



PLANNING DIVISION
STAFF REPORT

City Council Meeting

May 15, 2023

CASE No.: **ZON22-01175**

PROJECT NAME: **Take 5 at Broadway**

Owner's Name:	BL Investors, LLC
Applicant's Name:	Jesse Macias, M3 Design
Location of Request:	Within the 2600 block of East Broadway Road. Located west of Lindsay Road on the south side of Broadway Road.
Parcel No(s):	140-41-941
Request:	Site Plan Modification and amending the conditions of approval on case Z88-032. This request will allow for a minor automobile/vehicle repair facility.
Existing Zoning District:	Limited Commercial (LC)
Council District:	2
Site Size:	0.3± acres
Proposed Use(s):	Automobile/Vehicle Repair, Minor
Existing Use(s):	Vacant
P&Z Hearing Date(s):	April 12, 2023 / 4:00 p.m.
Staff Planner:	Charlotte Bridges, Planner II
Staff Recommendation:	APPROVAL with conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (Vote: 4-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **December 16, 1974**, the City Council annexed 3,957± acres of land including the project site (Ordinance No. 907).

On **April 21, 1975**, the City Council rezoned 2,236± acres of recently annexed land, including the project site, from Maricopa County Rural 43 to Agricultural (AG) (Case No. Z75-013; Ordinance No. 926).

On **November 19, 1979**, the City Council rezoned 40± acres, including the project site, from AG to Single Family Residence R1-6 (equivalent to Single Residence-6 [RS-6]) with a Planned Area Development (PAD) and Conceptual Limited Commercial C-2 (equivalent Limited Commercial [LC]) to allow the development of patio homes and future commercial uses (Case No. Z79-140; Ordinance No. 1292).

On **July 18, 1988**, the City Council rezoned of 17± acres, including the project site, from Single Family Residence with a Planned Area Development overlay (RS-6-PAD) and Conceptual LC to LC and approved a site plan to allow development of a 187,000± square foot shopping center with four pad buildings (Case No. Z88-032; Ordinance No. 2361).

PROJECT DESCRIPTION

Background:

The applicant is requesting approval of a Major Site Plan Modification to modify the previously approved site plan for the project site to allow for the development of a minor automobile/vehicle repair facility in the LC District (Proposed Project).

In 1988, the City Council approved a rezone and site plan for a 17± acres, 187,000± shopping center with four building-pad sites, including the 0.3± acre project pad site, at the southwest corner of Lindsay and Broadway Roads (Case No. Z88-032; Ordinance No. 2361). The project pad site is located on the west side of the shopping center along Broadway Road. The previously approved site plan for the project pad site showed a 3,000 square foot limited-service restaurant with a drive-thru facility. The Proposed Project consists of a 1,315 square foot building with three service lanes and bays.

Per Section 11-69-7(C) of the Mesa Zoning Ordinance (MZO), the Proposed Project is considered a Major Site Plan Modification and required to go through the public hearing review and approval process. Because the existing zoning (Z88-032) requires compliance with the originally approved site plan, the requested site plan modification requires modification of condition of approval number 1 of zoning case Z88-032 (Ordinance No. 2361) and review and approval by City Council.

General Plan Character Area Designation and Goals:

The Mesa 2040 General Plan Character Area designation for the project site is Neighborhood. Per Chapter 7 of the Plan, the goal of the Neighborhood character designation is to provide safe places for people to live, feel secure and enjoy their surrounding community.

Per Chapter 7 of the Plan, the character area may contain areas of commercial and office uses, where appropriate. However, nonresidential areas within neighborhoods should be designed and located to bring people together and not disrupt the fabric and functioning of the neighborhood as a place where people live. The project site is located within an existing shopping center at the southwest corner of two arterial roads.

Development of a minor automobile/vehicle repair use on the property will provide services to residents within the area, as well as contribute to the economic vitality of the neighborhood.

Staff reviewed the request and determined it is consistent with the development review criteria outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan.

Zoning District Designations:

The project site is zoned Limited Commercial (LC) district. Per Section 11-6-2 of the MZO, an automobile/vehicle service and repair (minor use) is permitted in the LC zoning district and subject to the additional development standards in Section 11-31-6 of the MZO.

Site Plan and General Site Development Standards:

The 0.3± acre project pad site is currently vacant and located along the west side of the existing Lindsay Marketplace Shopping Center, at the southwest corner of Lindsay and Broadway Roads.

The Proposed Project includes the development of a 1,315 square foot building with three service lanes and bays. Access to the project site is provided by three existing accesses along Broadway Road and two existing accesses along Lindsay Road into the existing shopping center. An existing access from Broadway Road and drive aisle are located directly west of the pad site. Customers will enter from the west and exit to the east via another existing drive aisle within the shopping center.

Per Section 11-32-2 of the MZO, four parking spaces are required for the Proposed Project and the site plan shows four parking spaces are provided to the south of the proposed service lanes and building. Additional parking spaces are available through a shared access and parking agreement with the existing shopping center.

Per Section 11-31-6 of the MZO, an automobile/vehicle repair (minor use), shall be located, developed, and operated in compliance with the following standards.

- A. Minimum Lot Size. 1 acre, unless part of a larger group commercial center.

The project site is 0.3± acres but is part of a larger group commercial center.

- B. Screening. Car service and storage areas shall be screened per Sections 11-30-9(F), Auto Service Bays and 11-30-9(H), Parking Areas.

The project site is separated from the existing residential uses to the north by Broadway Road. To comply with Section 11-30-9(H) of the MZO, the service bays are oriented perpendicular to Broadway Road. Existing berms in the landscape yard along Broadway Road screen the service lanes from the adjacent street and intervening buildings screen the facility from Lindsay Road.

- C. Litter. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles may be stored outside of the main building.

The project narrative indicates no parts or serviced vehicles will be stored on-site.

- D. Noise. All body and fender work, or similar noise-generating activity, shall be enclosed in masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with [Title 6](#), Chapter 12 of the Mesa City Code. Bay openings shall be oriented so as to minimize the effects of sound emanating from the auto repair building towards residential uses, towards outdoor restaurant seating and outdoor reception areas. Compressors shall be located within separately enclosed, sound attenuated rooms.

Per the project narrative, no servicing of automobiles or pneumatic tools will be used at the proposed facility. In addition, the oil compressor is located in a storage room within the enclosed building with 25db output.

Based on the submitted project narrative and site plan, the location, size, design, and operating characteristics of the proposed automobile/vehicle repair (minor use) are consistent with the intent of the LC district and meets the development standards outlined in Section 11-31-6 of the MZO.

Design Review:

The Design Review Board reviewed the proposed elevations and landscape plan on April 11, 2023. The Board had minor recommendations to the building design. The applicant will be working with staff to incorporate the recommended changes.

Surrounding Zoning Designations and Existing Use Activity:

Northwest (Across E. Broadway Road) RM-4 Existing Manufactured Home Subdivision	North (Across E. Broadway Road) RM-4 Existing Manufactured Home Subdivision	Northeast (Across E. Broadway Road) RM-4 Existing Manufactured Home Subdivision
West AG Existing Salt River Project Sub-Station	Project Site LC Vacant	East LC Existing Commercial
Southwest AG Existing Salt River Project Sub-Station	South LC Existing Commercial	Southeast LC Existing Commercial

Compatibility with Surrounding Land Uses:

To the east and south, the project pad site is surrounded by field parking and commercial uses within the existing Lindsay Marketplace Shopping Center. To the west, an existing masonry wall separates the project pad site and existing shopping center from the adjacent Salt River Project sub-station. Broadway Road separates the project site from the existing manufactured home subdivision to the north. The Proposed Project will be compatible with the surrounding land uses.

Neighborhood Participation Plan and Public Comments:

The applicant completed a Citizen Participation Process which included inviting property owners within 1,000 feet of the site, as well as HOAs within ½ mile and registered neighborhoods to a virtual neighborhood meeting and to the scheduled public hearing. No invitees attended the virtual meeting held on February 7, 2023.

As of writing this report, staff has not received any comments/concerns from surrounding property owners.

Staff Recommendations:

Staff finds the Proposed Project meets the development standards of Section 11-31-6 of the MZO for an automobile/vehicle repair, minor use, and the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following

Conditions of Approval:

1. Compliance with final site plan and landscape plan submitted.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of Design Review Case No. DRB22-00177.
4. Compliance with all conditions of approval of Ordinance No. 2361 (Zoning Case No. Z88-032), except compliance with the final site plan and landscape plan submitted with this request (Case No. ZON22-01175).

Exhibits:

Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Application Information

3.1 Project Narrative

3.2 Site Plan

3.3 Landscape Plan

3.4 Elevations

3.5 Grading and Drainage Report

3.6 Citizen Participation Plan

Exhibit 4 – Citizen Participation Report