

STAFF ANALYSIS

REQUEST

The Mayor and City Council shall discuss and possibly take action to approve Site Plan Review case # SPR14-04; a request by Roman Bylkov of Maricopa Auto Outlet requesting review and approval of the Site Plan, Landscape, and Elevation plans for an auto sales lot. The proposed development will include minor rehabilitation of an existing 259 square feet building on site without any other enclosed structure on site. The site will be improved with painting the structures, adding landscaping, paving, improving access, updating lighting, and working to improve fences on site. The site is located on the west side of John Wayne Parkway at 19828 N. John Wayne Parkway.

Discussion and Action.

RECOMMENDATION

On October 13, 2014 a motion was made by Planning and Zoning Commissioner Irving to approve Site Plan Review case # SPR14-04 subject to conditions recommended by the Commission and was seconded by Ted Yokum. Voice vote carried the motion 4-0.

COUNCIL PRIORITIES AND/OR THEMES ADDRESSED

- Transportation Connectivity
- Quality of Life
- Economic Sustainability
- Public Safety

PROJECT INFORMATION

The applicant, Roman Bylkov, is proposing to redevelop a site within the Heritage District for commercial purposes. The business will sell pre-owned vehicles under the name Maricopa Auto Outlet.

General Plan:

The City of Maricopa General Plan calls out this area as “C” – Commercial and per the General Plan the designation is defined as the following. The proposed use is in line with the intent of a Commercial Land Use.

“The Commercial land use category provides for commercial nodes on individual parcels. The intent is to provide neighborhood and community scale shopping, offices, medical facilities, and subordinate multi-family residential uses which incorporate pedestrian and neighborhood needs through site planning, architecture, access, lighting and parking design. Single-family residential uses are not supported. For larger parcels, over 40 acres, regional retail development is anticipated in this designation.”

Site Plan:

The proposed development satisfies all applicable zoning development and design standards such as setbacks, height and parking design (see Exhibit B). Applicant is exploring options with neighboring business Circle K to improve fencing provided along north property line. Staff has pushed for a

concrete block wall fence as the preferred option according to Heritage District Design Guidelines, or at minimum an improved chain link fence. Given the site's context (see the Transportation subsection), staff has applied the Fire standard for driveway access of 20 feet rather than the 24 feet typically required.

Landscaping:

Per landscape plan submitted, 11.8% of landscaping is provided, which exceeds the minimum amount of open space of 10% for commercial developments 20 acres or less. In addition, landscape of the ROW exceeds code standards (see Exhibit C).

Off Site Improvements:

The site will require widening access to the S.R. 347 service drive at the front of the site for Fire access (20 feet).

Illumination:

The applicant has illustrated the existing lights on site will be modified to meet light shielding standards. No photometric plans were required.

Elevations:

Proposed color scheme for the façade was presented to the Heritage District Advisory Committee on September 11, 2014. The Committee members unanimously supported the proposed elevations to be in conformance to the District Design Guidelines (see Exhibit D).

Transportation/Circulation:

Sufficient access, parking and circulation are all provided to support the proposed traffic anticipated for this site. A reduction in access drive standard from 24 feet to 20 feet was in relation to the condition of the slow traffic service drive the business fronts onto and the relatively low traffic typically generated by an automotive dealership of its size. Fire has approved this access.

Grading and Drainage:

The site is within a FEMA designated zone "AO" floodplain. The finished floor of the structure will only require being raised if the building is improved to a standard where the structure's assessed value is increased by 50% of current value. Due to the structure not undergoing any improvement other than paint, no elevation change will be required for the building. The applicant has obtained a Flood use Permit (See Exhibit E). At the time of this report, staff engineer reviewers are still working with applicant on technical details regarding the site's grading and drainage plan. However, it has been determined the concept is feasible.

Public Notice:

Notifications were sent out 10 days prior to the Planning and Zoning meeting via first class mail to neighbors within 300 feet of the parcel boundaries. In addition, a public notice sign was posted on the site 10 days prior to Planning and Zoning Commission meeting.

Public Comment:

At the time of writing this report, staff has not received any public comment regarding the request.

Heritage District Citizen Advisory Committee:

The Committee was in unanimous support of SPR14-04 with staff conditions of approval (7-0). In response to staff's inquiry, the committee recommended the addition of a secondary green accent color (Heritage District Guidelines "Treasure Chest", DE6224 or similar) to be applied to the existing shade structure fascia. Draft minutes from the meeting are attached.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	CB-2 (General Business Zone)	Circle K
East	CB-2 (General Business Zone)	Vacant
South	CB-1 (Local Business Zone)	In-line shops and stand-alone bank
West	GR (General Rural Zone)	Residential homes

Aerial:



Site Data:

Zoning CB-2 General Business Zone

General Plan Commercial

Gross Acreage 12,000 sq. ft. / 0.275 Acres

APN # 510-19-0630

Building Square Foot (SF) 259 SF

Site Data (continued):

Proposed Building Height	Existing to remain, 10' – 0"
Landscaping Provided	11.8%
Parking Required	10 parking spaces*
Parking Provided	10 parking spaces (4 striped, 1 ADA)*

*Staff has built in flexibility to allow the site to adapt to future zoning standards. Staff anticipates future standards will require this site to supply 3 spaces, 1 ADA. Flexibility exists if Zoning Code Rewrite requirements change in its adopted version.

Exhibit A – Narrative

Exhibit B – Site Plan

Exhibit C – Landscape Plan

Exhibit D – Elevations (Existing Structures)

Exhibit E – Floodplain Use Permit

Exhibit F – Heritage District Citizen Advisory Committee Draft Minutes from 9/11/14

-- End of report --