

Zoning Administrator Hearing

Minutes



John S. Gendron
Zoning Administrator/Hearing Officer

January 24, 2012 – 2:30 p.m.

View Conference Room, 2nd Floor
55 North Center Street
Mesa, Arizona, 85201

Staff Present

Angelica Guevara
Mia Lozano-Helland

Others Present

John Reddell

CASES:

- Case No.:** ZA11-009
- Location:** 1919 South Greenfield Road
- Subject:** Requesting: 1) a Special Use Permit (SUP) to modify a Comprehensive Sign Plan; and 2) a Special Use Permit to allow the development of a car wash; both in the LC zoning district. (PLN2011-00336)
- Decision:** Approved with the following conditions:
- 1. Compliance with the CSP, site plan and elevations submitted, except as modified by the conditions below.*
 - 2. Compliance with all conditions of DR11-34 except as modified by this request.*
 - 3. Compliance with all conditions of Z12-01 except as modified by this request.*
 - 4. The LED message display shall remain static for a minimum of 15 seconds, and may transition to another message in compliance with the requirements of Section 11-41-8.D.17.a*
 - 5. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*
- Summary:** John Reddell, the architect, presented the case and provided a summary of the site details and the car wash operations.

City of Mesa
Zoning Administrator Minutes
January 24, 2012

A brief discussion followed including questions from Mr. Gendron related to the hours of operation and the possibility of noise. Mr. Gendron asked staff member Angelica Guevara about the number of signs allowed for the project.

Ms. Guevara provided the staff report and recommendation.

Mr. Gendron approved ZA11-009 with staff recommendations.

Finding of Fact:

- 1.1** This approval involved a Special Use Permit for the modification of a Comprehensive Sign Plan (CSP) and a Special Use Permit for the development of a self-service car wash on an existing pad site located on lot 5 of the Greenfield Plaza II Shopping Center at the northeast corner of Greenfield and Baseline Roads. In 2010, a Special Use Permit (BA10-052) for a carwash on lot 6 adjacent to Baseline Road was approved with conditions, but was never developed.
- 1.2** One additional monument sign along Greenfield Road for a total sign area of 32 s.f. (consisting of 8 s.f. pan-channel letters and 23 s.f. electronic message display) was approved. The monument sign will be 7'-0" tall and 10'-6" wide. The applicant was also approved for two attached signs with a total of 158 s.f. (79 s.f. each) both facing Greenfield Road at an angle.
- 1.3** A Special Use Permit established a CSP for the shopping center in 2006 (BA06-057) with an aggregate sign height of 44' and 172 s.f. in aggregate sign area with 5 monument signs adjacent to Greenfield Road and 28 feet in aggregate sign height and 119 s.f. of sign area with 3 monument signs adjacent to Baseline Road. There are two existing monument signs adjacent to the driveway entrance for the center measuring 12' x 12' and 62 s.f. each for a total of 123 s.f. The other existing monument signs along Greenfield are approved at 6' height and 15 s.f. of sign area the approved deviations.
- 1.4** This approval increases the number of monument signs along Greenfield Road by one more than the previously approved CSP (BA06-057). However, this approval is lower than the aggregate area and the total height approved for the monument signs along Greenfield Road. The new signs for this pad site are within the approved allowances for the CSP.
- 1.5** The Design Review Board considered the elevations and landscape plan design at the January 4, 2012 work session. A request for Site Plan Modification was considered at the January 18, 2012 Planning and Zoning Board Hearing and was recommended for approval with conditions.
- 1.6** The subject site is 0.86 acres and is zoned LC. It has frontage on an arterial street and is surrounded by other commercial uses. To the north is a vacant pad site and to the east is the parking field of Greenfield Plaza.
- 1.7** The project, including the modifications to the CSP, is compatible with adjacent developments, as it is complimentary to the existing surrounding uses. Therefore, the project is compatible with, and not detrimental to, surrounding properties.

City of Mesa
Zoning Administrator Minutes
January 24, 2012

There being no further business to come before the Zoning Administrator, the hearing adjourned at 2:45 p.m.

The cases for this hearing were digitally recorded and are available upon request.

Respectfully submitted,

Gordon Sheffield
Zoning Administrator/Hearing Officer

mlh
G:\ZA\Minutes\2012\01\24\2012.doc