



Board of Adjustment

Staff Report

CASE NUMBER: BA14-059 (PLN2014-00532)
STAFF PLANNER: Wahid Alam, AICP
LOCATION/ADDRESS: 33 West Broadway Road
COUNCIL DISTRICT: Council District 4
OWNER: Stuart Litjens
APPLICANTS: Stuart Litjens
REQUEST: Requesting a Special Use Permit to allow outdoor sales of boats on a redevelopment site in the DB-2 zoning district.

SUMMARY OF APPLICANT'S REQUEST

Boulder Boats is requesting a Special Use Permit for a boat sale facility in the DB-2 zoning district and to facilitate the reuse of a former boat sales and service facility. The site is located at the southwest corner of Broadway Road and Center Street.

STAFF RECOMMENDATION

Staff recommends approval of case BA14-053, *conditioned upon the following:*

- 1. Compliance with the project narrative, revised site plan, landscape plan and elevations submitted except as modified by the following conditions.*
- 2. Compliance with all the requirements of the case ZA10-004 (PLN2009-00471) including the site and landscape plans submitted for ZA10-004, except as modified by the conditions below*
- 3. Compliance with all City development codes and regulations.*
- 4. Compliance with all requirements of Development Services in the issuance of building permits.*
- 5. Compliance with the site and landscape plans submitted, except as modified by the conditions below.*
- 6. The nonconforming pole sign to be removed. Any replacement detached signs shall conform to Sign Ordinance requirements.*
- 7. Foundation base landscape material adjacent to the east elevation of Building #1 to be provided within planters to comply with current code requirements.*
- 8. The parking lot shall comply with dimensional requirements of current city code, for example 24' wide drive aisle and 18'x9' individual parking space and appropriate vehicular turning radius.*
- 9. Compliance with all requirements of the Development Services Division with regard to the issuance of building permits.*

SITE CONTEXT

CASE SITE: Vacant site— zoned DB-2
NORTH: (across Broadway Rd.) Existing Desert Golf Carts – zoned DB-2
EAST: (across railroad tracks and Center St.) Existing commercial facility – zoned D-2
SOUTH: Existing industrial development – zoned GI

WEST: (across Drew) Existing commercial development – zoned DB-2

STAFF ANALYSIS - RECOMMENDED FINDINGS

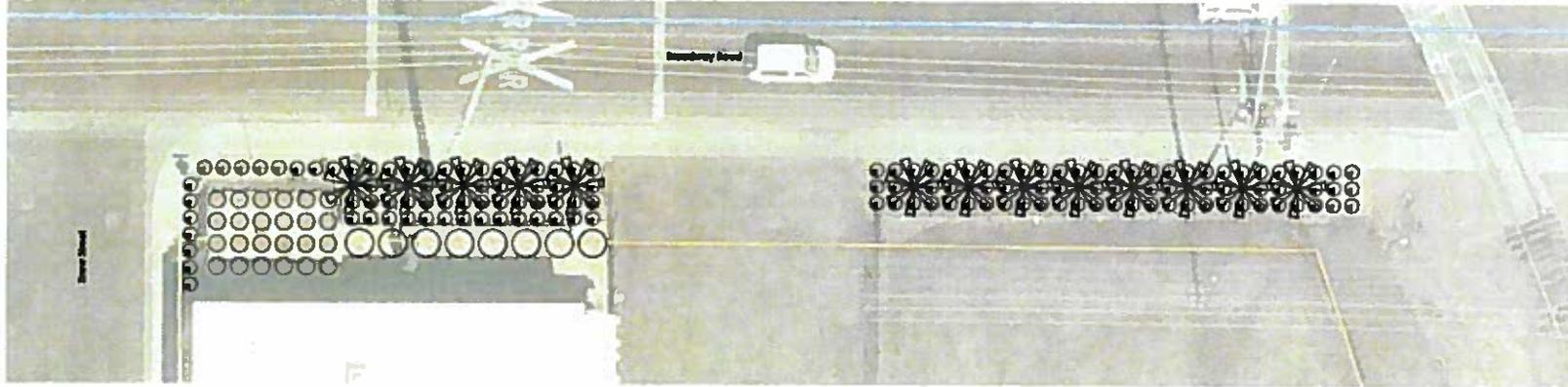
The applicant is requesting a Special Use Permit for a boat sale facility in the DB-2 zoning district in the downtown area and to facilitate the reuse of a former boat sales and service facility. The proposed facility will use the existing driveway access off of Broadway Road and Drew Street.

- The requested Special Use Permit is to allow outdoor sales of boats in the DB-2 zoning district. Special Use Permits can be granted provided the use is found to be compatible with surrounding uses.
- There are three buildings on the site totaling 24,287 s.f. Building no. 1 is 7,017 s.f. and will be used for retail sales and showroom. Building no. 2 is 6,110 s.f. and will be used for service and repair. Building no. 3 is 10,012 s.f. will be used for indoor storage/showroom. The site is approximately 1.88± acres. The applicant would like to reuse the existing buildings on the site without having to demolish existing buildings or site improvements in order to comply with full development standards.
- A SCIP was approved in 2007 with case ZA07-044TC. It allowed: 1) a reduction in the required building and landscape setbacks on Broadway Road and Drew Street from 10' and 15' to 0', 2) reduction to the required number of parking spaces from 49 to 18 spaces, and 3) allowed a 8' high wrought iron fence to exceed the maximum height allowed in the required front yard.
- The site was annexed into the City of Mesa in 1930. Numerous deviations to standard zoning ordinance requirements were granted in 2007 when Tige Boats occupied the site, and a similar SCIP was approved again in 2010 for a motorcycle parts custom painting facility. The new property owner and occupant of the three buildings on the site propose to use the site for boat sales with accessory service and warehousing of boats. The change in use requires a Special Use Permit.
- The parking requirement for outdoor sales and service areas are 1 space per 375 square feet of sales and service building, but not less than 4 spaces per use. Building 1 & 2 together for 13,127 square feet will be occupied by sales and service, therefore (13,127/375) a total of 35 parking space is required.
- There is a nonconforming pole sign that will need to be removed. It can be replaced with a conforming monument sign. The final placement, quantity, and design of all signage on the site shall be reviewed separately when the applicant submits a request for a sign permit.
- All dead or missing landscape material adjacent to Broadway Road to be installed or replaced as shown on landscape plan.

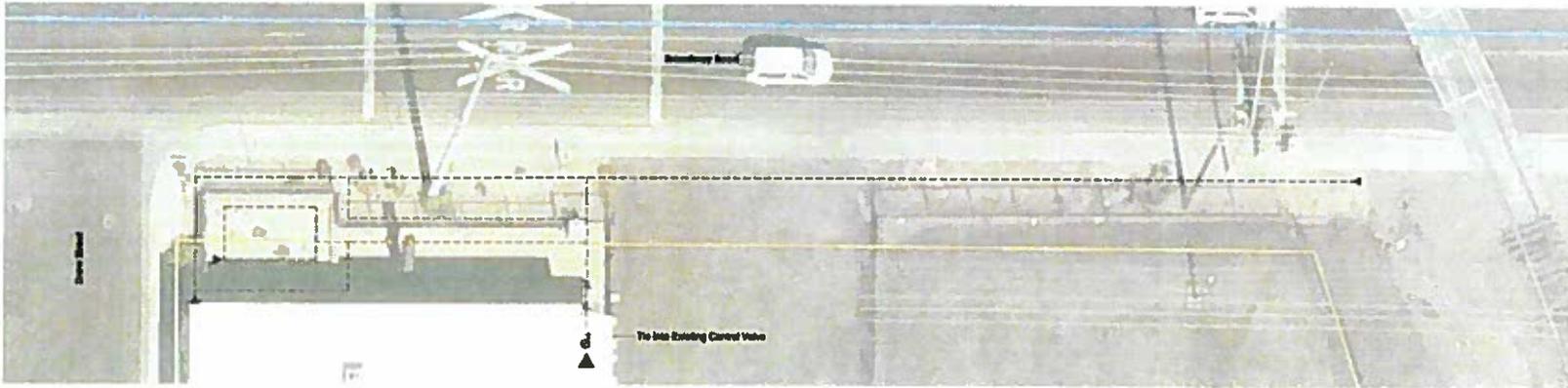
- The proposed reuse of the existing site is consistent with the General Plan designation of Town Center and is an allowed use in the DB-2 zoning district with the approval of a Special Use Permit. The proposed project presents reasonable improvements to a non-conforming site while meeting the intent of the Site Development Standards. Consequently, the proposed site plan, including staff recommended conditions of approval, and the previous SCIP approval represents compliance with the intent of the development standards of the Zoning Ordinance and the proposed use would be compatible with and not detrimental to surrounding properties.

ORDINANCE REQUIREMENTS:

Zoning Ordinance, Sec. 11-8-2. Table 11-8-2: Automobile Sales and Large Vehicle Sales Require a Special Use Permit in the DB-2 zoning district.



Planting Plan



Irrigation Plan

Plant Legend

Botanical Name	Common Name	Container Size	Quantity
Trees <i>Ficus religiosa</i> (Ficus)	Winged Palm	24" Dia.	13
Shrubs <i>Leucosiphon</i> (Pursh)	Red Shrub Sage	6 gal.	3
Ground Covers <i>Lamb's Ear</i>	Blue Chalk Limbo	1 gal.	24
Grasses <i>Stipa sp.</i>	Stipa sp.	6 gal.	13

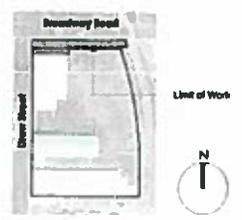
Irrigation Schedule

- Corner: 15 min
- Central Area: 15 min
- East Area: 15 min
- West Area: 15 min

Landscape Notes

- All planting areas to receive 1/2" minus decomposed granite

Key Map



Boulder Boats
33 West Broadway Road
Mesa, Arizona 85210
Landscape Plan



Project: 11-0011
Client: CB
Contract: CB
Date: 09-26-2014

Planting Plan
Irrigation Plan



Business Narrative for City of Mesa

Boulder Boats is a full service marine sales and service facility currently operating for more than 10 years in the Las Vegas metro area. With the success of our business, we plan to expand our business model to Mesa, Arizona. We have purchased the real estate located at 33 West Broadway at the corner of Center in Mesa. This facility is approximately 1.88 acres and is comprised of three buildings.

- Building #1 closest to Broadway is 7017 square feet and will be used for retail sales and indoor showroom
- Building #2 is 6110 square feet and this will be used for service and repair of the boats
- Building #3 furthest to the south is 10,012 square feet and it will be used for indoor storage and additional showroom

The property is fully fenced and secure with three gates. Two are located on the west property line and exit onto Drew Street. The main entrance is located on Broadway Rd and we will have 35 parking spots per plan. Outdoor display of new and used boats will be located along the east fence line and service boats will be temporarily stored on the southern end of the property while waiting for customer pick up or to be repaired.

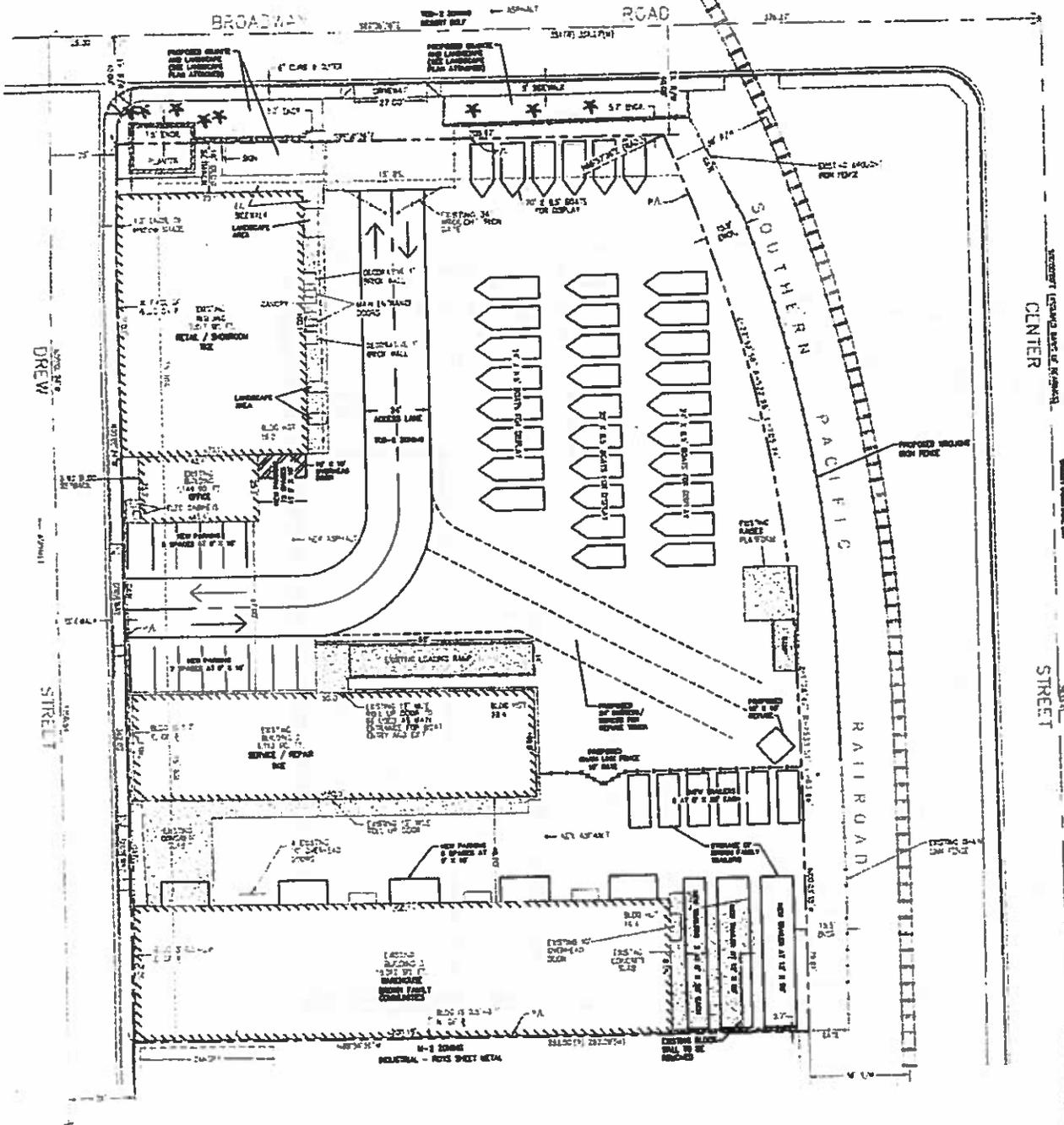
Services provided to Arizona boaters will include new and used boat sales, service, parts and accessories. This property will be used much like one of our predecessors had used it as a boat dealership in the past so no structural changes are required to be operational and to comply with prior City approval.

We look forward to working with the City of Mesa on this project. Should you have any questions, please do not hesitate to contact me at your convenience.

A handwritten signature in black ink, appearing to read "Stuart Litjens", is written over a horizontal line.

Stuart Litjens

33 W. BROADWAY ROAD



OWNER/DEVELOPER:
33 WEST BROADWAY LLC
3104 E. BROADWAY RD, STE. 300
TAMPA, FL 33604
(813) 821-1400

ENGINEER:
PROJECT DESIGN CONSULTANTS
3300 E. CAMELBACK RD, STE. 270
PHOENIX, AZ 85018
(602) 928-0700

TRAFFIC:
SIZE PERFORMANCE BOATS

SITE DATA:
EXISTING ZONING - T2B-3
PROPOSED ZONING - T2B-2
LOT SIZE - 62,800 SQ. FT.
A.P.A. - 130-36-111A
CASE NUMBERS - 2487-0412C
SITE ADDRESS - 33 W. BROADWAY RD.

BUILDINGS 1 & 2
TOTAL SQUARE FEET 14,375
PARKING SPACES 36
PARKING SPACES PROVIDED 14
PARKING VARIANCE REQUESTED 24

BUILDING 3
TOTAL SQUARE FEET 10,012
PARKING SPACES 90
PARKING SPACES PROVIDED 7
PARKING VARIANCE REQUESTED 83

** REFER TO LANDSCAPE PLAN FOR LANDSCAPE MAINTENANCE AND NOTES

NOTES:
SITE BOUNDARY AND TOPOGRAPHY HAS BEEN SURVEYED BY LAND SURVEY SERVICES P.L.C. ON 11-12-81.
** REFER TO LANDSCAPE PLAN FOR LANDSCAPE MAINTENANCE AND NOTES
** SHADE REQUIRES A SEPARATE POINT AND EXISTING SHADE WILL BE BROUGHT UP TO CURRENT CODE CONFORMANCE.

LEGAL DESCRIPTION:
THAT PART OF THE NORTH-EAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE 24th AND 34th MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEING MORE OR LESS A POINT 25.00 FEET WEST AND 35 FEET SOUTH OF THE NORTH-EAST CORNER OF THE NORTH-EAST QUARTER OF SAID SECTION 27.

THENCE SOUTH 348.00 FEET; THENCE EAST 25.00 FEET, MORE OR LESS TO THE WEST LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY;

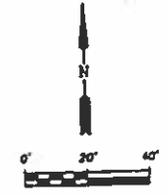
THENCE NORTHERLY ALONG SAID WEST LINE OF SAID RIGHT OF WAY 348.00 FEET TO A POINT 3.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27;

THENCE WEST TO THE POINT OF BEGINNING.

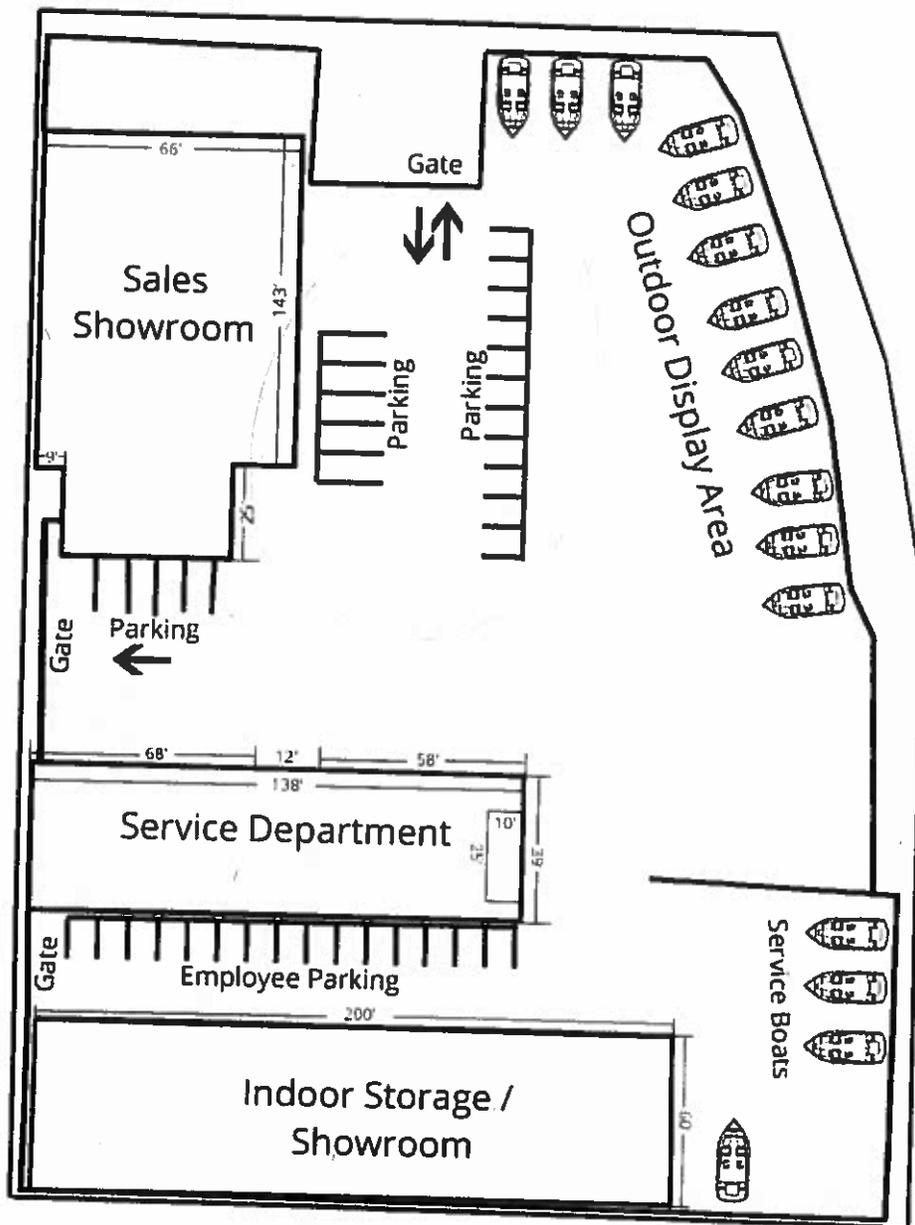
EXCEPT THE NORTH 7.00 FEET THEREOF.

CONTAINING 1.0027 ACRES.

- PROPERTY LINE
- PROPERTY LINE
- MARIYI WALL
- SAFETY CURB
- CONCRETE
- BROWARDIOT
- MESHED
- REBAR
- (SEE SCHEDULE LINE DEL.)
- WOODEN SIGN FENCE
- DRAIN LINE FENCE
- PALM TREE
- WEI



PROJECT DESIGN CONSULTANTS
 PROJECT LOCATION: 33 West Broadway Road
 PROJECT NO.: 130-36-111A
 SHEET NO.: 1 OF 1
 SCALE: 1" = 20'
33 W. BROADWAY ROAD
SITE PLAN
TIGGE PERFORMANCE BOATS



20 ft  .5in = 20ft

EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 351.00 FEET WEST AND 33.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE SOUTH 349.00 FEET;

THENCE EAST 252.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY;

THENCE NORTHERLY ALONG SAID WEST LINE OF SAID RIGHT OF WAY 349.00 FEET TO A POINT 33.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27;

THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 7.00 FEET THEREOF.