

Board of Adjustment

Staff Report

CASE NUMBER: BA14-056 (PLN2014-00528)
STAFF PLANNER: Wahid Alam, AICP
LOCATION/ADDRESS: 808 South Alma School
COUNCIL DISTRICT: Council District 3
OWNER: GR 8 Arizona Carwash LLC.
APPLICANTS: Roger Gillard
REQUEST: Requesting: 1) a Special Use Permit to allow automobile/vehicle washing; and 2) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing commercial use; both in the LC zoning district.

SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a Special Use Permit for a car wash facility and a Substantial Conformance Improvement Permit (SCIP) for the expansion of an existing commercial use. The Substantial Conformance Improvement Permit (SCIP) will allow the redevelopment of the existing pad site in the existing commercial center. The site is approximately 1.0± acres and is located on Alma School just north of Southern Avenue at the SWC 8th Avenue and Alma School.

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to facilitate the redevelopment of the site to incorporate a car wash component with currently operating Lube and Oil Service. The former car wash facility at this location is abandoned for more than 4 years. The new business owner wants to refurbish and remodel the facility with new equipment without expanding the building foot print. There is no new building proposed. The SCIP would allow the redevelopment of the existing facility without having to bring the entire shopping center into conformance with current standards.

STAFF RECOMMENDATION

Staff recommends approval of case BA14-056, *conditioned upon the following:*

1. *Compliance with the project narrative, revised site plan, landscape plan and elevations submitted dated November 17, 2014 except as modified by the following conditions.*
2. *Compliance with all City development codes and regulations.*
3. *Remove both existing metal canopies from front setback along Alma School and side setback along 8th Avenue.*
4. *Provide 8' wide median landscape island with trees, shrubs and ground cover along south and west of the site separating the facility from the shopping center.*
5. *Provide raised landscape island in the front of the building separating oil service entry traffic from the car wash exiting traffic.*
6. *Provide raised landscape island to separate incoming traffic for oil service from the exiting car wash traffic by raised landscape median.*
7. *Repaint the building with existing color to increase the curb appeal.*
8. *Submit revised site plan and landscape plan for staff approval prior to submitting for building permit.*
9. *Signage (detached and attached) need separate approval and permit for locations, size, and quantity.*
10. *Compliance with all requirements of Development Services in the issuance of building permits.*

SITE CONTEXT

CASE SITE: Existing pad building – zoned LC
NORTH: (across 8th Avenue) residential development – Zoned RM-4 and commercial-zoned LC
EAST: Existing convenience store – Zoned NC
SOUTH: Existing parking lot of the shopping center- LC
WEST: Existing parking lot of the shopping center- LC

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for the car wash facility and a Substantial Conformance Improvement Permit (SCIP) for the redevelopment of the site to accommodate proposed car wash facility. The Substantial Conformance Improvement Permit (SCIP) will allow the redevelopment of the existing pad site without making modification to the entire shopping center. The applicant’s proposal includes remodeling the existing building and the site to accommodate a car wash facility with the existing lube and oil service currently in operation at this location. The existing building is refurbished without any expansion of the building foot print. The proposed car wash facility will use the existing shared driveway access off of Alma School and 8th Avenue.

A summary of Code requirements, the applicant’s proposal, and the staff recommendations are shown in the table below.

Table 1:

Standard	Code Requirement	Applicant Proposed	Staff Recommendation
Alma School	15’ from the current right-of-way	5’ setback	Provide 15’ setback from current R.O.W
8 th Avenue	20’ from R.O.W	11’-6” setback	As proposed
West Property Line	15’ setback	5’ setback	Provide minimum 8’
South Property Line	15’ setback	0’ setback	Provide minimum 8’
Parking	Existing Building including car wash tunnel is 6,821 s.f.: 1/375 s.f. = 19 req. Per Table 11-32-3.A: Required Parking Spaces By Use (General auto repair, garages, service stations, car washes, and drive-through lubrication shops 1 space per 375 square feet, including service bays, wash tunnels, and retail areas)	12 queuing spaces for wash and 2 for oil change = 14 provided	As proposed
Foundation Base	Exterior walls w/Public Entrance: 15 feet	See site plan	As proposed

Planning staff appreciates applicant reusing and existing abandoned building, however the circulation pattern for both existing oil and lube service and proposed car wash are conflicting and potentially traffic hazard. Therefore staff thinks installing more raised landscape median can improve the situation along with removing the existing metal canopies along 8th Avenue and Alma School. Also staff thinks repainting the existing building with current colors will substantially enhance the facility and increase the curb appeal.

FINDINGS

- 1.1 The proposed redevelopment of the site invokes conformance with current development standards.
- 1.2 At the time of initial development the setbacks, foundation base, and landscape requirements of the Zoning Code varied or were non-existent when compared to the development standards of the current Code.
- 1.3 The proposed project provides 14 queuing spaces on-site where 19 parking spaces are required.
- 1.4 Requiring full compliance with the current code would not allow the redevelopment of the site to occur.
- 1.5 The deviations requested are consistent with the degree of change requested and improve the site significantly making it an asset to the city.
- 1.6 The proposed improvements with the recommended conditions of approval help bring the site into a closer degree of conformance with current standards.
- 1.7 The proposed use will not be detrimental to surrounding properties.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Sec 11-70-5: Special Use Permit

E. **Required Findings.** A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established in the record.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Zoning Ordinance, Sec. 11-73-3: Substantial Conformance Improvement Permits – Required Findings:

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.

Justification and Compatibility Statement:

9.29.2014

The existing car wash facility formerly operated as Danny's Car Wash however has not been in operation for approximately 4 years. Currently only a portion of the facility is being utilized by Speed Xpress Lube. To maximize the facilities use the new operators wish to restore and refurbish the car wash component with new washing equipment and vehicle services (wash, vacuum, and detailing). The site will be enhanced with new landscaping and masonry walls to identify and control the business activities. The exterior of the building will remain with no changes except for new signage at the existing marque.

There will be no demolition to the existing building only remodeling and restoration activities as noted. Existing mechanical, plumbing, electrical code, requirements will be implemented during the construction document phase. Non-compliant ADA issues will be addressed and corrected.

Regarding the Substantial Conformance Improvement Permit (SCIP) (a) there will be limited demolition only to the interior car wash tunnel where needed for the installation of the new equipment. Where required by code demolition may occur in the interior such as, the restrooms compliance with ADA standards. (b) The former use of this facility is not being changed only restored. (c) There are no new creations of any non-conformity to this existing site and facility.

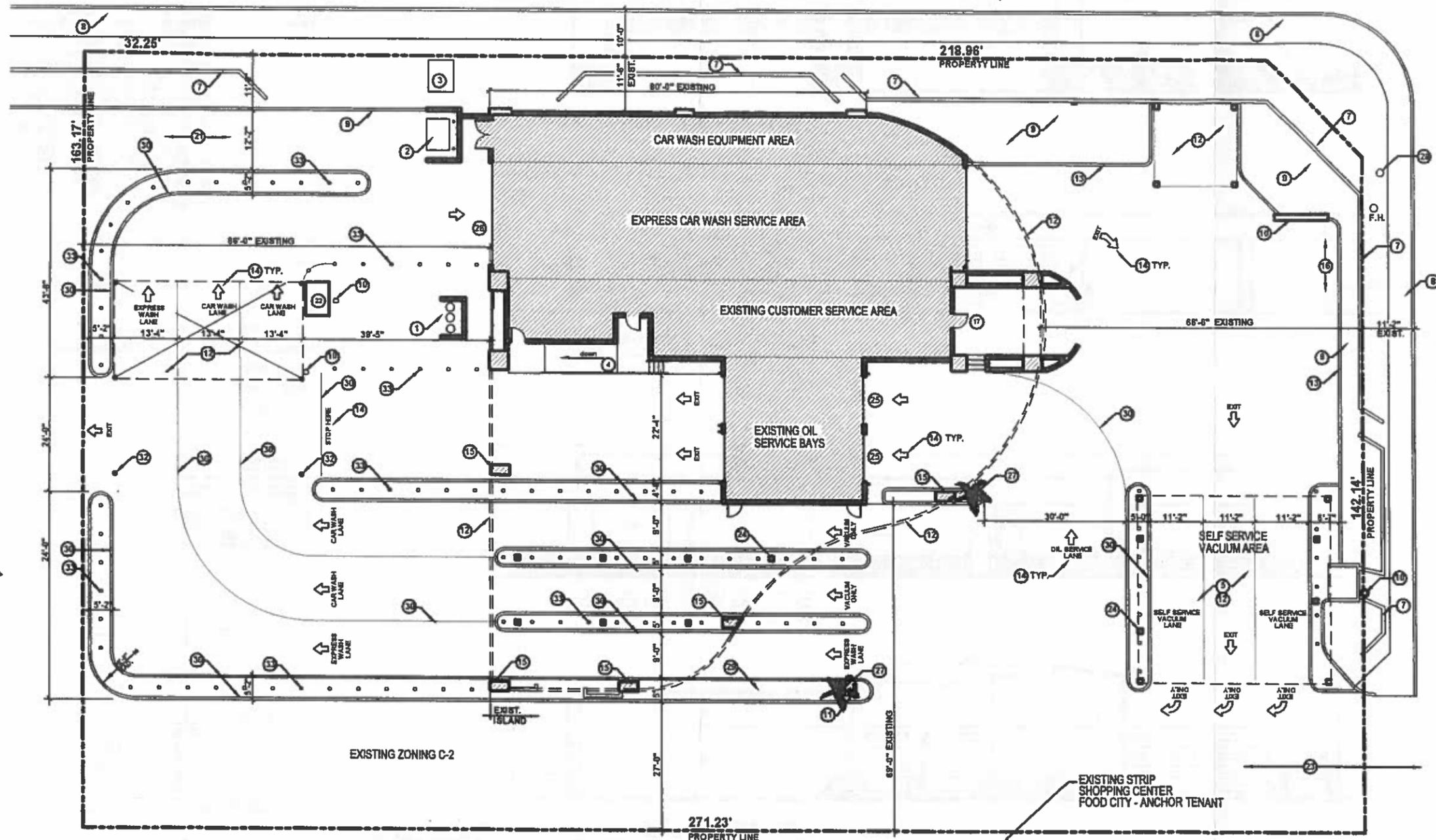
Special Use Permit:

Currently the Zoning Ordinance requires a minimum lot size of 1 acre. However because this is a part of an existing larger commercial center this existing facility may be considered in compliance. This facility is stationary and was built in the 80's. At that time setback requirements were less than currently required. To facilitate these deficiencies the facility will install new landscaping material to enhance the major frontage side (S. Alma School Rd.) and collector street side (West 8th Ave.) of this property in addition to the inside (at the parking lot) as indicated on the proposed site plan. Currently there is little to no landscape material along these fronts. The required new plant material count will be in compliance with the current landscape standards. Currently the facility houses a trash container which will remain and be accessible per the city standard requirements. No used or discarded materials will be stored in this facility. The noise generated from this facility will be minimal. The sound of spraying water and mechanical brushes will be inside the car wash tunnel. These sounds will only be generated during the actual vehicle washing activities. The main vacuum equipment will be housed inside the insulated equipment room and will not generate any noticeable decibels which will impact the surrounding businesses

or general public. Compressors currently utilized by the oil / lube service is housed in the existing equipment room and does not create any undesirable noise. All new equipment installations will be housed to minimize any noise.

Lastly, this existing facility will be restored back to its intended use with minimal impact to the surrounding businesses and residential areas. It will generate new jobs, income, and a tax base for the City of Mesa and provide a business service to the community.

WEST 8th AVE.



EXISTING STRIP SHOPPING CENTER FOOD CITY - ANCHOR TENANT

EXISTING STRIP SHOPPING CENTER FOOD CITY - ANCHOR TENANT

KEYNOTES:

- | | | | |
|--|---|---|---|
| 1. EXISTING OIL WASTE ENCLOSURE. | 8. EXISTING DECOMPOSED GRANITE. | 17. EXISTING MAIN ENTRANCE. | 25. EXISTING OIL CHANGE / LUBE ENTRANCE. |
| 2. EXISTING TRASH CONTAINER ENCLOSURE. | 10. EXISTING LIGHT POLE. | 18. PROPOSED NEW 3'-4" HIGH MASONRY WALL. | 26. CARWASH ENTRANCE. |
| 3. EXISTING ELECTRICAL TRANSFORMER. | 11. NEW DIRECTIONAL SIGNAGE. | 19. NEW 6" CONCRETE CURB. | 27. EXISTING PALM TREE TO REMAIN. |
| 4. EXISTING ACCESSIBLE RAMP. | 12. EXISTING METAL CANOPY ABOVE. | 20. NEW LANDSCAPING WITH GRANITE BASE. | 28. EXISTING POWER POLE. |
| 5. SELF SERVE VACUUM AREA. | 13. EXISTING CURB(S). | 21. EXISTING TRASH CONTAINER ACCESS. | 29. EXISTING ISLAND TO REMAIN. |
| 6. EXISTING MASONRY MARQUE SIGN. | 14. NEW PAINTED DIRECTIONAL ARROW / TEXT. | 22. NEW CAR WASH ATTENDANT STATION. | 30. NEW PAINTED LANE STRIPES - TYPICAL. |
| 7. EXISTING 3'-4" HIGH MASONRY WALL. | 15. EXISTING MASONRY PIER. | 23. EXISTING SHOPPING CENTER ENTRANCE. | 31. NEW 5'-0" WIDE ISLAND. |
| 8. EXISTING SIDEWALK & CURB. | 16. EXISTING EMPLOYEE PARKING. | 24. NEW CAR VACUUM UNITS - TYPICAL. | 32. EXISTING CANOPY SUPPORT REMOVED. |
| | | | 33. 33" HIGH REFLECTIVE FLEX BOLLARD - TYP. |

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



RECEIVED

NOV 17 2014

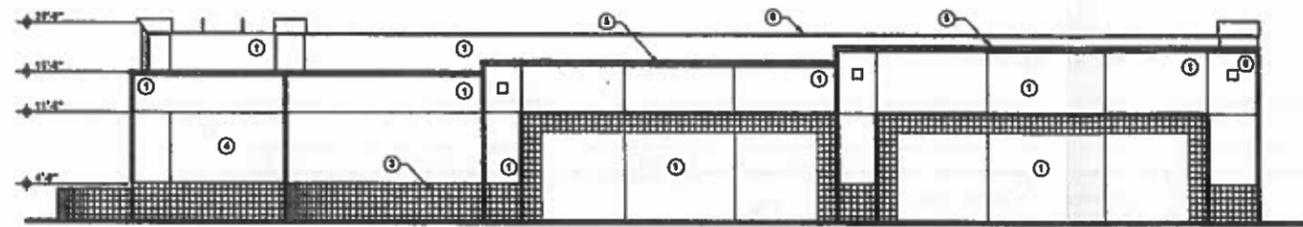
CITY OF MESA
DEVELOPMENT & SUSTAINABILITY

drawing: PROPOSED SITE PLAN
GR8 ARIZONA CAR WASH LLC
project: 808 SOUTH ALMA SCHOOL ROAD
MESA, ARIZONA 85210

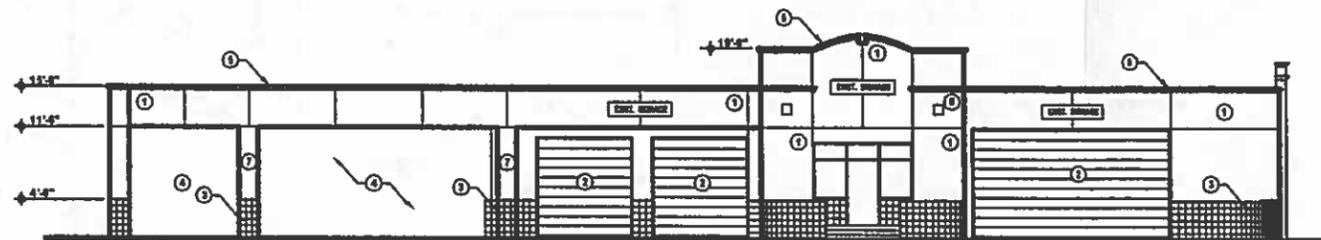
date: 11.15.14
drawn: AC
checked: AC
project number: 0814



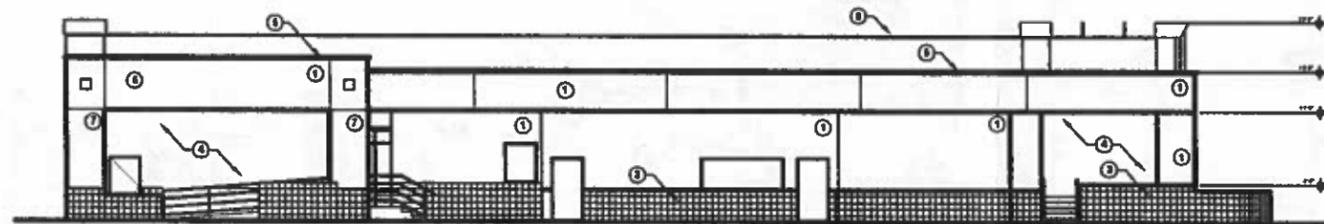
sheet:
1 OF 2



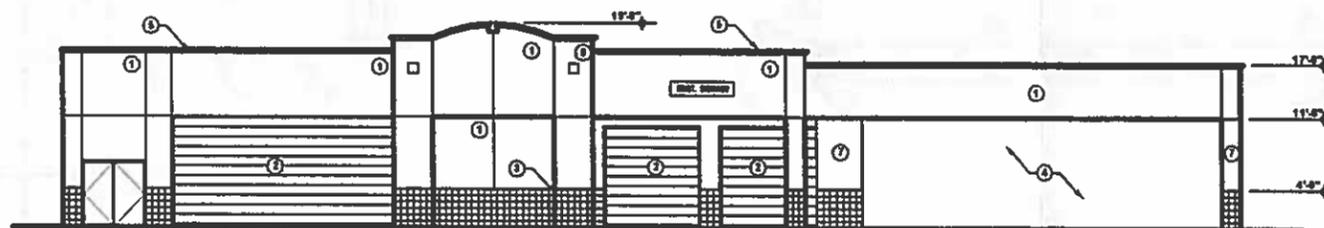
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

-  Behr Paint
Paint(Belgian Sweet 700D-4
-  Behr Paint
Tawny Port 8-Q-730
-  Behr Paint
Grass Cloth 400D-4
-  Behr Paint
Princess Ivory 300C-1

SITE DATA

OWNER: GR8 ARIZONA CARWASH LLC
808 SOUTH ALMA SCHOOL ROAD
MESA, ARIZONA
85210

PROJECT DESCRIPTION: THE EXISTING FACILITY IS DESIGNED AS A CAR WASH CENTER WITH LUBE AND OIL SERVICE. THE LUBE AND OIL BUSINESS IS CURRENTLY OPERATING AND WILL CONTINUE AS SUCH. THE AJONING CAR WASH COMPONENT HAS NOT BEEN IN OPERATION FOR A EXTENDED PERIOD OF TIME HOWEVER WILL BE REOPENED AND RESTORED WITH NEW CAR WASH COMPONENTS AND EQUIPMENT. THE EXISTING FACILITY WILL NOT BE MODIFIED AND THE EXISTING SQUARE FOOTAGE WILL REMAIN THE SAME. TO ENHANCE THE SITE AND BUSINESS NEW DESERT LANDSCAPE WILL BE INSTALLED. TO FACILITATE THE BUSINESS OPERATION NEW DIRECTIONAL BOLLARDS, DIRECTIONAL PAVEMENT STRIPING WILL BE INSTALLED. EXISTING CANOPIES ON SITE WILL REMAIN AS IS. THERE ARE NO BUILDING PROPOSED ADDITIONS, CHANGES TO THE FACADE OR BUILDING HEIGHT.

PARCEL INFORMATION: MCR / APN: 134 - 28 - 0010

EXISTING ZONING: C-2

EXISTING USE: CAR WASH WITH LUBRICATING BAYS.

EXISTING OCCUPANCY: VN

EXISTING BUILDING AREA: 6,821 S.F. INCLUDING PIT AREA

ALLOWABLE BUILDING AREA: 8,000 S.F. PLUS AREA INCREASE

PARKING REQUIRED: 5

PARKING PROVIDED: 5

TOTAL SITE S.F. APPROX: 43,910 S.F.

KEYNOTES

1. EXISTING STUCCO FINISH ON CMU.
2. EXISTING SERVICE DOORS.
3. EXISTING 8 X 8 X 10 MASONRY BASE.
4. OPEN
5. EXISTING METAL CAP & FLASHING.
6. EXISTING CERAMIC ACCENT TILE.
7. EXISTING COLUMNS WITH MASONRY AND STUCCO FINISH.
8. EXISTING ROOF BEYOND.



VICINITY PLAN **RECEIVED**

NOV 17 2014

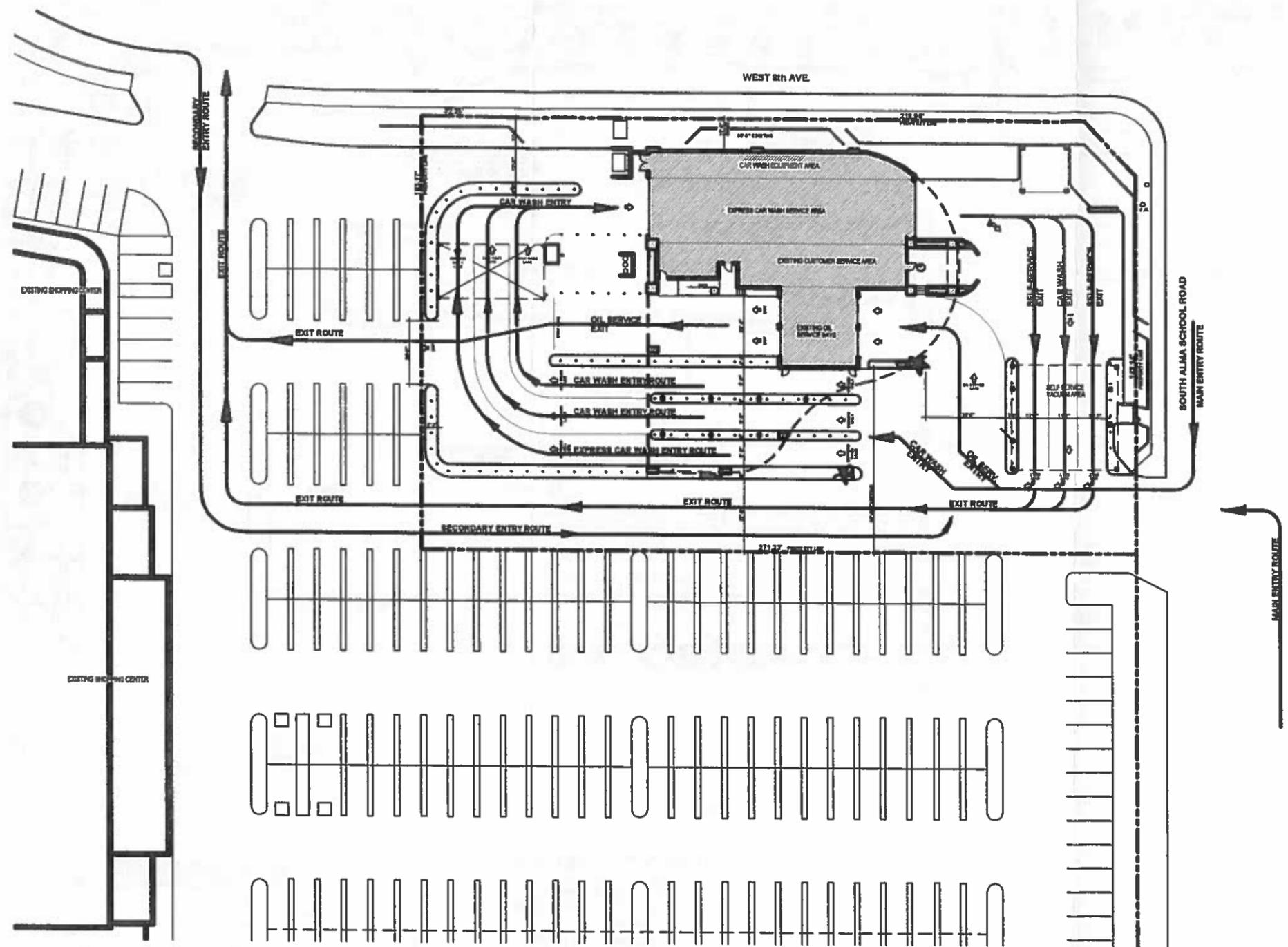
CITY OF MESA
DEVELOPMENT & SUSTAINABILITY

drawing: SITE DATA & BUILDING ELEVATIONS
GR8 ARIZONA CAR WASH LLC
808 SOUTH ALMA SCHOOL ROAD
MESA, ARIZONA 85210
project:

date: 11.15.14
drawn: AC
checked: AC
project number: 0814



sheet:
2 OF 2



PROPOSED CIRCULATION ROUTE PLAN
SCALE: 1/8" = 1'-0"

RECEIVED

NOV 17 2014
CITY OF MESA
DEVELOPMENT & SUSTAINABILITY



drawing: CIRCULATION PLAN
GR8 ARIZONA CAR WASH LLC
project: 808 SOUTH ALMA SCHOOL ROAD
MESA, ARIZONA 85210

date: 1.15.14
drawn: AC
checked: AC
project number: 0814



sheet:
1 OF 2

