



Conditional Use Permit Planning and Zoning Commission Staff Report

CASE NUMBER: OV814-003 - Caliber Collision Auto Center

MEETING DATE: January 6, 2015

AGENDA ITEM: 3

STAFF CONTACT: Michael Spaeth, Senior Planner
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Applicant: Chen Architects, Ming Chen

Request: Conditional Use Permit to allow auto body repair facility

Location: Mercado del Rio shopping center Lot 11. North of Pusch View Lane, approximately ¼ mile west of the Pusch View Lane and Oracle Road intersection.

Recommendation: Approve with the conditions listed in Attachment 1.

SUMMARY:

The applicant requests a Conditional Use Permit (CUP) to operate an auto body repair use on Lot 11 of the Mercado del Rio shopping center, located north of Pusch View Lane approximately ¼ mile west of the intersection with Oracle Road. The subject property encompasses approximately 1.2 acres and currently contains an existing car wash facility which has ceased operation.

The proposed auto body repair use requires a CUP in a Regional Commercial (C-2) Zoning District. The proposed use will utilize the existing car wash structure and outdoor canopy area, with building renovations primarily taking place on the interior of the building. The applicant is proposing to add two new overhead coiling doors, relocating the existing mobility-impaired accessible parking spaces and adding new parking space striping.

The renovated building will serve as an auxiliary facility to the existing Caliber Collision Automotive Service center on Lot 12, immediately south of the subject property. The proposed facility will include a vehicle body "prep" area and an employee break room. The majority of the business operations will remain in the building to the south. The proposed use will include temporary outdoor storage of vehicles awaiting service. A condition has been added to Attachment 1 to add additional screening along the northern property line to further screen stored vehicles. The applicant's proposal is consistent with the Conditional Use Permit Review Criteria, subject to the conditions listed in Attachment 1. The applicant's proposal is included as Attachment 2.

BACKGROUND/DETAILED INFORMATION:

The Existing Land Use, General Plan and Zoning for the property and the surrounding area is summarized below and depicted in Attachments 3 and 4.

Land Use and Zoning

	EXISTING LAND USE	GENERAL PLAN	ZONING
SUBJECT PROPERTY	Existing Vacant Car Wash	Community/Regional Commercial	Regional Commercial (C-2)
NORTH	Canyon del Oro Wash	Open Space	Single-family Residential (R1-144)
SOUTH	Caliber Collision Auto Service Center	Community/Regional Commercial	Regional Commercial (C-2)
EAST	Rooney Ranch Shopping Center	Community/Regional Commercial	Rooney Ranch PAD
WEST	Vacant (Mercado del Rio shopping center)	Community/Regional Commercial	Regional Commercial (C-2)

Approvals to Date

- May 2004: Mercado del Rio Master Development Plan/Preliminary Plat approved by Town Council.
- October 2004: Mercado del Rio Final Plat approved by Town Council.
- May 2005: Conditional Use Permit for Car Wash approved by Town Council.

Existing Site Details

The proposed auto body repair use will occupy the existing car wash facility on Lot 11 of the Mercado del Rio shopping center. The existing building consists of the following:

- Approximately 8,345 sq. ft. including:
 - Wash tunnel
 - Offices
 - Equipment and detail area
- Approximately 3,550 sq. ft. outdoor canopy area, fully screened from adjacent properties

- Building height of 28'8"
- Five (5') foot screen wall along the west and southwest property lines
- Three (3') foot screen wall along the east property line
- Three overhead coiling door bays facing east (away from interior streets)

Request Detail

The applicant's request is summarized as follows:

- Leave the exterior of the existing building primarily unchanged and renovate the interior of the existing car wash facility.
- Construct two additional overhead coiling doors oriented east, away from interior roadways. The new coiling doors are proposed adjacent to the three existing coiling doors and will be designed to architecturally match the existing doors (see Attachment 2 – Pg. 4).
- The relocation of the existing mobility-impaired accessible parking spaces.
- New parking along the east property line. The new and relocated mobility-impaired accessible parking spaces will be reviewed by staff during the building permit process.
- Interior renovations will include:
 - The removal of all existing car-wash equipment and remodeling to accommodate interior space for vehicle body work.
 - The modification of one bay into a detail/wash bay for future use.
 - Minimally updating the second floor office space and existing restroom facilities.

DISCUSSION/ANALYSIS:

Conditional Use Permit Analysis

The Conditional Use Permit Review Criteria contained in Section 22.5 provide the primary guidance for evaluating conditional uses. Conditional Use Permits may be granted based on consideration of the following criteria shown in italics, followed by staff commentary:

That the granting of such conditional use permit will not be materially detrimental to public health, safety, or welfare. In arriving at this determination, the factors which shall be considered shall include the following:

Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;

The proposed automotive service operations will involve vehicle body "prep" work, including bonding, hood replacement, fender repair, hail damage repair and windshield replacement. These types of repair operations may minimally contribute to existing noise levels; however, the applicant has stated operations will take place entirely within the confines of the building with the overhead doors closed. Any impacts from noise

generated by these repair operations will be further minimized by the existing screen walls and landscaping.

The type of operations anticipated for the facility do not include activities that produce excessive amounts of odor or smoke. Within the facility a negligible amount of dust will be produced during vehicle body work. Operations will take place with the overhead doors closed, therefore no dust is anticipated to be emitted outside of the building.

Regular operations are not anticipated to produce excessive amounts of vibration or illumination. The proposed use will be required to comply with the Town of Oro Valley Outdoor Lighting standards and regulations. The proposed use meets this criteria.

Hazard to persons and property from possible explosion, contamination, fire or flood;

The proposed use will utilize a low-volume of automotive cleaning agents, vehicle body work tools, electronic devices and an air compressor. The anticipated business practices would not be expected to create hazards generated by explosion, contamination, fire or flood. The proposed use is comprehensively regulated by the International Building and Fire Codes. Typical emergency response systems currently exist in the vacant car wash building including fire sprinklers and oil-water separators to protect against off-property contamination.

Hazard occasioned by unusual volume or character of traffic.

The everyday business operations are not anticipated to generate unusual volumes or character of traffic. The applicant has stated the need to temporarily store vehicles outside in the parking lot while awaiting service. The original mitigation measures employed for the car wash, the screen walls and additional landscaping, will serve to thoroughly screen vehicles from the adjacent properties and roadways. A condition has been added to Attachment 1 to add additional landscaping along the north property line to ensure the storage of vehicles are adequately screened from multi-use path north of the property.

That the characteristics of the use proposed in such use permit are reasonably compatible with types of uses permitted in the surrounding area.

Lots 11, 12 and 13 of the Mercado del Rio shopping center were identified as those where automotive uses are permitted. The proposed auto body repair use will utilize the existing car wash building which will be renovated to serve the intended purpose. The subject property is located adjacent to the rear of the commercial properties to the west and is the furthest lot from Pusch View Lane. Repurposing the existing building and utilizing the mitigation measures implemented for the car wash, will ensure the proposed use will have a minimal impact on surrounding areas.

The approved Landscape Plan established all required buffer yards. A condition has been added to Attachment 1 to require additional landscaping along the northern property line to further screen the vehicle storage from the nearby multi-use path.

General Plan Compliance

The subject properties are designated as Community/Regional Commercial on the General Plan Future Land Use Map.

The Community/Regional Commercial General Plan land use designation is defined as:

“This designation is for commercial areas at the intersections of principal arterials.”

The subject property is a component of the larger Mercado del Rio shopping center. The applicant's proposal is consistent with this General Plan land use designation.

Conditional Use Permit applications are also evaluated for consistency with the Vision, Goals and Policies of the General Plan. The following section provides analysis relative to the consistency of the Conditional Use Permit request with the General Plan Vision and key General Plan Goals and Policies. Excerpts from the General Plan are shown in italics, followed by staff comment.

To be a well planned community that uses its resources to balance the needs of today against the potential impacts to future generations. Oro Valley's lifestyle is defined by the highest standard of environmental integrity, education, infrastructure, services, and public safety. It is a community of people working together to create the Town's future with a government that is responsive to residents and ensures the long-term financial stability of the Town.

Goal 1.3 *To promote a compatible mix of land uses throughout the Oro Valley Planning Area*

The applicant's proposal is to occupy an existing, currently vacant building representing an opportunity for infill development. The subject property is located within a service commercial development in close proximity to a principal arterial intersection. The facility is located on Lot 11 within the shopping center, furthest from existing residential and fully screened from public roadways. The applicant's proposal to utilize an existing building located within an existing shopping center near similar uses is consistent with both the General Plan Vision and this General Plan Goal regarding a compatible, well balanced community.

Zoning Code Analysis

Auto body repair requires a Conditional Use Permit in the Regional Commercial (C-2) zoning district to ensure the type and character of operations won't negatively impact neighboring properties. The subject property is located within an existing service commercial development and is the furthest lot from Pusch View Lane. Subsequently, the nearest residential is located approximately 650 feet across Pusch View Lane. The approval for the car wash included additional screening requirements to mitigate against any potential impacts to nearby

properties. These mitigation measures will similarly be utilized to screen the daily operations of the auto body repair use.

Engineering

The applicant's proposal acknowledges that the site will remain in its current state. As a result site drainage will be maintained per the approved site improvements.

The use of the new building as proposed will not generate additional traffic as only employees will utilize the new building as additional workspace for the existing building. Patrons of the business will not conduct business or utilize the new building. Therefore, the traffic impact to the surrounding street network as a result of this use is negligible.

PUBLIC PARTICIPATION:

Summary of Public Notice

Notice to the public was provided consistent with Town-adopted noticing procedures, which includes the following:

- Letter to all property owners within 600 feet
- Letter to all individuals that attended the neighborhood meeting.
- Posting at Town Hall
- All registered HOAs

Neighborhood Meetings

A neighborhood meeting was held on December 13, 2014 with approximately 3 residents and interested parties in attendance. Notable discussion topics included:

- Compatibility with neighboring properties
- Neighborhood buffers
- Traffic
- Noise
- Potential nuisances from vehicles parked outside

A copy of the neighborhood meeting summary has been included as Attachment 5.

No additional comments or concerns have been received by Staff.

RECOMMENDATION:

Based on the following findings:

- The proposed use will not be materially detrimental to the public health, safety or welfare
- The proposed use is consistent with the Conditional Use Permit Review Criteria.
- The proposed use will utilize an existing, currently vacant facility, thereby promoting infill development.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval to the Town Council of the requested Conditional Use Permit OV814-003, subject to the conditions on Attachment 1.

SUGGESTED MOTIONS:

I move to recommend approval of the Conditional Use Permit for the Caliber Collision Automotive Service center, based on the findings in the staff report.

OR

I move to recommend denial of the Conditional Use Permit for the Caliber Collision Automotive Service center finding that _____.

ATTACHMENTS:

1. Conditions of Approval
2. Applicant's Proposal
3. General Plan Land Use Map
4. Zoning Map
5. Neighborhood Meeting Summary

Bayer Vella, Interim Planning Manager