



City Council ZON23-00940

Mary Kopaskie-Brown, Planning Director

April 1, 2024
1



Request

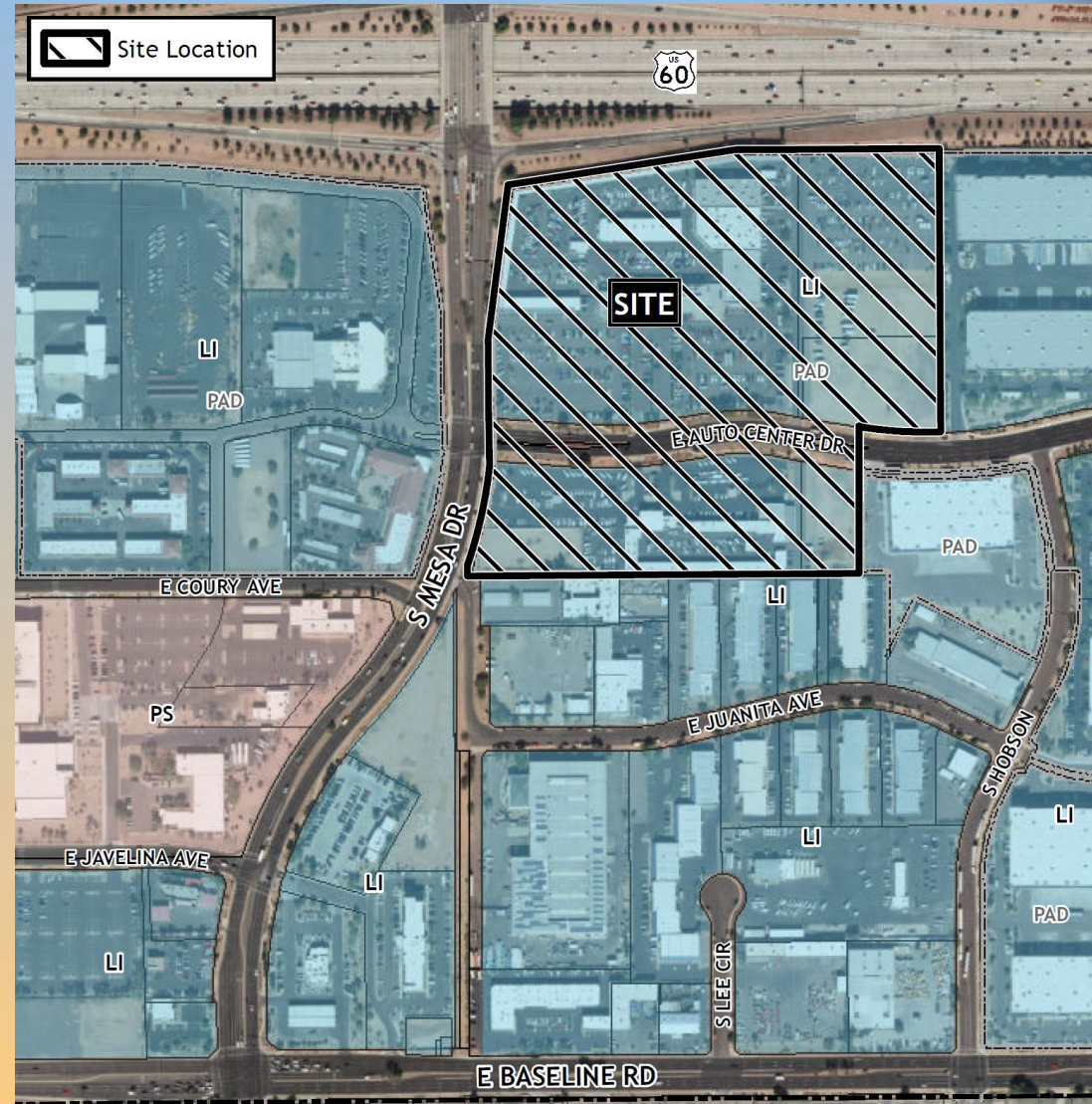
- Rezone from LI-PAD to LI-PAD
- Major Site Plan Modification
- To allow for the modification of two automobile dealerships





Location

- South of US Highway 60
- East of Mesa Drive
- North of Baseline Road





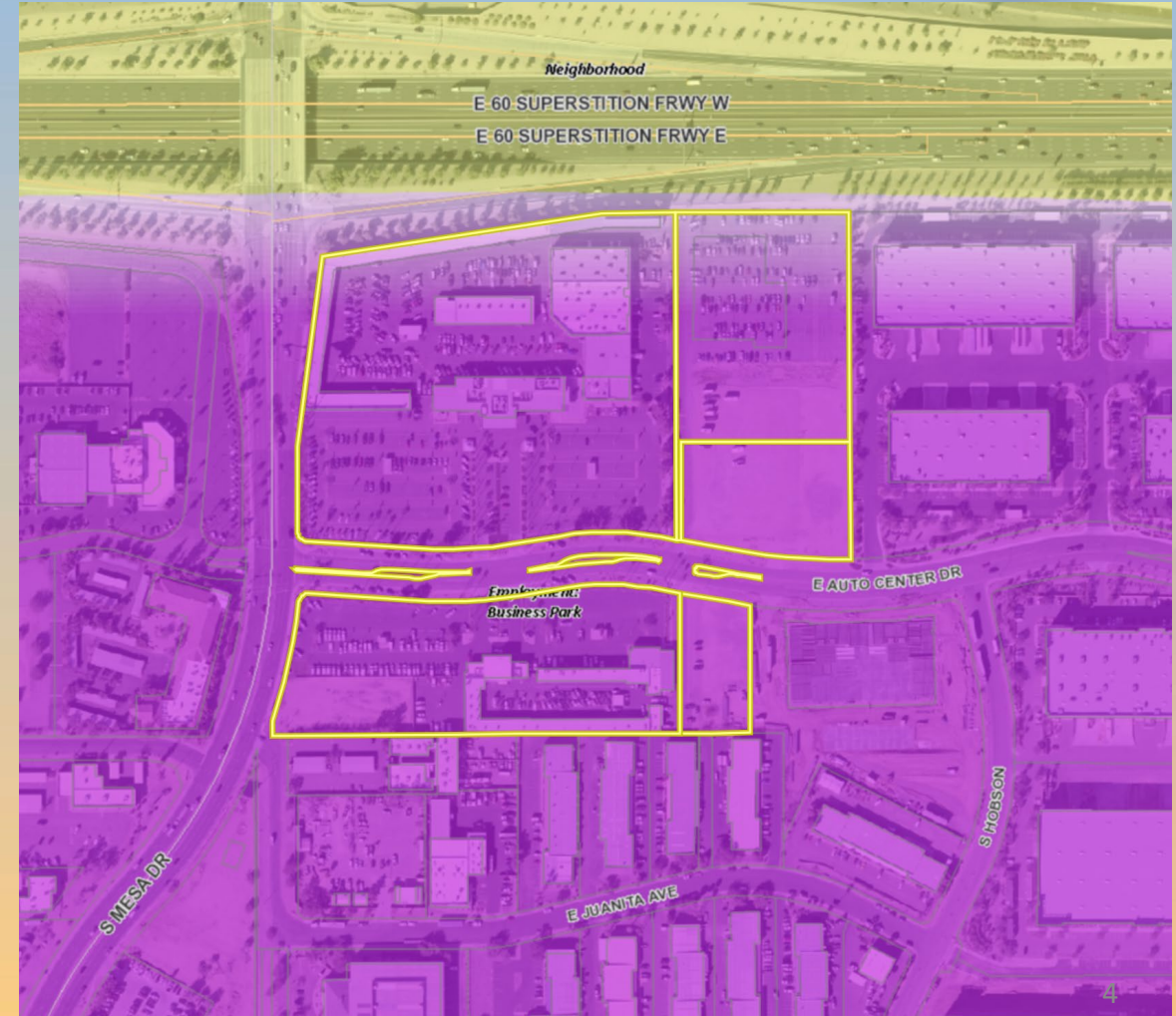
General Plan

Employment

- To provide a wide range of employment opportunities in high-quality settings

Business Park Sub-type

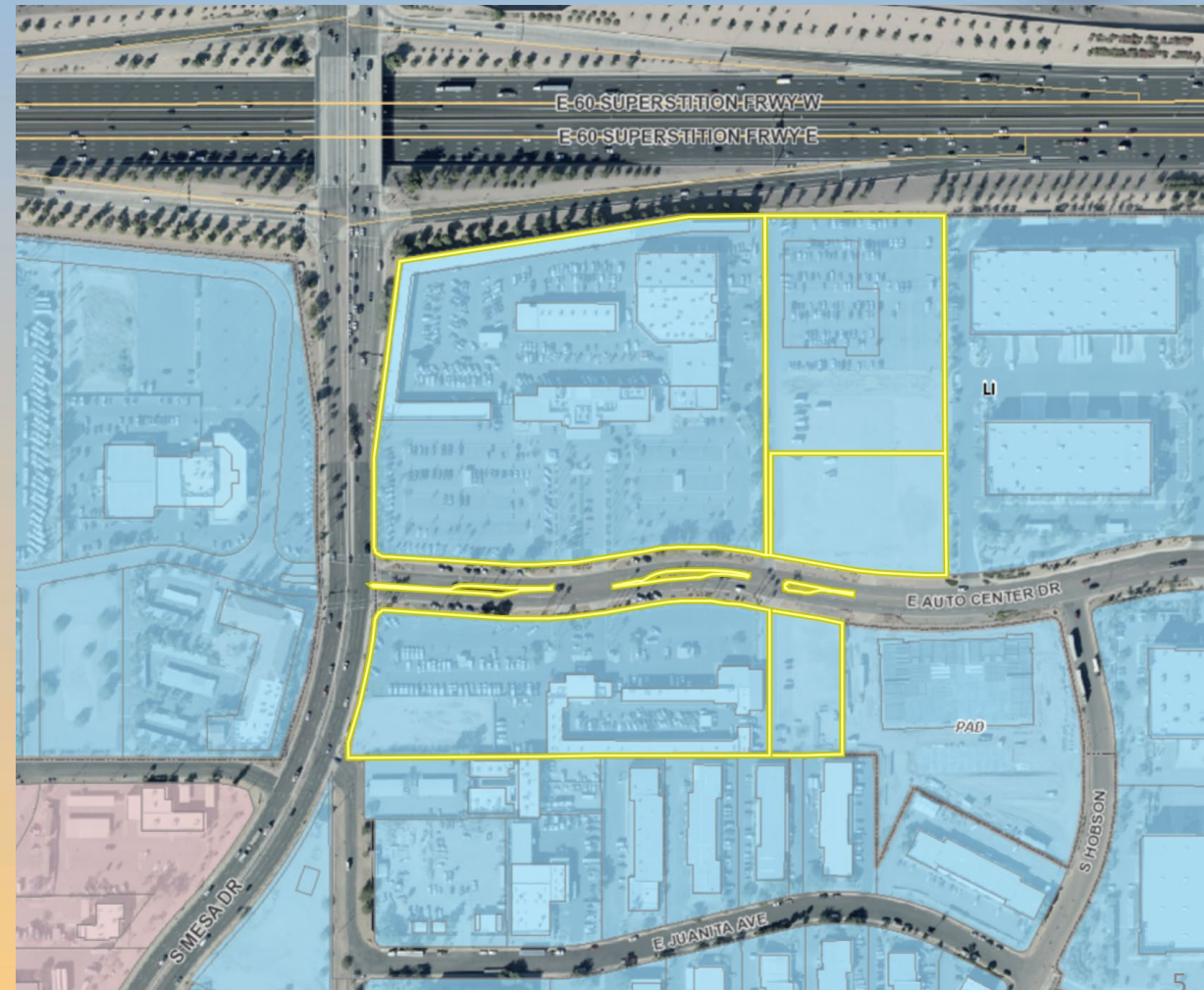
- Low intensity developments that contain a number of separate businesses, offices and light industrial uses
- Proposed use complies with the goal of this character area





Zoning

- Site is currently zoned LI-PAD
- Proposed rezone to Light Industrial with a new PAD overlay (LI-PAD)
- Proposed use is allowed by right in the LI district





Site Photo



Looking east from Mesa Drive



Site Photo



Looking north from Auto Center Drive



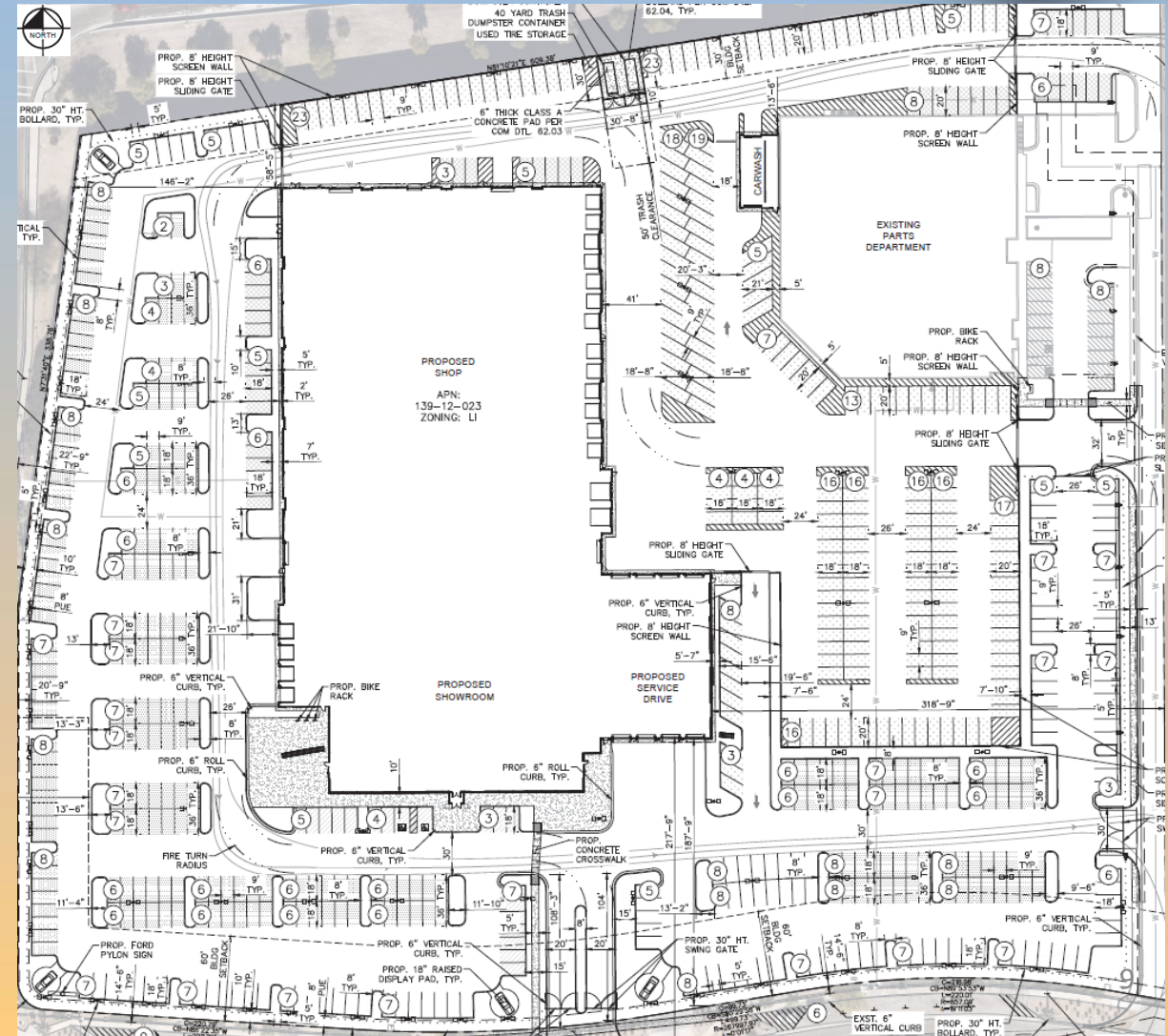
Site Photo



Looking south from Auto Center Drive



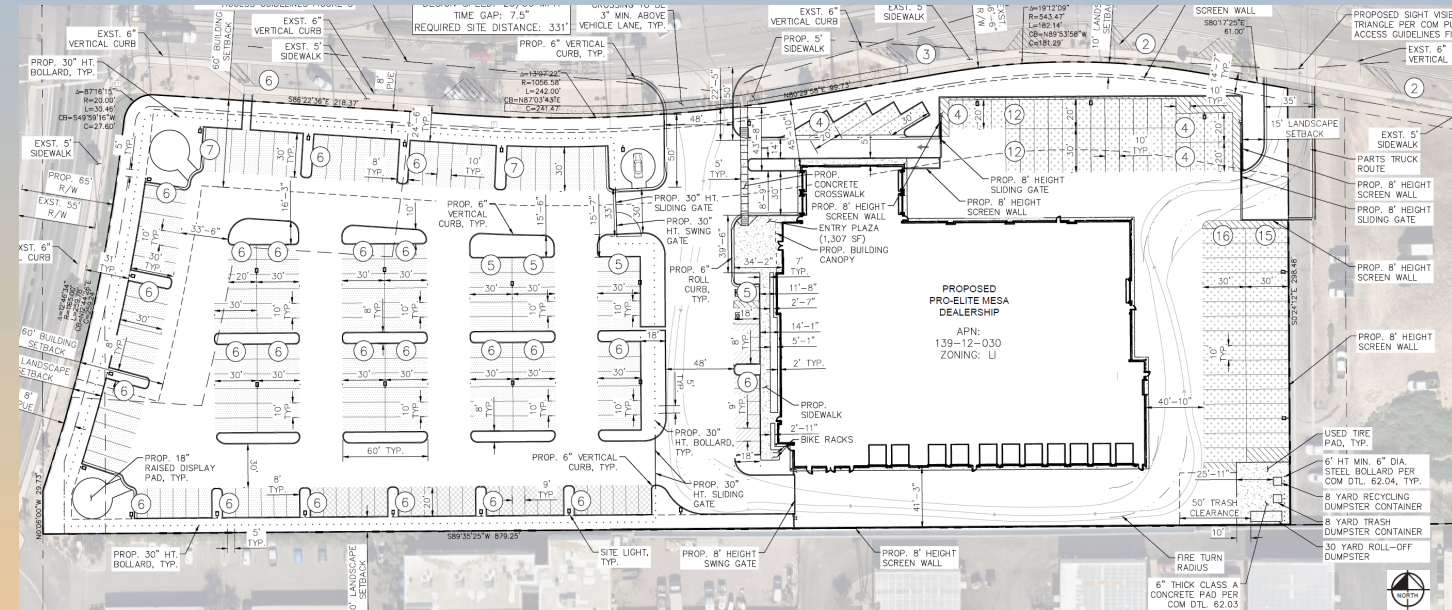
- 103,690 sq. ft. building
- New vehicle display as well as customer, employee and storage parking areas
- Service and storage parking areas will be screened with an 8-foot-tall wall
- Access from East Auto Center Drive





Site Plan (South Side)

- 44,835 sq. ft. building
- New vehicle display as well as customer and employee parking areas
- Outdoor storage and service areas will be screened with an 8-foot-tall wall
- Vehicular access is provided from East Auto Center Drive





Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Required Building and Landscape Setback

– MZO Section 11-7-3

- Arterial Street

15 feet

10 feet at the west property line for the auto dealership on the north side of Auto Center Drive (existing)

- Local Street

20 feet

10 feet at the south property line for the auto dealership at the north side of Auto Center Drive (existing)

10 feet at the east side of the north property line for the auto dealership on the south side of Auto Center Drive (existing)

- Freeway

15 feet (for parking structures)

0 feet at the north property line for the auto dealership on the north side of Auto Center Drive (existing)



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Required Landscape Yards – MZO Section

11-33-3(B)(2)

- Landscaping for Non-Single Residences adjacent to other Non-Single Residences (width)

15 feet

0 feet at the east side of the south property line for the auto dealership on the south side of Auto Center Drive (existing)

0 feet at the east property line for the auto dealership on the south side of Auto Center Drive (existing)

10 feet at the west side of the south property line for the auto dealership on the south side of Auto Center Drive

Perimeter Landscaping – MZO Section 11-33-3(B)(2)

-Landscaping for Non-Single Residences adjacent to other Non-Single Residences (number of plants)

A minimum of 3 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line

Zero trees along the south property line for the auto dealership on the south side of Auto Center Drive



Planned Area Development Overlay

Development Standard

MZO Required

PAD Proposed

Screening of Parking Areas – MZO

Section 11-30-9(H)

- Screen walls

Parking areas and drive aisles shall be screened from streets with masonry wall, berm or combination of walls/berms and densely planted landscaping

Parking areas and drive aisles are not required to be screened from streets with masonry wall, berm or combination of walls/berms and densely planted landscaping.

Required Parking Spaces by Use –

MZO Section 11-32-3(A)

- General offices, retail and services

1 space per 375 square feet

(290 total spaces for the auto dealership on the north side of Auto Center Drive)

(137 total spaces for the auto dealership on the south side of Auto Center Drive)

79 total spaces for the auto dealership on the north side of Auto Center Drive

35 total spaces for the auto dealership on the south side of Auto Center Drive



Planned Area Development Overlay

Development Standard

Setback of Cross Drive Aisles and
Parking Spaces – *MZO Section 11-32-
4(A)*

MZO Required

50 feet

PAD Proposed

**22 feet at the auto dealership on
the south side of Auto Center Drive
(existing)**



Rendering





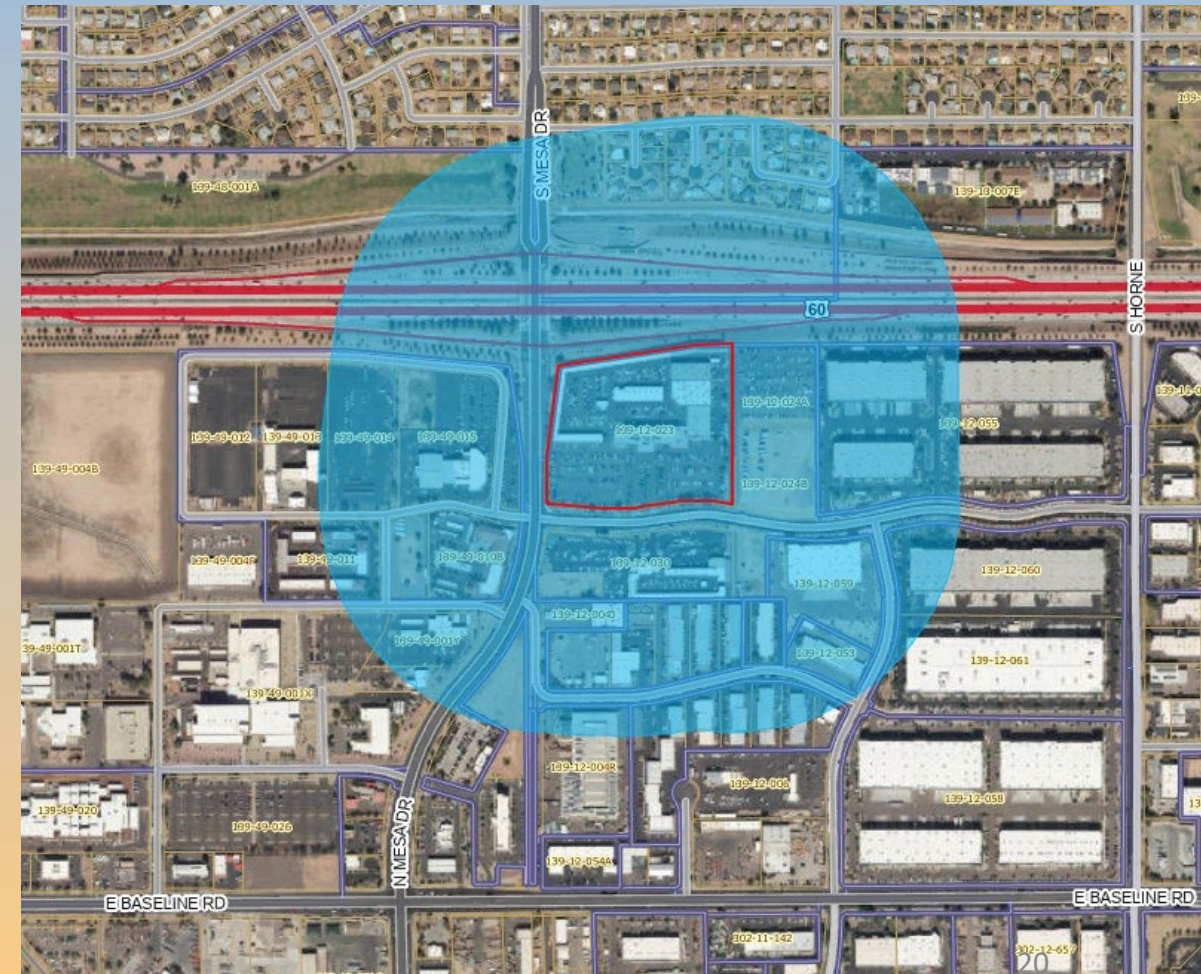
Rendering





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on December 5th, 2023
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria per Chapter 22 for a PAD overlay
- ✓ Meets the review criteria for Site Plan Review in Chapter 69

***Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions
(6-0)***









mesa·az








Landscape Plan

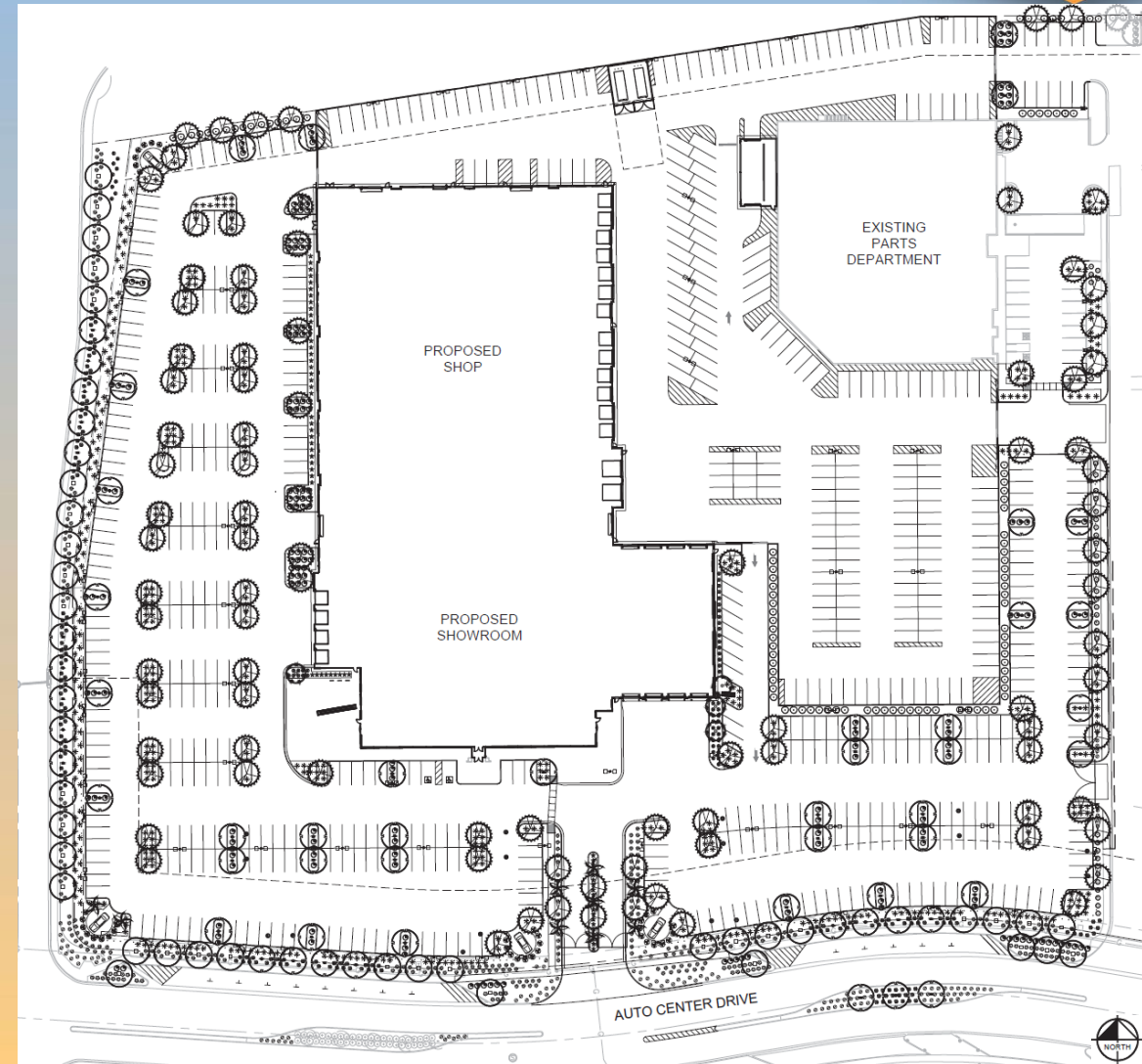
PLANTING LEGEND

TREES (*LARGER SPECIMENS LABELED ON PLANS)

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Existing Palm To Remain Species Varies	Size Varies	5
	Acacia aneura Mulga	1 1/4" Cal. Min., 6' Ht. Min., 3' Sp. Min., 24" Box Min.	59
	Phoenix dactylifera Date Palm	18' Clear Trunk Height	9
	Quercus virginiana 'Cathedral' Cathedral Live Oak	2" Cal. Min., 10' Ht. Min., 6' Sp. Min., 36" Box Min.	28
		*3" Cal. Min., 13' Ht. Min., 8' Sp. Min., 48" Box Min.	7
	Sophora secundiflora Texas Mountain Laurel	1 1/2" Cal. Min., 6' Ht. Min., 3' Sp. Min., 36" Box Min.	4
	Ulmus parvifolia 'True Green' True Green Evergreen Elm	1 1/2" Cal. Min., 8' Ht. Min., 4' Sp. Min., 24" Box Min.	76
		*2" Cal. Min., 10' Ht. Min., 6' Sp. Min., 36" Box Min.	19

SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Bougainvillea x 'Torch Glow' Torch Glow Bougainvillea	5 Gal.	40
	Eremophila hygrophana Blue Bells	5 Gal.	179
	Leucophyllum x candidum 'Microburst' Microburst Sage	5 Gal.	39
	Ruellia peninsularis Baja Ruellia	5 Gal.	189
	Tecoma stans Yellow Bells	5 Gal.	96
















Landscape Plan

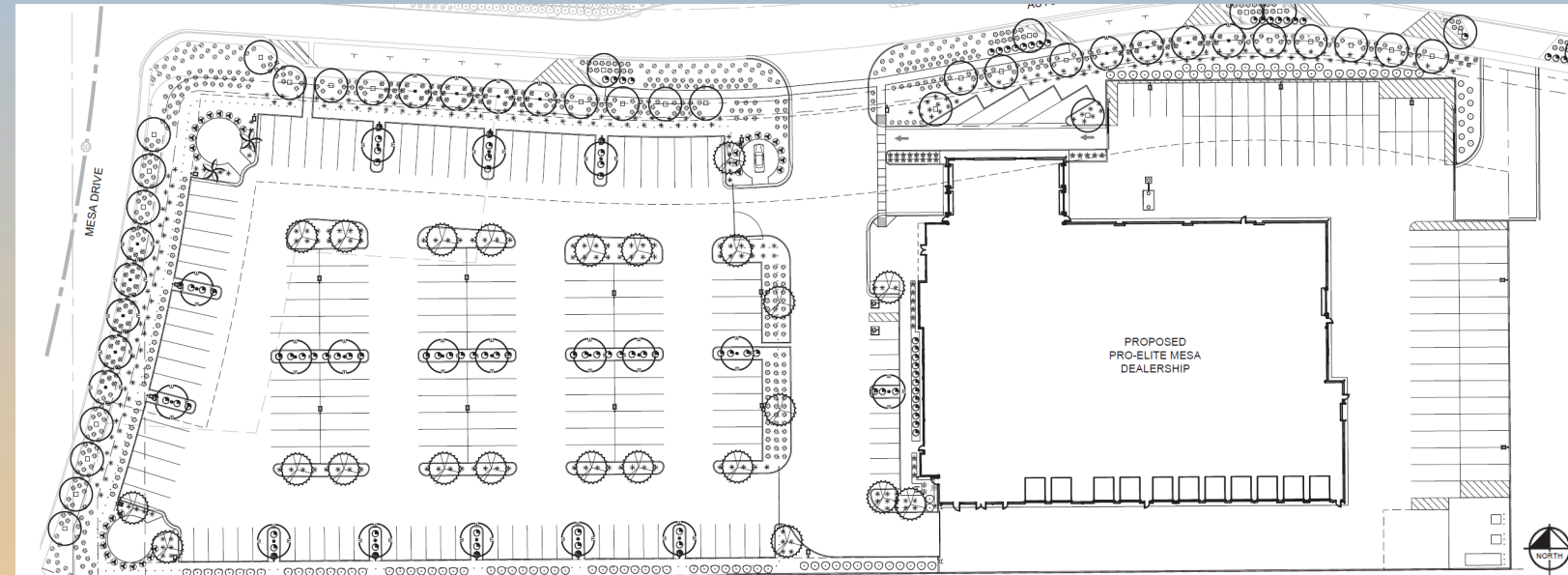
PLANTING LEGEND

TREES (*LARGER SPECIMENS LABELED ON PLANS)

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia aneura Mulga	1 1/4" Cal. Min., 6' Ht. Min., 3' Sp. Min., 24" Box Min.	32
	Phoenix dactylifera Date Palm	18' Clear Trunk Height	2
	Quercus virginiana 'Cathedral' Cathedral Live Oak	2" Cal. Min., 10' Ht. Min., 6' Sp. Min., 36" Box Min.	24
	Quercus virginiana 'Cathedral' Cathedral Live Oak	*3" Cal. Min., 13' Ht. Min., 8' Sp. Min., 48" Box Min.	7
	Ulmus parvifolia 'True Green' True Green Evergreen Elm	1 1/2" Cal. Min., 8' Ht. Min., 4' Sp. Min., 24" Box Min.	15
	Ulmus parvifolia 'True Green' True Green Evergreen Elm	*2" Cal. Min., 10' Ht. Min., 6' Sp. Min., 36" Box Min.	5

SHRUBS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Bougainvillea x 'Torch Glow' Torch Glow Bougainvillea	5 Gal.	36
	Eremophila hygrophana Blue Bells	5 Gal.	84
	Leucophyllum x candidum 'Microburst' Microburst Sage	5 Gal.	9
	Ruellia peninsularis Baja Ruellia	5 Gal.	102
	Tecoma stans Yellow Bells	5 Gal.	60





Rendering

