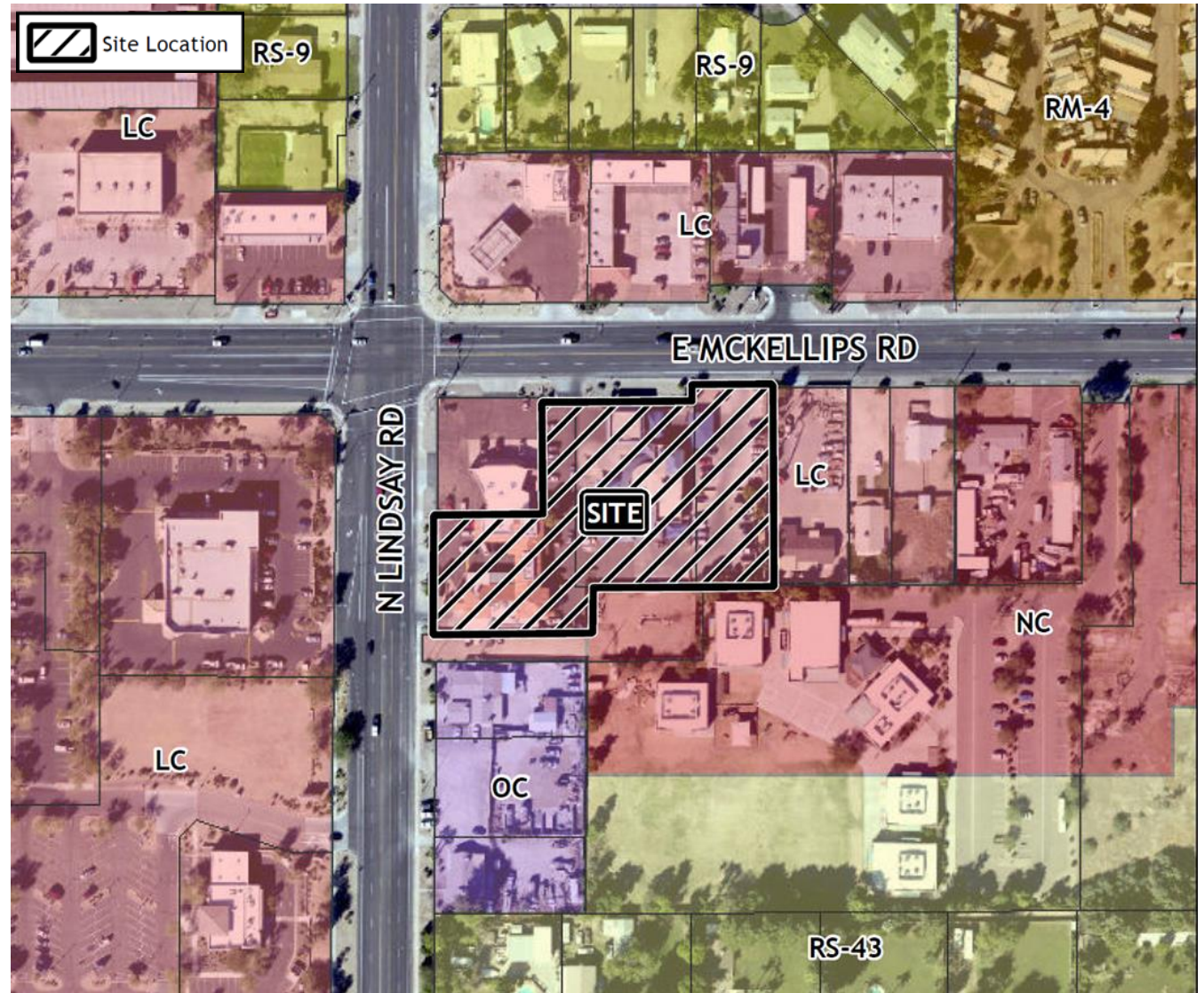
- Site Plan Review

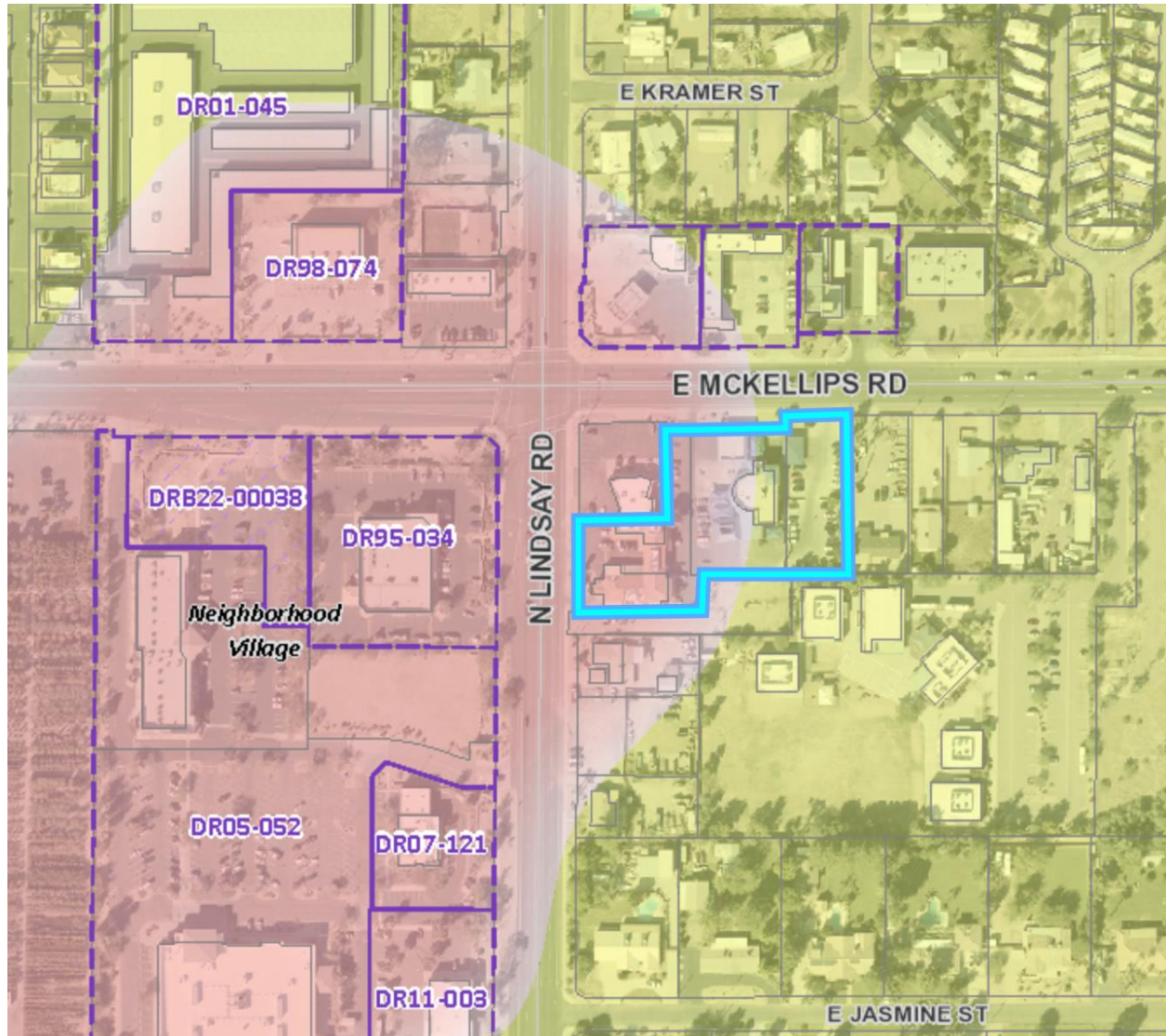
Purpose

- 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

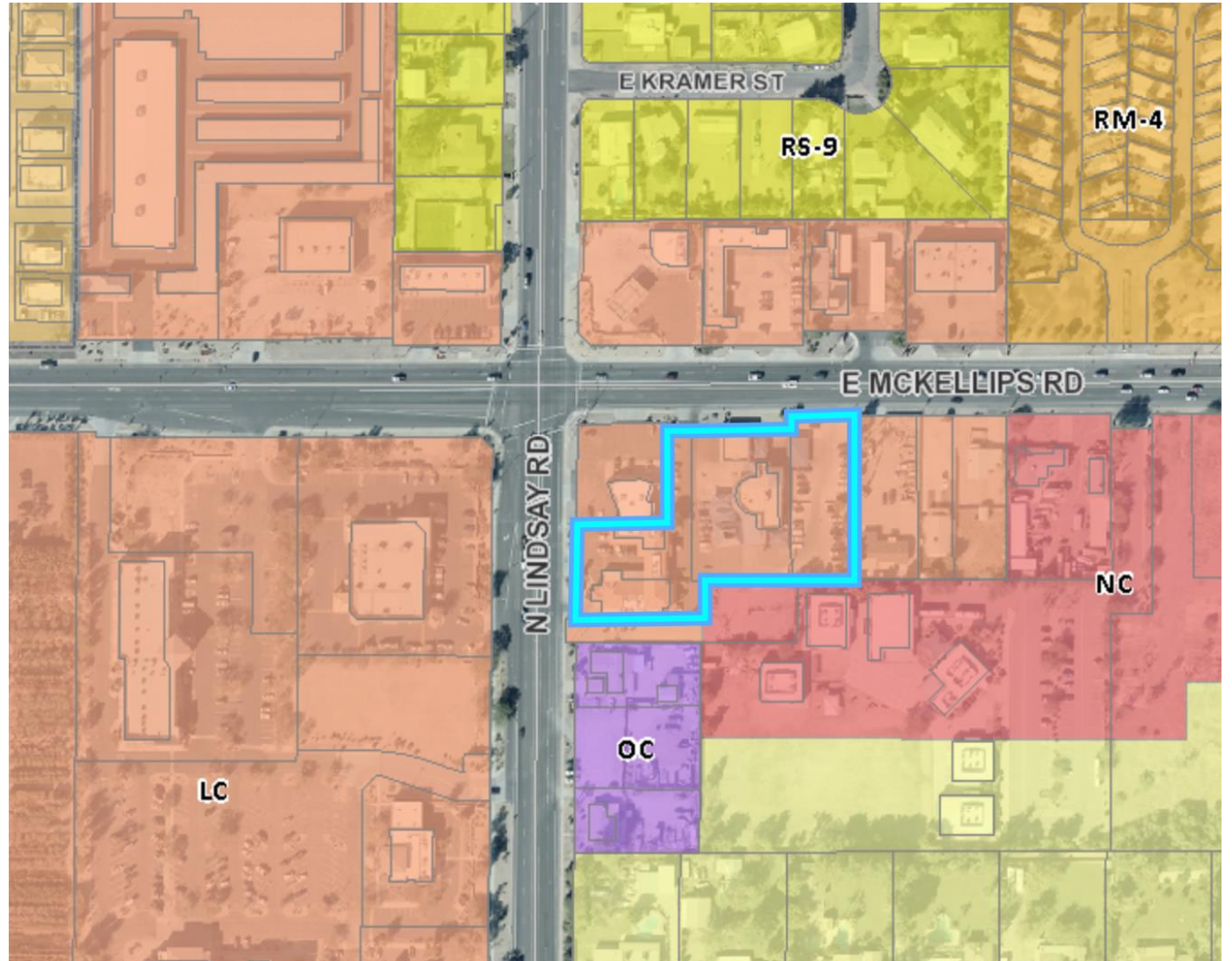
Neighborhood Village

- Shopping and service needs of nearby population

Zoning

Limited Commercial (LC)

- Retail and service uses
- Serve residents within 10 miles



Site Photo

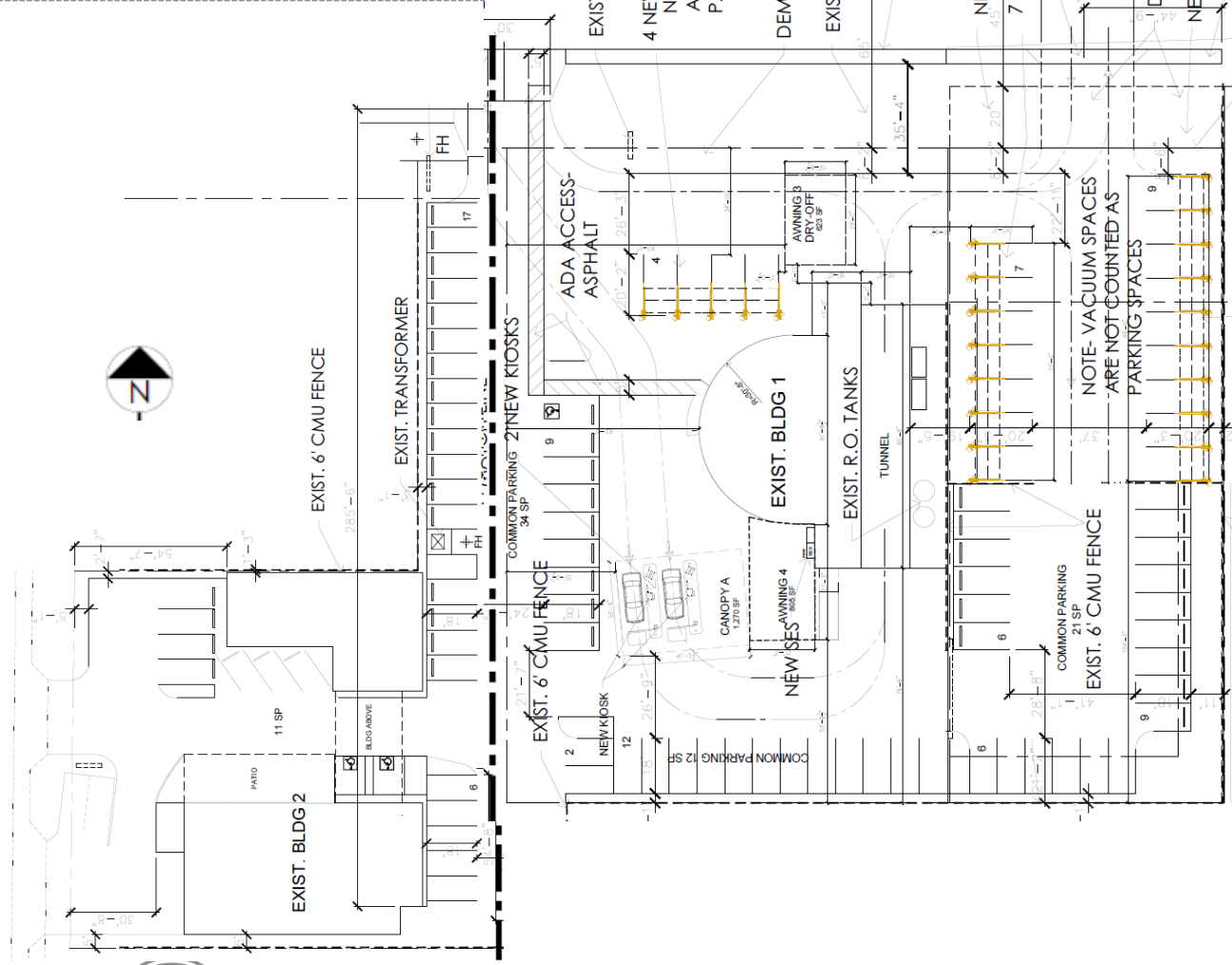


Looking southwest towards the site

Overall Site Plan

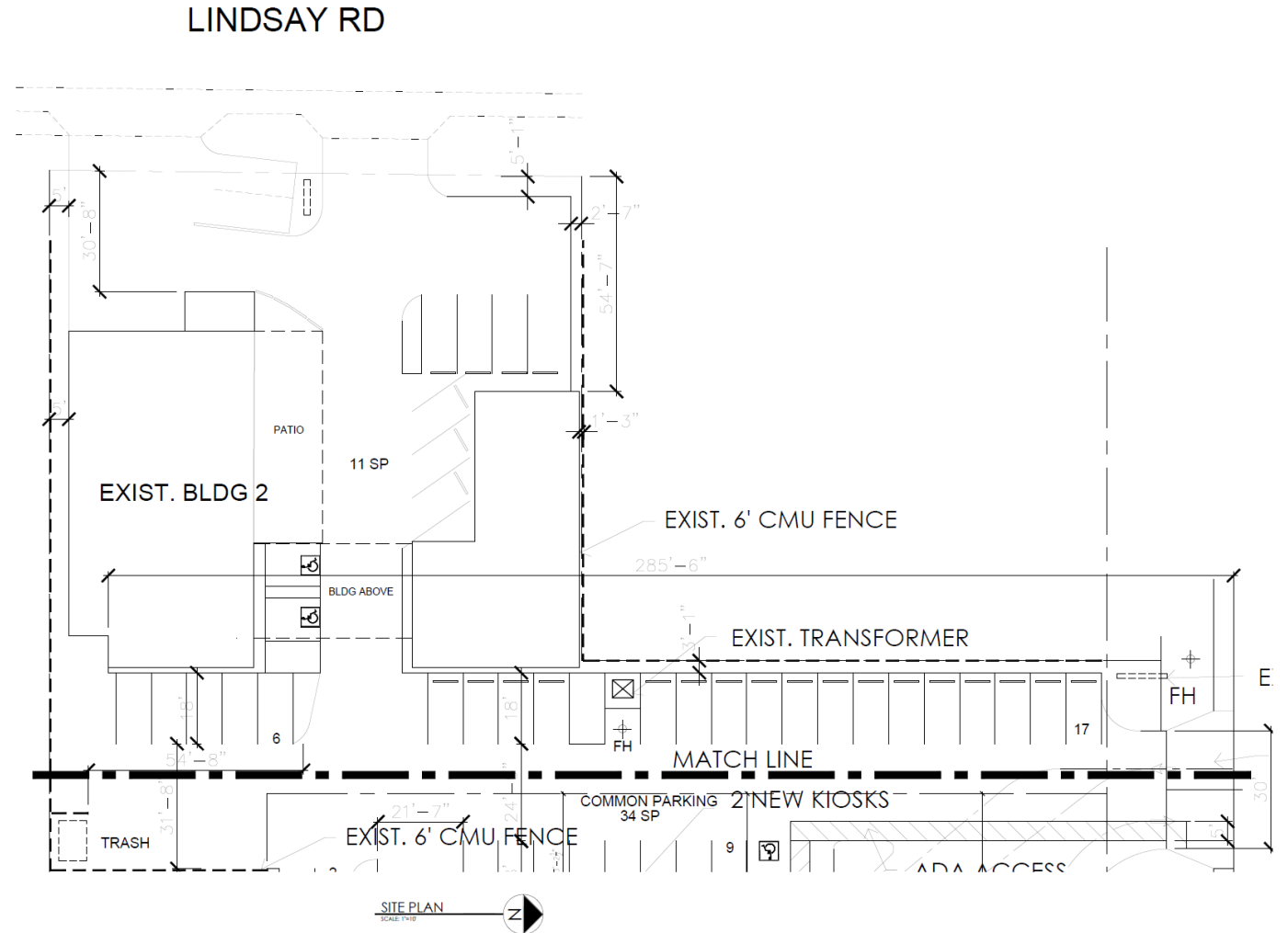


LINDSAY RD



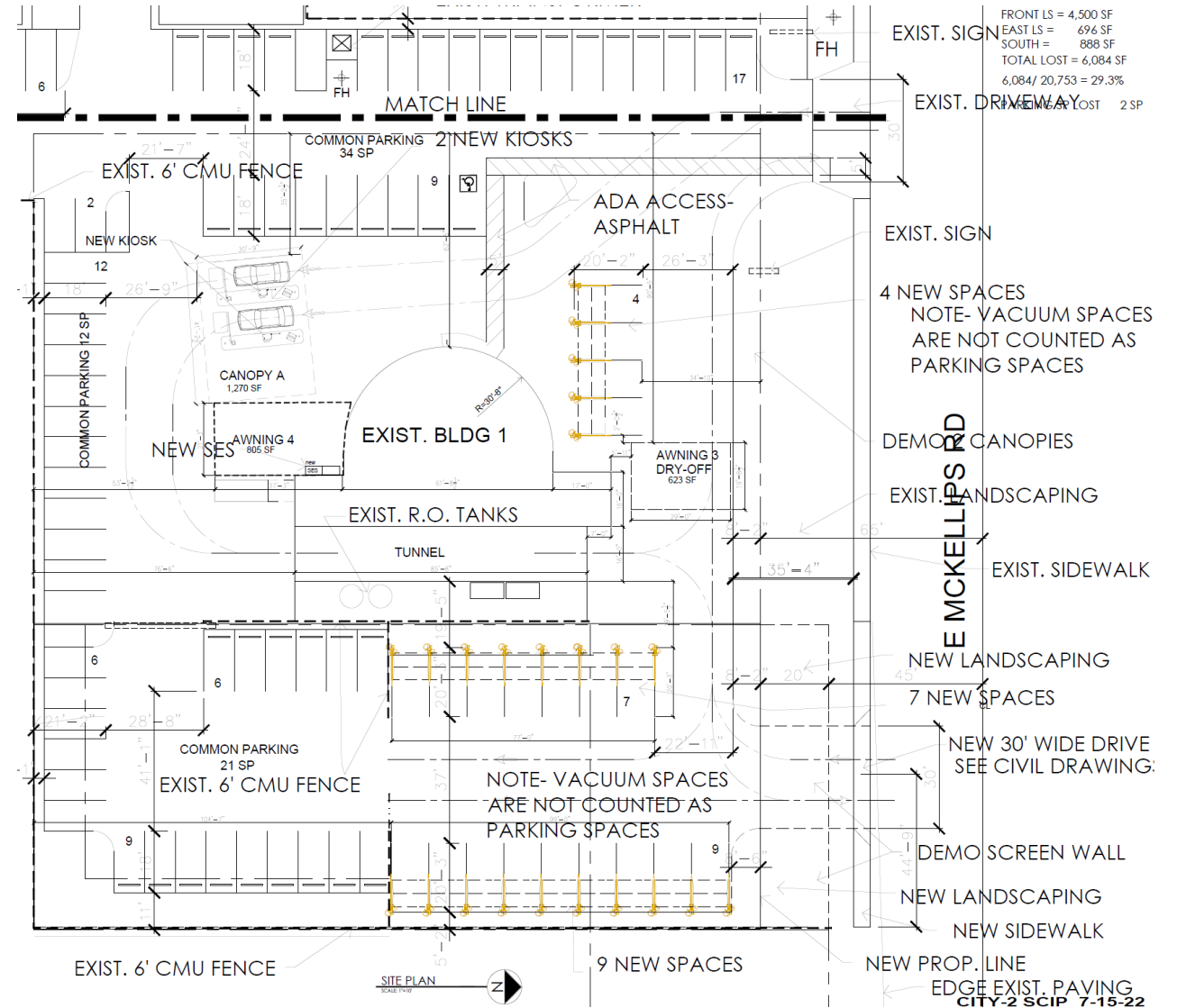
Site Plan

- Existing Commercial Building on west parcel



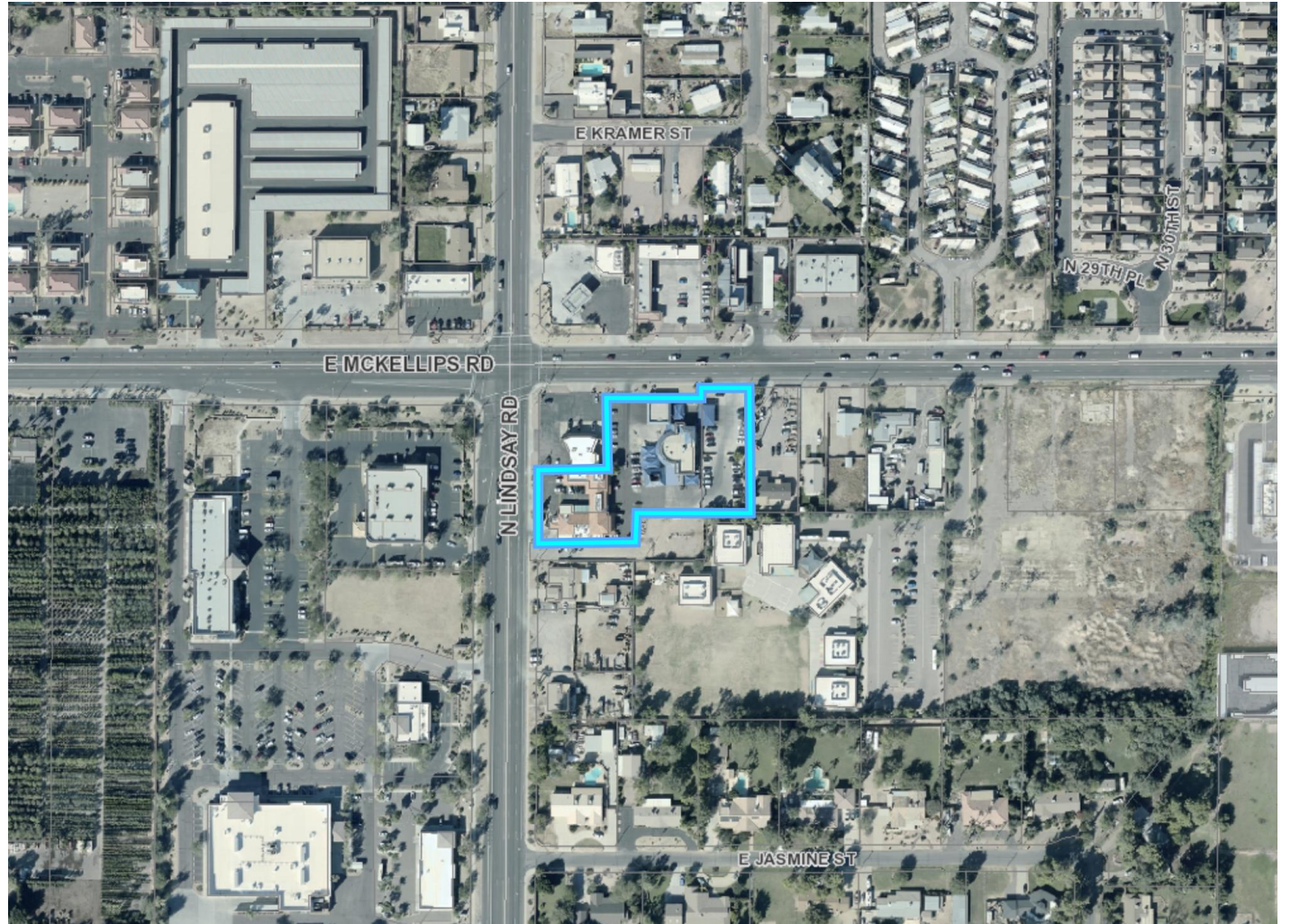
Site Plan

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



Citizen Participation

- Property owners within 1,000 feet, HOAs & Registered Neighborhoods
- No response received



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Criteria in Chapter 69 for Site Plan Review

Staff Recommendation

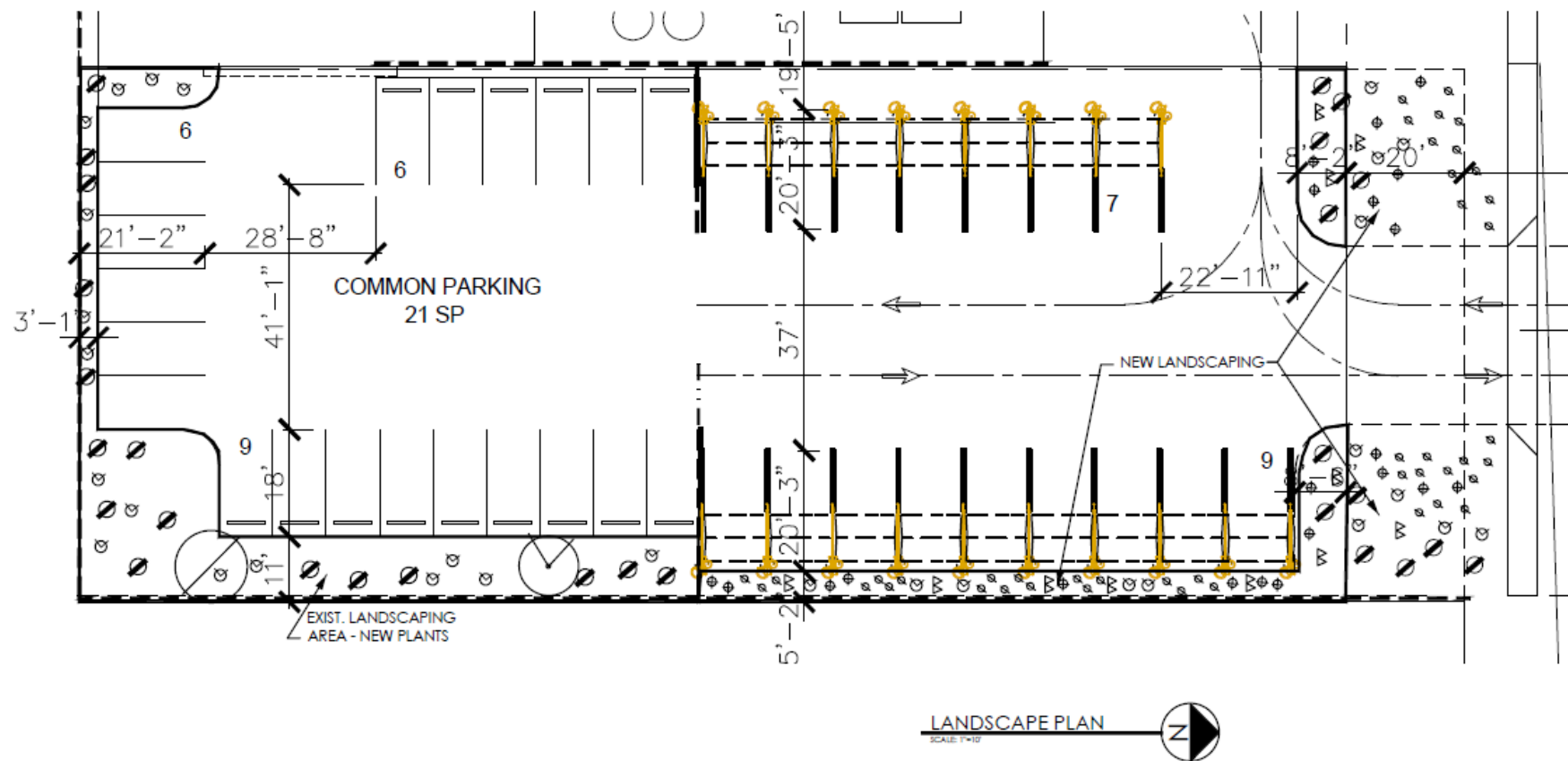
Approval with Conditions



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Landscape Plan



MZO Section 11-70-5

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