



Board of Adjustment

Staff Report

CASE NUMBER: BA15-020 (PLN2015-00209)
STAFF PLANNER: Kaelee Wilson
LOCATION/ADDRESS: 2930 S. Alma School Road
COUNCIL DISTRICT: Council District 3
OWNER: GFB-One LLP
APPLICANT: Victor Olsen, Phoenix Design Group

REQUEST: *Requesting a Substantial Conformance Improvement Permit to allow the development of a pad site in an existing commercial center in the LC zoning district.*

SUMMARY OF APPLICANT'S REQUEST

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the development of an automotive repair facility on a vacant pad site located in an existing shopping center. The site plan for the overall shopping center was approved in 1985.

STAFF RECOMMENDATION

Staff recommends approval of case BA15-020, *conditioned upon the following:*

- 1. Compliance with the project narrative, site plan, floor plan, and elevations submitted except as modified by the following conditions.*
- 2. Compliance with all conditions of approval associated with cases: Z15-016 and DR15-019*
- 3. A lot split shall be approved prior to the issuance of building permits.*
- 4. Compliance with all requirements of Development Services regarding the issuance of building permits.*

SITE CONTEXT

CASE SITE: Existing vacant pad site – zoned LC
NORTH: Existing contractor's office – zoned LC
EAST: (Across Alma School) Existing single residences – zoned RS-6
SOUTH: Existing shopping center – zoned LC
WEST: Existing single residences– zoned RS-6

STAFF ANALYSIS

The applicant is requesting a SCIP to allow for the construction of a 4,800 square foot building on a vacant pad site in an existing group commercial center. The vacant site is currently 2.0± acres but the applicant's intent is to split the parcels to create an additional vacant pad site for future development. A lot split is required per a condition of approval of zoning case: Z15-016. This Substantial Conformance Improvement Permit request is only addressing the deviations on the portion of the parcel with the approved site plan for the automotive repair facility. The proposed site plan was approved with conditions by Planning and Zoning Board on May 20, 2015.

The applicant is requesting a Substantial Conformance Improvement Permit to allow for the following deviations: 1) a reduction in foundation base on the west side of the building; 2) a reduction in the required landscape setback on the west end of the property; and 3) maintain the existing parking configuration on the east end of the property which allows for parking spaces to encroach into the required 15' landscape setback.

The SCIP would allow for the development of a pad site that has been vacant for over 30 years without major modifications to the existing shopping center.

The applicant is proposing to maintain the existing landscape setback on the west side of the property. The Zoning Ordinance requires a 25 foot setback in the LC zoning district when adjacent to an RS zoning district. The applicant is providing sufficient landscaping until the southernmost 15 feet where the setback tapers down to 4 feet to match the existing landscaping. Staff is supportive of this request because the site was originally approved with the landscape setback tapering to 4 feet and the continuation of the 25 foot setback would eliminate a parking space.

At the time of the construction for the overall shopping center, the right-of-way along the Alma School Road frontage was 55 feet measured from the half street. Although the right-of-way along Alma School Road is still 55 feet and there aren't plans to widen the road, the Zoning Ordinance requires all setbacks along arterials to be measured from the 65 foot future width line. As a result of this requirement, the parking is located within the required 15 foot landscape setback along Alma School Road. Staff is supportive of this request due to the site being located in a group commercial center that met code requirements at the time of development with setbacks being measured from the 55 foot right-of-way. If the applicant were to provide additional landscaping along Alma School Road to meet the landscape setback, the overall circulation of the site would be impeded. Staff is supportive of this request.

The applicant is also requesting a deviation to allow for a reduction in the foundation base on the west side of the building. The Zoning Ordinance requires 10 feet of foundation base when adjacent to parking. As proposed, the applicant is providing 6 feet of foundation base. Staff is supportive of this request because if the foundation base met code requirements, the site would lose a minimum of two parking spaces or the western landscape island would encroach into the required drive aisle width needed for fire access.

The table below provides a summary of the code requirements, the requested deviations, and the staff recommendation.

Development Standard	Code Requirement	Provided	Staff Recommendation
Foundation base on west side (Sect. 11-33-5)	10 feet	6 feet	Approval
Setback on Alma School Rd (Sect. 11-6-3A)	15 feet	0'	Approval – Setback shown matches existing center
Landscape setback on west side (Sect. 11-6-3A)	25 feet	25' down to 4'	Approval- with tapering from 25' to the 4' dimension in the existing center

The applicant has noted the following as justification for the granting of the SCIP request: 1) the requested deviations are consistent with the existing onsite improvements; 2) the landscaping along Alma School will be enhanced with the development; and 3) the reduction in the landscape setback on the west is necessary to maintain circulation.

FINDINGS

- 1.1 The development of a vacant pad site invokes conformance with current development standards on the entire site.
- 1.2 At the time of initial site plan approval and subsequent administrative site plan modifications, the setbacks, foundation base, and landscape requirements of the Zoning Code varied when compared to the development standards of the current Code.
- 1.3 Requiring compliance with current code would require the removal of existing improvements that benefit the entire group commercial center.
- 1.4 The proposed improvements with the recommended conditions of approval help bring the site into a closer degree of conformance with current standards.
- 1.5 The proposed use will not be detrimental to surrounding properties.

ORDINANCE REQUIREMENTS:

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.

SCIP Statement

Greulich's Automotive 2930 South Alma School Rd

April 1, 2015

The subject property is and infill property located at 2930 South Alma School Road (i.e., south of the southwest corner of Alma School and Guadalupe Roads) within an existing commercial retail center. The reason for this request is to allow for minor adjustments to the City of Mesa Zoning Ordinance regarding the current landscaping requirements along with the continuation of an existing parking lot configuration design for this approximately 30-year old commercial retail center.

A Substantial Conformance Improvement Permit ("SCIP") allows for creative design solutions, if possible, that abide by the "spirit and intent" of the current Zoning Ordinance regulations which cannot be met due to changes in the Zoning Ordinance, the existing built conditions, and property hardship. With that being said, we are requesting a reduction of the street side landscape requirement from 20' down to the existing street frontage improvements (approx. +/- 10'), which is consistent with the current fully improved street improvements/landscaping that exists today along this commercial retail center. We are also requesting a reduction of the rear yard landscaping requirement of 20' at the southwest corner of the property due to the existing condition of the adjoining property to the south (i.e., access drive/parking and maneuvering/circulation area around the existing retail shop buildings). We are also requesting to allow for the continuation of the existing parking lot configuration design with more than 8 parking stalls between landscaped islands, specifically along the north portion of the proposed site plan. It is worth noting that we will be installing a landscape island along Alma School Road (i.e., the streetscape) to help break-up the parking stalls and to provide an opportunity for additional landscaping as well as an area for signage.

The justifications for the above requests are:

1. Allowing the requested minor reduction of the required street side yard landscaping (approx. +/- 10'), to be consistent with the existing commercial retail center built, avoids losing parking, creates a uniform street appearance, and there will also be improvements to the landscaping along Alma School Road with the addition of a landscape island adjacent to the road.
2. The landscaping along the street frontage will be enhanced and updated with the installation of new landscaping, groundcover, bushes, and an irrigation system as shown on the enclosed landscape plan.
3. Allowing the requested minor reduction to the required rear yard landscape setback of 20' for a small area (i.e., 15' in length) maintains the necessary circulation already in place behind the existing retail shop building. Moreover, this will maintain a clear path for fire/safety purposes around the building and allow continued use for refuse and vehicular access as well. Finally, this minor reduction will maintain the existing parking spaces located on the retail shop buildings property. It is worth noting that an existing parking space would be lost in order to satisfy this Zoning Ordinance requirement.

SCIP Request
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4. The existing parking/circulation condition within the proposed site plan along the north portion is not part of current work improvements. However, we are proposing to install an additional landscape island along Alma School Road to allow for more landscaping, break-up the parking, and provide a more visually appealing streetscape.

Conclusion:

These minor adjustments to the City of Mesa Zoning Ordinance are appropriate for this 30-year old commercial retail center and necessary for the development of this infill parcel, which will not be detrimental to the center or the area. The proposed minor adjustments, along with the ultimate development of this long-standing vacant lot, will help improve the neighborhood as well as the commercial retail center's appearance, parking, and vehicular circulation. To that end, we respectfully request your consideration and approval of this SCIP request.

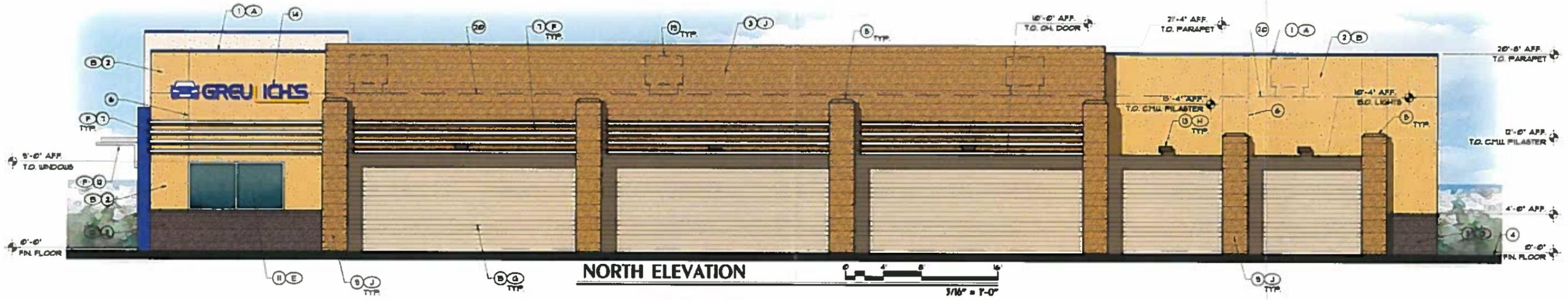
Thank you for your time, consideration, and patience in reviewing this request.



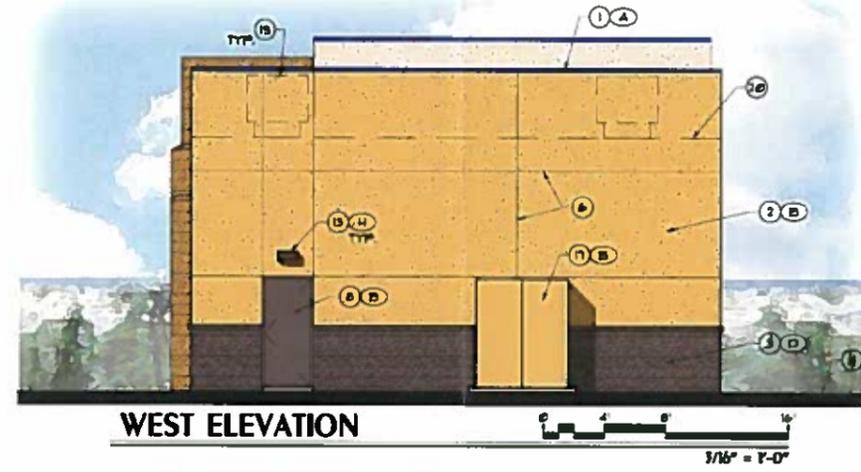
KEY NOTES

- 1 PAINTED SHEET METAL CAP FLASHING
- 2 COLORED STUCCO OVER CMU COURSE
- 3 EXPOSED INTEGRALLY COLORED PRECISION CMU
- 4 FINISH GRADE
- 5 PRECAST CONCRETE CAP
- 6 CONTROL JOINT
- 7 POWDER COATED SHEET METAL POPOUT
- 8 HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH WALL
- 9 EXPOSED SPLITFACE CMU PILASTER
- 10 STEEL 'GREEN SCREEN' - UNFINISHED
- 11 ALUMINUM & GLASS STOREFRONT SYSTEM
- 12 PAINTED STEEL CANTILEVERED AWNING & SUPPORTS
- 13 WALL PACK LIGHT FIXTURE
- 14 TENANT SIGN BACKLIT, PERMITTED SEPARATELY
- 15 HEAVY DUTY COIL OVERHEAD DOOR - PAINT TO MATCH WALL
- 16 ADDRESS NUMBERS - 12" HIGH, BLACK METAL
- 17 ELECTRICAL SERVICE ENTRANCE SECTION - PAINT TO MATCH WALL
- 18 FIRE DEPARTMENT CONNECTION (FDC)
- 19 APPROXIMATE LOCATION OF ROOF MOUNTED EQUIPMENT
- 20 APPROXIMATE ROOF DECK LINE BEYOND PARAPET WALL

EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



MATERIAL AND COLOR SCHEDULE

SYMBOL	MATERIAL	COLOR	MANUFACTURER
(A)	PAINTED SHEET METAL	FRESH EGGPLANT DE3944	DUNN EDWARDS
(B)	STUCCO ON CMU	TRAVERTINE DECT38	DUNN EDWARDS
(C)	STUCCO ON CMU	FRESH EGGPLANT DE3944	DUNN EDWARDS
(D)	INTEGRALLY COLORED CMU	BLACK	SUPERLITE BLOCK
(E)	ALUMINUM FRAMING	CLEAR ANODIZED	ALCOA
(F)	POWDER COATED STEEL	SILVER METALLIC	METAL-ERA
(G)	ENAMELED STEEL	MATCH 'DUNN EDWARDS' 'WEATHER' DECT13	COOKSON
(H)	ENAMELED STEEL	DARK BRONZE	-
(I)	STUCCO ON CMU	BONE DECT65	DUNN EDWARDS
(J)	INTEGRALLY COLORED CMU	TIERRA BROWN	SUPERLITE BLOCK



SOUTH ELEVATION



PROJECT DATA GREULICH'S PARCEL

ADDRESS: 2930 S ALMA SCHOOL ROAD
 PROPERTY APN: 307-06-393A
 ZONING: LC (C-2)

LOT AREA CALCULATIONS:
 EXISTING LOT GROSS AREA: 84,578 SF. (1.90 AC.)
 EXISTING LOT NET AREA: 71,34 SF. (1.63 AC.)
 NEW GREULICH'S GROSS LOT AREA: 43,279 SF. (0.99 AC.)
 NEW GREULICH'S NET LOT AREA: 37,869 SF. (0.87 AC.)

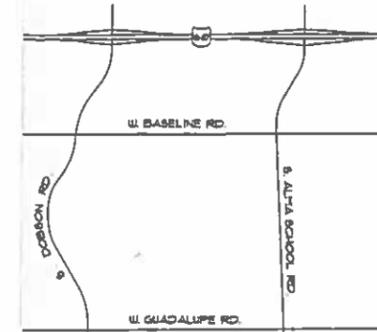
BUILDING AREA CALCULATIONS:
 BUILDING GROSS FLOOR AREA GREULICH'S: 4,800 SF.
 LOT COVERAGE PROPOSED: 13.6%
 BUILDING HEIGHT ALLOWED: 1 STORY / 30'-0"
 BUILDING HEIGHT PROPOSED: 1 STORY / 22'-8" MAX.

PARKING CALCULATIONS:
 GREULICH'S REQUIRED: 1/375 SF. GROSS FLOOR AREA: 13
 GREULICH'S PROVIDED (INCLUDING 8 IN SERVICE BAYS): 30

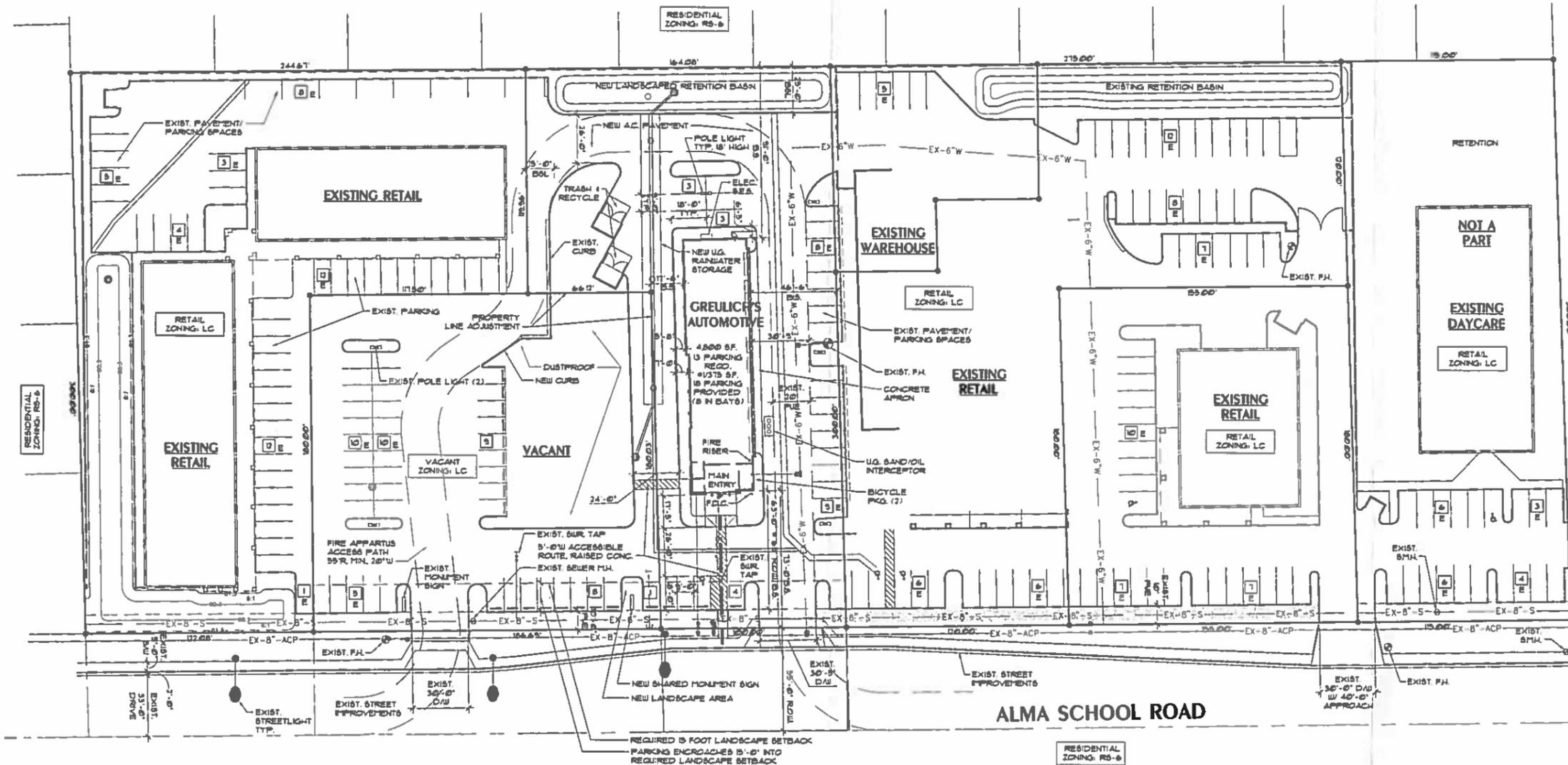
ACCESSIBLE PARKING: REQUIRED: 1
 PROVIDED: 1

LEGAL DESCRIPTION GREULICH'S PARCEL

A PORTION OF LOT 2, 8 & 1 R PLAZA LOTS 1-4.



THIS SITE
VICINITY MAP
 NO SCALE



SITE PLAN
 1" = 30'-0"



GREULICH'S AUTOMOTIVE
 MESA, AZ

JOB NO.: PDG-1625
 DATE: 05/11/15
 REVISION:
 H.A.C.
 CHECKED BY:
 V.E.O.
 SHEET NO.

A1.1

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