

# PLANNING & ZONING BOARD

September 28, 2022



# Z0N22-00609



# Request

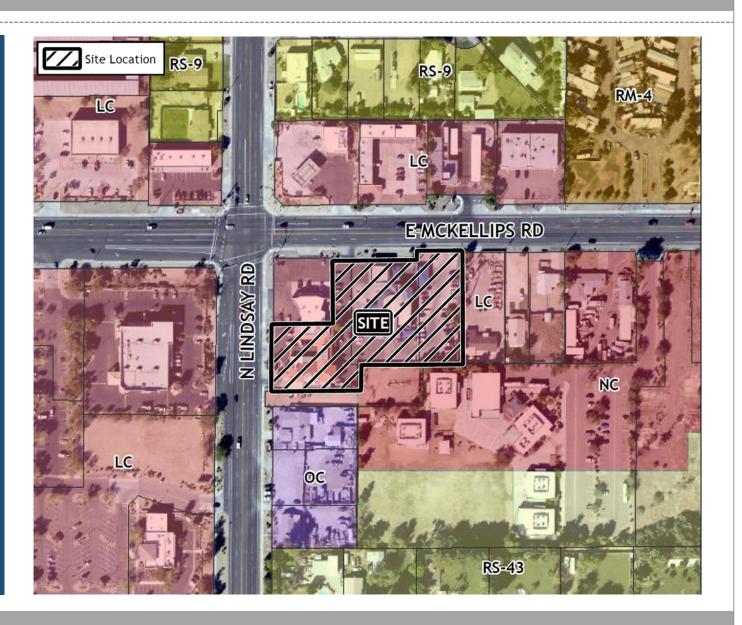
Site Plan Review

# 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

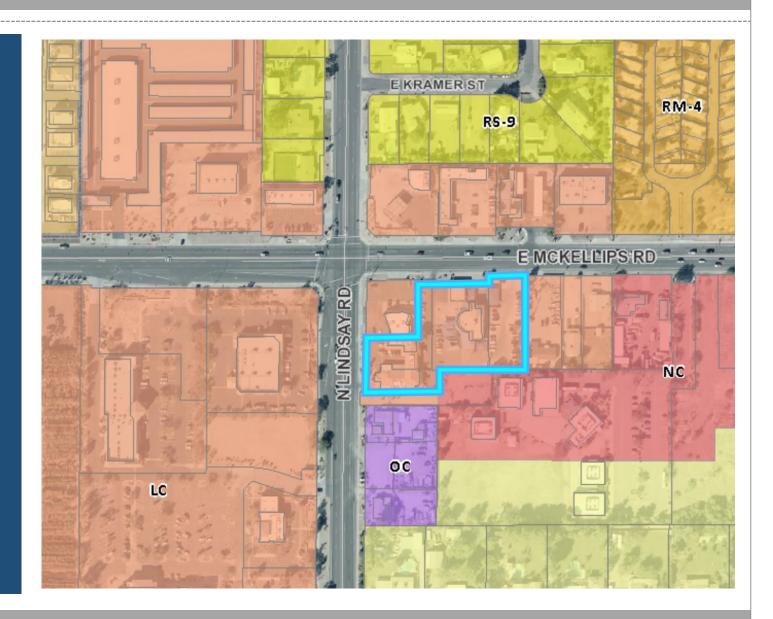
#### Neighborhood Village

 Shopping and service needs of nearby population

# Zoning

# Limited Commercial (LC)

- Retail and service uses
- Serve residents within 10 miles



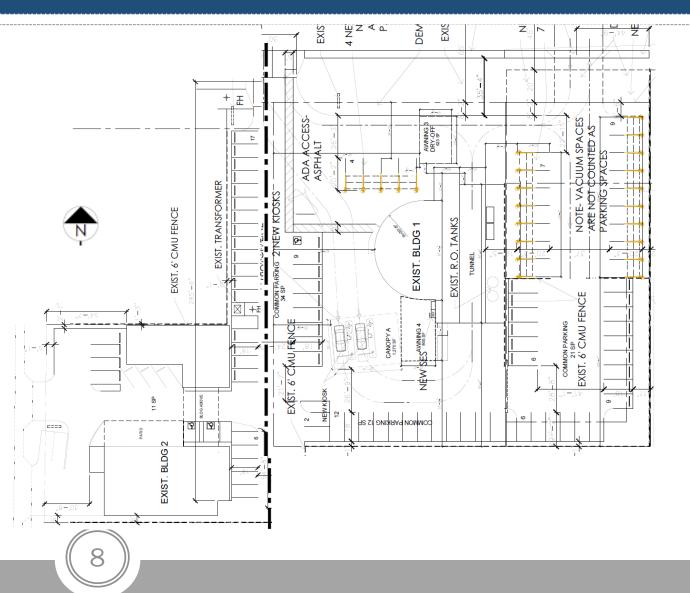
# Site Photo



Looking southwest towards the site

# Overall Site Plan

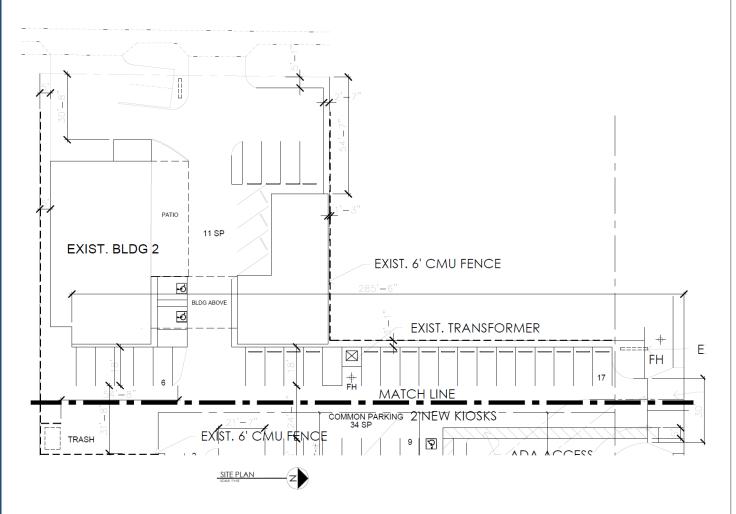




### Site Plan

 Existing Commercial Building on west parcel

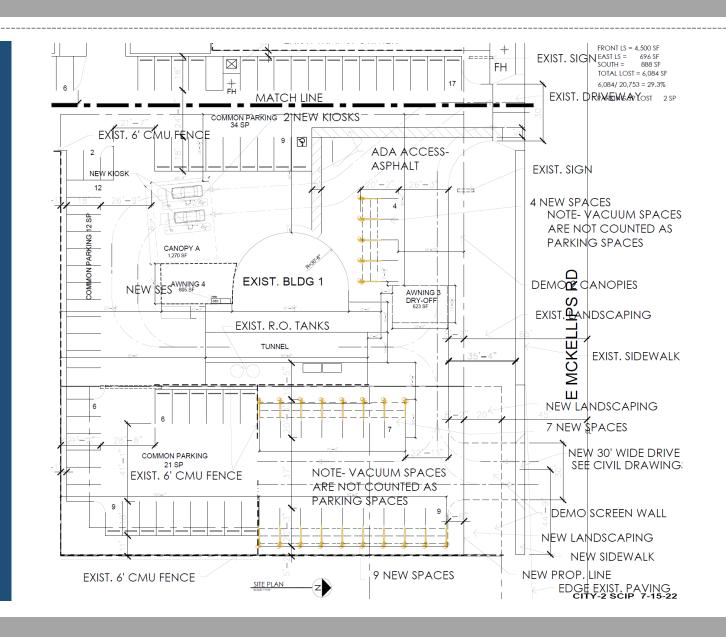
#### LINDSAY RD





#### 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** 



# PLANNING & ZONING BOARD

# Landscape Plan

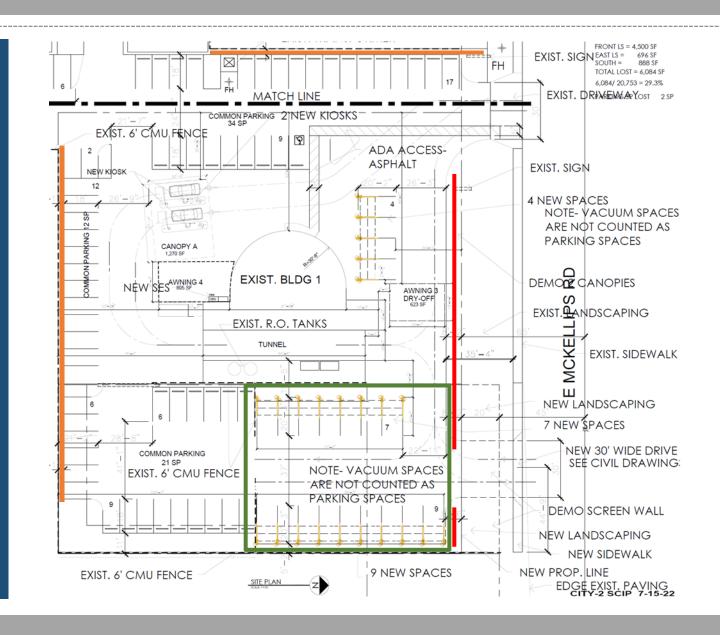


LANDSCAPE PLAN

# Requested SCIP

#### **Nonconformities**

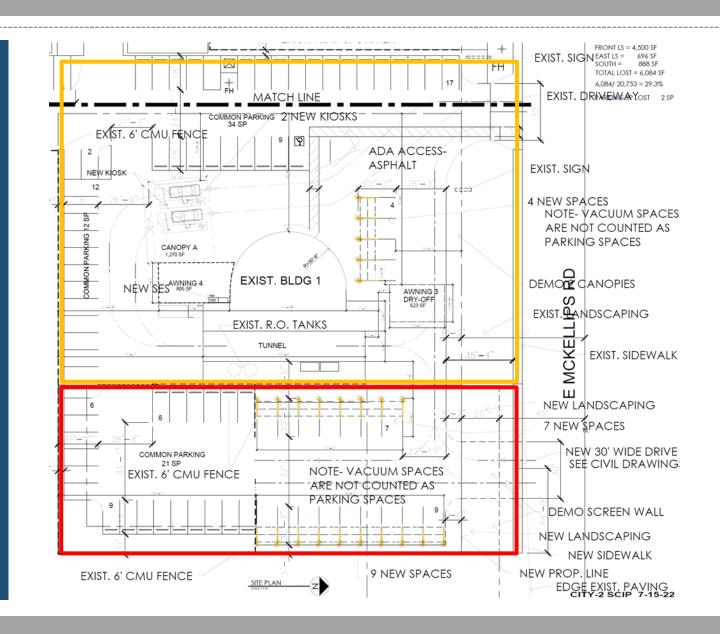
- 8-ft-2-inch front setback
  - Reduced landscape setback
  - Reduced parking setback
- 3-ft setback
- Landscape Reductions
  - Zero trees in vacuum areas
  - <10% additional landscaping for Car Wash



## 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

