



CITY MANAGER
Elaine Leven
CITY CLERK
August Gitschlag

City of Fraser

CENTENNIAL COMMUNITY

MAYOR
Michael Lesich
MAYOR PRO-TEM
Dana Sutherland
COUNCIL
Amy Baranski
Patrick O'Dell
Kenny Perry
Patrice Schornak
Sherry Stein

AGENDA
CITY OF FRASER ZONING BOARD OF APPEALS
December 5, 2024 @ 7:00 P.M.
COUNCIL CHAMBERS, 33000 GARFIELD; FRASER, MI 48026

- 1. Call Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Agenda – December 5, 2024**
- 5. Approval of Minutes – November 7, 2024**
- 6. Formal Statement by Chair**
- 7. New Business of the Board**

- a. **Public Hearings – ZBA 24-07 – 34625 and 34835 Utica Road, Mister Car Wash**

To obtain a variance from Section 32-86(6) of the Zoning Ordinance to allow the applicant to exceed the maximum allowed footcandle illumination measurement in a commercial use.

- The proposed maximum illumination in the driveway is 21 footcandles where only 4 footcandles are permitted.
- The proposed maximum illumination for parking areas is 33 footcandles where only 4 footcandles are permitted.
- The proposed maximum illumination for walks is 33 footcandles where only 2 footcandles are permitted for walks.

- 8. Other**
 - a. 2025 Meeting Calendar
- 9. Old Business (Postponed Cases) - None**
- 10. Unfinished Business of the Board**

11. Monthly Report

- a. November Monthly Reports
- b. Action items Update – none

12. Planning Commission Liaison

13. Public to be Heard

14. Adjournment.

Posted: November 22, 2024



CITY MANAGER
Elaine Leven
CITY CLERK
Cynthia Greenia

City of Fraser

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CITY OF FRASER
ZONING BOARD OF APPEALS MEETING
NOVEMBER 7, 2024 @ 7:00 P.M.
33000 GARFIELD, FRASER, MI 48026

A regular meeting of the City of Fraser Zoning Board of Appeals was held Thursday, November 7, 2024 at 7:00 p.m. in City Council Chambers, 33000 Garfield, Fraser, MI 48026.

1. Call to Order

Chair Farina called the meeting to order at 7:01 p.m.

2. Pledge of Allegiance

Chair Farina led the Pledge of Allegiance.

3. Roll Call

Present: Burley, Chimenti, Farina, Green, Menendez,

Absent: Stasek

Others: City Planner Sayre, City Attorney Hishon, City Clerk Gitschlag

4. Approval of Agenda - November 7, 2024

Motion by Menendez supported by Burley to approve the agenda as presented.

Ayes: Burley, Chimenti, Farina, Green, Menendez

Nays:

Absent: Stasek

Motion Carried

5. Approval of Minutes – September 5, 2024

Motion by Menendez supported by Chimenti to approve the minutes as presented.

Fraser ZBA
November 7, 2024
Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek
Nays:
Absent: Stasek
Motion Carried

Stasek arrives at 7:06

6. Formal Statement by Chair

7. New Business of the Board

a. Public Hearings – ZBA 24-06 – 33420 Utica Road, Use Variance for Multiplex Development

To obtain a use variance from zoning ordinance standards to allow the applicant to construct multiplex buildings consisting of seven two-family dwellings on site with associated parking in the RM zoning district.

Ayad Razoo was there on behalf of the petitioner.

Open Public Hearing at 7:16

Public Comment by: Denise Bilson & Megan Walker

Close Public Hearing at 7:24

Motion by Menendez supported by Burley to motion to approve ZBA 24–06 located at 33420 Utica Rd. VARIANCE request by reason of Section 32-122 provisions relating to permitted uses in the RM , one family residential District:

Granting the applicant a “ Use Variance” from zoning ordinance standards to allow the applicant to develop the site as a condominium consisting of up to 7 two- family (duplex) buildings on the sight with associated parking in the RM District.

With the following condition:

No master deed may be recorded until it is in a form satisfactory to the city attorney. The cost of review of the master deed and bylaws to the city shall be reimbursed by the applicant, with an escrow to be established in an amount set by the planner.

Reason for this approval:

1. This parcel is unique and in that the depth (over 600 feet), is significantly greater than other parcels in the same zoning district and nearby and by granting this variance it will allow this property owner the same rights afforded to adjacent and nearby parcels with similar zoning, as they were granted a Use Variance.

2. This development will not materially impair the intent of purpose of this chapter or public interest. Adjacent properties are mainly multi-family developments, and the property is located along a major thoroughfare. The parcels is unique due to its unusual length-to-depth dimensions and situated among multi-family developments. We do not anticipate granting this variance to create a general rule.

This development is very consistent with the master plan .

Ayes: Burley, Chimenti, Farina, Green, Menendez, Stasek

Nays:

Absent:

Motion Carried

b. Other

i. Interview of Joseph Chimenti for position on the Zoning Board of Appeals

ii. Interview of Rosanne Menendez for position on the Zoning Board of Appeals

Motion by Farina, Burley seconds to suspend the rules, and reappoint Joe Chimenti and Rosanna Menendez to the Zoning Board of Appeals.

Motion carried Unanimously

8. Old Business – None

9. Unfinished Business – Request for ID Badges

10. Monthly Reports

11. Planning Commission Liaison

12. Public Participation

13. ADJOURNMENT

Motion by Menendez supported by Chimenti to adjourn the meeting at 7:49 p.m.

AYES: Burley, Chimenti, Farina, Green, Menendez, Stasek

NAYS: None

Absent:

Motion Carried



MCKENNA

November 18, 2024

Hon. Members of the Zoning Board of Appeals
City of Fraser
33000 Garfield Road
Fraser, Michigan 48026

**SUBJECT: ZBA REPORT #1
#24-07 VARIANCE REQUEST / MISTER CAR WASH**

APPLICANTS: MISTER CAR WASH

SECTION: SECTION 32-86(6), PROVISIONS PERTAINING TO MAXIMUM LIGHTING ILLUMINATION FOR A COMMERCIAL USE.

LOCATION: 34625 & 34835 UTICA ROAD, FRASER, MICHIGAN 48026

REQUEST: TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO ALLOW THE APPLICANT TO EXCEED THE MAXIMUM ALLOWED FOOTCANDLES ILLUMINATION MEASUREMENT IN A COMMERCIAL USE.

- THE PROPOSED MAXIMUM ILLUMINATION IN THE DRIVEWAY IS 21 FOOTCANDLES WHERE ONLY 4 FOOTCANDLES ARE PERMITTED.
- THE PROPOSED MAXIMUM ILLUMINATION FOR PARKING AREAS IS 33 FOOTCANDLES WHERE ONLY 4 FOOTCANDLES ARE PERMITTED.
- THE PROPOSED MAXIMUM ILLUMINATION FOR WALKS IS 33 FOOTCANDLES WHERE ONLY 2 FOOTCANDLES ARE PERMITTED FOR WALKS.

Dear Members of the Zoning Board of Appeals:

We have reviewed the above referenced application for exceeding illumination levels– as they do not meet the requirements of the code – and have prepared the following report. The report identifies the relevant facts about the property and the proposal. The report also provides our professional opinion about how the relevant sections of the ordinance that guide the ZBA’s decisions apply to this requested variance.

ADMINISTRATIVE STATEMENT OF FACTS

The applicant, CWP West, LLC (Mr. Car Wash representative), is seeking site plan approval for their proposed development at 34625 & 34835 Utica Road for an auto wash. The city’s zoning ordinance outlines maximum foot candle levels for illumination for buildings within a commercial district. The applicant is requesting three variances to exceed the required maximum illumination levels within the driveway, parking areas, and walks.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



ZONING BOARD OF APPEALS VARIANCES AND BOARD ACTION RESTRICTIONS

The ZBA is a body of limited powers. §32-228 explains how Fraser administers variance requests. Where there are practical difficulties or unnecessary hardships in the way of strict enforcement of the zoning ordinance, the ZBA may grant appeals to vary or modify any zoning provisions that apply to dimensional standards like construction, structural changes in equipment, or alteration of buildings or structures. The ZBA's actions must uphold the zoning ordinance, secure public safety, and provide substantial justice for all property owners.

The ZBA must consider whether the property in question exhibits practical difficulty, like geographical or topographical conditions that impair its improvements without the modifications requested.

As described in §32-228(a)(2), the ZBA must find evidence of evidence that:

- all the facts and conditions of a. thru d. exists,
- or e. or f. exists independently, to grant a variance.

Our comments related to the proposal follow each clause in **bold**.

- a. *That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.*

Applicant Comments	This applicant states the unique characteristics for the use of the property includes the performance by customers of tasks outside their vehicle such as vacuuming, drying and applying of specialty products creates a unique and extraordinary circumstance not found on other properties in the GC – General Commercial zoning.
Planning Comments	We do not find that performing tasks outside vehicles is unique to this property. For example, gas stations also require customers to leave their vehicle and perform tasks.

- b. *That such variance is necessary for the preservation and enjoyment of a substantial property right like that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed enough to warrant a variance.*

Applicant Comments	Without the granting of this variance, it would create an unsafe condition on the site which may not allow this project to move forward. By allowing the light illumination to be enhanced during operating hours, this will allow Mister Car Wash to safely operate and for the existing, vacant site to be redeveloped into a state-of-the art express tunnel car wash.
Planning Comments	We note that the proposed operation hours are from 7am to 8pm, as indicated in the Special Land Use application, and defer to the applicant if this has changed. We do not believe granting this variance is necessary for the preservation or enjoyment of a substantial property right like that possessed by other properties. To the north, Auto Zone (CG zoned), is compliant with the lighting ordinance. Additionally, other CG, auto-centric uses have committed to compliant lighting plans.



- c. *That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.*

Applicant Comments	The site sits within a GC - General Commercial zone, with commercial uses and/or Public Right of Way on all sides of the site. The light level at the property lines will meet all city ordinances and the elevated illumination levels will be mitigated onsite during non-operating hours by turning off the POS canopy lighting and every other vacuum light arm. Elevated light illumination levels will have no adverse effects on neighboring property owners/users.
Planning Comments	We do not find that granting this variance will materially impair the intent and purpose of this chapter or the public interest, as the site does not abut any non-commercial uses and is located on a major throughfare.

- d. *That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.*

Applicant Comments	Due to the specialized nature of a car wash with exterior vacuums, the vacuums necessitate a Special Land Use within the City of Fraser zoning ordinances. This, coupled with the fact that there are no other express tunnel car washes with exterior vacuums located within the City of Fraser indicates the unique circumstance is not so common as to warrant a general rule for such condition.
Planning Comments	We find that the conditions for which the variance is sought may not be unique to the use. The variance sought is for increased illumination levels to necessitate safe travel and usage of services within the site. This may be applicable to other auto-centric uses such as carry-out or drive through restaurants, gas stations, or other auto service uses.

OR

- e. *That the modification to setback, location, site or building requirements is sponsored by the Planning Commission for a specific proposal that benefits the City by providing better design or efficient use of the site or results in a more creative development (all fees to be paid by the applicant).*

The Planning Commission did not sponsor this proposal as a part of a site plan and/or special land use approval.

OR

- f. *That phasing of required site plan improvements may be warranted because the cost of such improvements is relatively high in relation to the total cost of the applicant's development or addition. Planning Commission recommendations shall be required, together with a financial security in the amount of the deferred improvements.*

The applicant cannot meet the zoning ordinance's standards through phasing or deferment; therefore, the scenario does not apply.



CONCLUSION

We do not find that all the conditions specified in the ordinance for granting a variance are met. Additionally, we do not find a practical difficulty or unnecessary hardship that would necessitate the granting of this variance. For those reasons, we recommend denying the requested variances for increased illumination levels.

Please let me know if you have any questions.

Respectfully Submitted,

Alicia Warren
Assistant Planner

Lauren Sayre, AICP
Associate Planner

Cc: Applicant
City Manager
Building Official
City Attorneys



City of Fraser

Building & Code Enforcement Department

NOTICE OF ZONING BOARD OF APPEALS HEARING

NOTICE IS HEREBY GIVEN that the City of Fraser Zoning Board of Appeals will meet on **Thursday, December 5, 2024**, at 7:00 p.m. in the Fraser City Hall Council Chambers at 33000 Garfield Road, located at the southeast corner of Fourteen Mile and Garfield Roads, Fraser, Michigan for the purpose of conducting a Public Hearing and making a decision on the following request:

APPEAL #24-07:

VARIANCE REQUEST / Mister Car Wash

BY REASON OF:

SECTION 32-86(6), PROVISIONS RELATING TO LIGHTING MAXIMUM ILLUMINATION FOR A COMMERCIAL USE.

PURPOSE OF REQUEST:

TO OBTAIN A VARIANCE FROM ZONING ORDINANCE STANDARDS TO ALLOW THE APPLICANT TO EXCEED THE MAXIMUM ALLOWED FOOTCANDLES ILLUMINATION MEASUREMENT IN A COMMERCIAL USE.

- THE PROPOSED MAXIMUM ILLUMINATION IN THE DRIVEWAY IS 21 FOOTCANDLES WHERE ONLY 4 FOOTCANDLES ARE PERMITTED.
- THE PROPOSED MAXIMUM ILLUMINATION FOR PARKING AREAS IS 33 FOOTCANDLES WHERE ONLY 4 FOOTCANDLES ARE PERMITTED.
- THE PROPOSED MAXIMUM ILLUMINATION FOR WALKS IS 33 FOOTCANDLES WHERE ONLY 2 FOOTCANDLES ARE PERMITTED FOR WALKS.

PROPERTY IN QUESTION:

34625 AND 34835 UTICA ROAD, FRASER, MI 48026

NOTICE IS FURTHER GIVEN that any interested person may appear and comment upon the proposed request in person, or by agent or attorney during the public hearing to be held on the date and time of the meeting. Pertinent information relating to the application may be reviewed at the Fraser Building Department during regular business hours which are 8:00 a.m. to 4:30 p.m., Monday through Friday at the Fraser City Hall, 33000 Garfield Road, Fraser, Michigan. Questions regarding the requested variance can be directed to the Planner, c/o Building Department at 586-293-3100. Written comments may be submitted to the Fraser Building Department at 33000 Garfield Road, Fraser, Michigan 48026, or email to the Building Department at zoning@micityoffraser.com up to 4:30 p.m. of the meeting date.

The City of Fraser will provide necessary, reasonable auxiliary aids and services to individuals with disabilities at the meeting upon four (4) days' notice to the Building Department at the phone number set forth above.



CITY OF FRASER
APPLICATION FOR APPEAL
ZONING BOARD OF APPEALS

Office Use Only

APPEAL # _____

DATE OF MTG. _____

DATE REC'D _____

RECEIPT #: _____

CIRCLE ALL THAT APPLY:

VARIANCE

APPEAL

TEMPORARY

INTERPRETATION

GENERAL LOCATION OF PROPERTY:

ADDRESS 34625 Utica Road CROSS STREETS: Utica Road & Woodlane

LEGAL DESCRIPTION (Lot number, subdivision, metes/bounds or attach on a separate sheet):

PIN: 11-31-202-002 and 11-31-100-049 See attached for proposed legal description

BASIS FOR REQUEST: (Hardship or practical difficulty imposed by Ordinance):

See attached

SECTION OR ORDINANCE INVOLVED: Section 32-86

ZONING DISTRICT OF PROPERTY: CG - Commercial General

APPLICANT

NAME AND ADDRESSES OF PARTIES OF INTEREST AND/OR APPLICANT SETTING FORTH THE LEGAL INTEREST IN SAID PREMISES:

APPLICANT: CWP West, LLC (c/o Christopher Campbell)

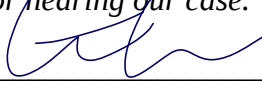
ADDRESS: 222 E. 5th Street, Tucson, AZ 85705 ccampbell@mistercarwash.com

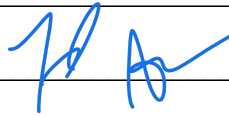
PHONE: 763-360-8963 INTEREST: Lessee

APPLICANT: _____

ADDRESS: _____

I (We) hereby request a hearing on the above-mentioned matter before the City of Fraser Zoning board of Appeals. The undersigned swear(s) the foregoing statements and answers herein contained and accompanied information and data are in all respects true and complete. I (we) grant permission to Members of the Zoning Board of Appeals and to the City of Fraser Administration to enter the land in order to view the outside premises in preparation for hearing our case.

Signature of Applicant:  Date: 11/6/2024

Signature of legal property owner (if not applicant):  Date: 11/6/2024

Proposed Metes & Bounds

PROPOSED PARCEL DESCRIPTION

All that part of the Northwest 1/4 of Section 31, Town 2 North, Range 13 East, Macomb County, Michigan described as:

Commencing at the North 1/4 corner of said Section 31; thence South 89°24'07" West, 184.68 feet to the northeast corner of the land conveyed in Warranty Deed Liber 4751, Page 31, Macomb County Records; thence along the easterly line of said land the following (2) courses: (1) South 21°47'00" West 64.36 feet; (2) South 89°24'07" East 64.35 feet to the southwesterly right of way of Utica Road; thence along said right of way the following (2) courses: (1) South 21°47'00" East 770.62 feet; (2) South 21°21'55" East 196.12 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence continuing South 21°21'55" East 139.42 feet along said southwesterly right of way; thence South 79°12'06" West 60.16 feet; thence South 83°52'10" West 112.45 feet to a point on the North-South Quarter line of said Section 31; thence South 00°37'35" East 45.82 feet along said Quarter line; thence South 89°50'35" West 218.56 feet; thence North 00°41'53" East 195.84 feet; thence North 89°24'28" East 214.03 feet to said Quarter line; thence South 00°37'35" East 14.92 feet along said line; thence North 82°18'46" East 122.71 feet to the place of beginning of this description.

Containing ±62,815 sq ft (±1.442 Acres) more or less.

Basis for Request

Due to the unique nature of the use with a mixture of vehicles and people traversing the site, and customers outside of their vehicles performing tasks, it's important that elevated, safe light levels be provided. The vacuum stalls in particular are not parking stalls, rather they are vacuum stations where customers park and exit their vehicles to perform specific tasks. These tasks include vacuuming out vehicles, drying off residual water or applying specialty products they may use. Customers require elevated & safe light levels to see what they're doing as they work to safely navigate around their vehicle while performing these tasks. Additionally, these elevated light levels allow other drivers to safely see those customers utilizing a vacuum station.

The Pay Station Canopy provides an area where Mister Car Wash team members assist customers as they make their purchase selection via the POS kiosk. The mixture of employees and vehicles, coupled with the nature of the transactions occurring require elevated and safe light levels.

Unlike other comparable uses where customers may park their vehicle and pump fuel, or park and walk into a retail store, the Mister Car Wash customer is utilizing the vacuum stations as they perform tasks in and out of their vehicles all while having automotive traffic maneuvering around them.

Mister Car Wash requests approval for a variance to allow light levels to exceed 4.0 foot candles in the Driveway and Parking areas and the Walks to exceed 2.0 foot candles. The not to exceed foot candles desired is 21 fc on the Driveway, Parking areas and Walks and 33.0 foot candles under the POS Canopy.

At no time will light levels exceed those allowed by code at the property line. Additionally, Mister Car Wash intends to turn the POS canopy lighting and every other vacuum light arm off during non-operating hours.

To approve a variance request, the Zoning Board shall find evidence that all the following facts and conditions of a. through d. exist.

Section 32-228 Variance Approval Criteria

- a) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or as to the intended use of the property that do not apply generally to other properties in the same zoning district.

RESPONSE: As noted above in the narrative, the performance by customers of tasks outside their vehicle such as vacuuming, drying and applying of specialty products creates a unique and extraordinary circumstance not found on other properties in the GC – General Commercial zoning.

- b) That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

RESPONSE: Without the granting of this variance, it would create an unsafe condition on the site which may not allow this project to move forward. By allowing the light illumination to be enhanced during operating hours, this will allow Mister Car Wash to safely operate and for the existing, vacant site to be redeveloped into a state-of-the-art express tunnel car wash.

- c) That the authorizing of such variance will not be of substantial detriment to adjacent property and will not materially impair the intent and purpose of this chapter or the public interest.

RESPONSE: The site sits within a GC - General Commercial zone, with commercial uses and/or Public Right of Way on all sides of the site. The light level at the property lines will meet all city ordinances and the elevated illumination levels will be mitigated on-site during non-operating hours by turning off the POS canopy lighting and every other vacuum light arm. Elevated light illumination levels will have no adverse effects on neighboring property owners/users.

- d) That the conditions or situation of the specific piece of property, or the intended use of the property for which the variance is sought, is not of so general or recurrent in nature as to create a general rule for such condition or situation.

RESPONSE: Due to the specialized nature of a car wash with exterior vacuums, the vacuums necessitate a Special Land Use within the City of Fraser zoning ordinances. This, coupled with the fact that there are no other express tunnel car washes with exterior vacuums located within the City of Fraser indicates the unique circumstance is not so common as to warrant a general rule for such condition.

LEGEND

	PROPERTY LINE		PAVEMENT MARKINGS
	PROPOSED VERTICAL CURB		STOP BAR & SIGN
	PROPOSED ROLLED CURB		PROPOSED SIGN
	EXISTING CURB & GUTTER		ACCESSIBLE PARKING SPACE
	CONCRETE SIDEWALK		EX / PR LIGHT POLE
	CONCRETE PAVEMENT		EXISTING UTILITY POLE
	HEATED CONCRETE PAVEMENT		
	OVERHEAD ELECTRIC		

NOTES

1. REFER TO THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION. REFERENCE SURVEY: SURVEY BY WILLIAMS & WORKS, JOB NO.: 221014.048, DATE: 06/27/24.
2. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
4. ALL RADII ARE 5' UNLESS OTHERWISE NOTED. ALL RADII ARE DIMENSIONED FROM BACK OF CURB.
5. A SEPARATE SIGN APPLICATION TO CITY OF FRASER IS REQUIRED FOR ALL SIGNS.
6. OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON THE SITE.
7. 3 MECHANICAL DRY-OFF MACHINES PROVIDED WITHIN CARWASH TUNNEL.
8. PAVEMENT THICKNESS WILL MEET OR EXCEED MINIMUM PAVEMENT THICKNESS REQUIRED BY CITY OF FRASER AS FOLLOWS:
 - 8.1. CONCRETE: SEVEN INCHES OF CONCRETE ON AN APPROVED SUBBASE.
 - 8.2. ASPHALT: FOUR INCHES OF BITUMINOUS ON SIX INCHES OF AGGREGATE SUBBASE.

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT IS A CONVEYOR-TYPE CAR WASH TO INCLUDE A 6,530 SQUARE FOOT BUILDING FACILITY AND ASSOCIATED PARKING FACILITIES, UTILITY SERVICES, LANDSCAPING & STORMWATER MANAGEMENT FACILITIES.

THE PROPOSED SITE IS LOCATED AT 34625 UTICA ROAD AND IS CURRENTLY UNOCCUPIED BY THE PREVIOUS TENANT. DEVELOPMENT OF THE SITE WILL REQUIRE DEMOLITION OF THE EXISTING BUILDING, REMOVAL AND CAPPING OF EXISTING UTILITY SERVICE FEEDS, AND REDEVELOPMENT OF THE SITE ACCORDING TO THE SITE LAYOUT PLAN PER COUNTY & STATE REQUIREMENTS.

SITE DATA

PARCEL SUMMARY	
TAX ID:	03-11-31-100-049
ZONING:	GC GENERAL COMMERCIAL
PARCEL 1:	26.93 ACRES
PARCEL 2:	0.66 ACRES
OVERALL PARCEL:	27.59 ACRES

PROPOSED MCW PARCEL: 1.44 ACRES

BUILDING DATA

FLOOR AREA6,530 SF

EMPLOYEE PARKING DATA

PROPOSED	REQUIRED	FORMULA
4 SPACES*	3 SPACES	1 SPACE PER EMPLOYEE (2-3 EMPLOYEES PER SHIFT)

CAR WASH STACKING DATA		
PROPOSED	REQUIRED	FORMULA
24 SPACES	18 SPACES	6 SPACES PER SERVICE LANE

ACCESSIBLE PARKING DATA			
	PROPOSED	REQUIRED	FORMULA
TOTAL	2 SPACE*	1 SPACE	1-25 TOTAL SPACES PROVIDED
VAN	1 SPACE*	1 SPACE	1/6 ACCESSIBLE SPACES
*ACCESSIBLE VACUUM SPACE IS INTENDED TO SERVE AS ACCESSIBLE SPACE			

*ACCESSIBLE VACUUM SPACE IS INTENDED TO SERVE AS ACCESSIBLE SPACE

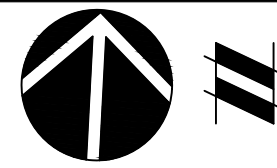
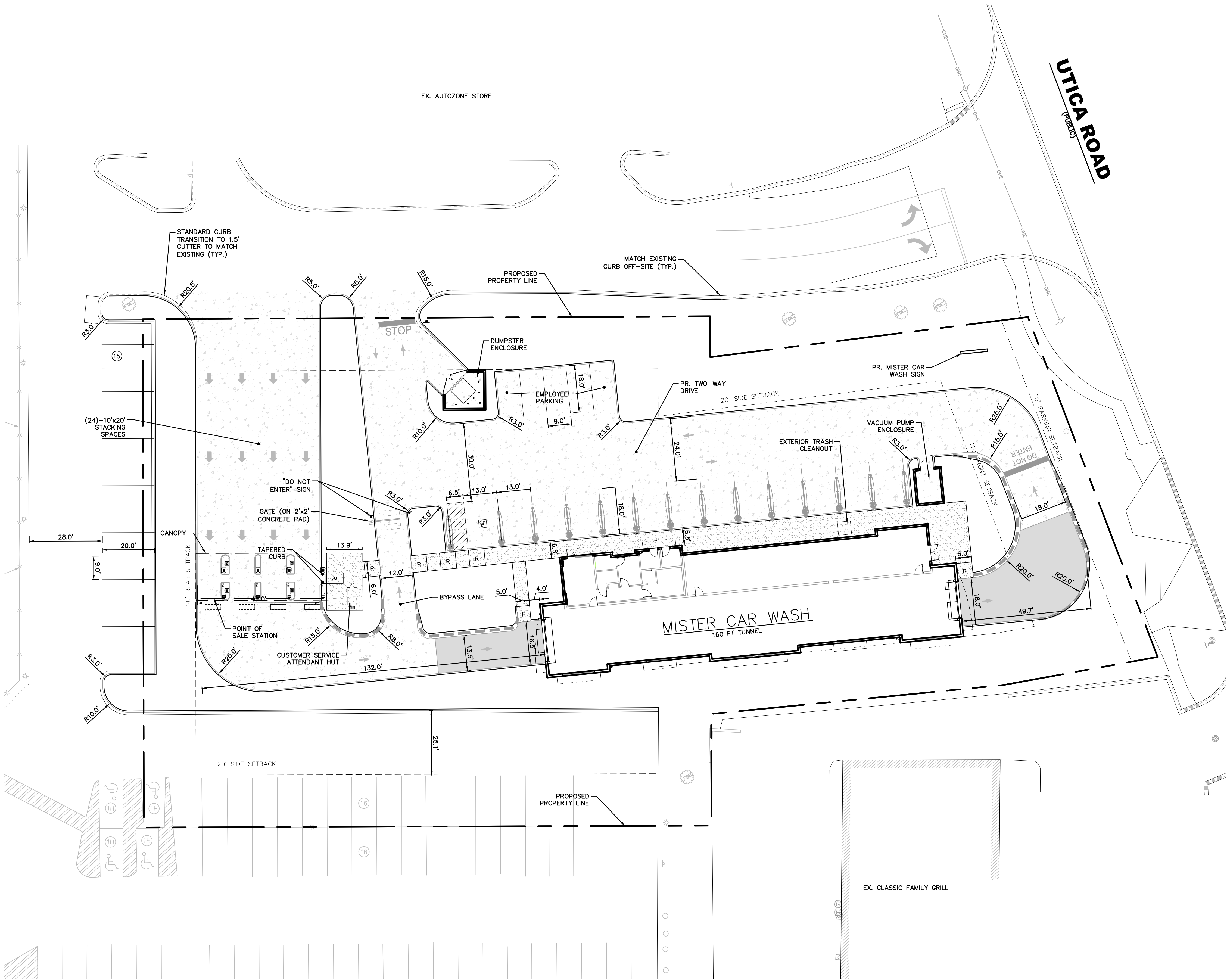
PARCEL DESCRIPTION

SPLIT ON 11/02/2021 INTO 03-11-31-100-049 & 03-11-31-100-050; T2N, R13E, SEC 31; COMM AT N 1/4 POST SEC 31; TH S89+24°07'W 184.68 FT TO POB; TH S21+47°00'E 64.36 FT; TH S89+24°07'W 64.35 FT; TH S21+47°00'E 302.71 FT; TH S89+31°41'W 183.52 FT; TH S00+25°20'E 339.18 FT; TH S89+31°43'E 98.70 FT; TH N85+55°32'E 42.61 FT; TH N77+24°57'E 55.82 FT; N69+23°27'E 58.07 FT; TH N22+05°42'W 15.00 FT; TH 5.47 FT ALG A CURVE LEFT, R=24.16, CB N58+11°37'E 5.46 FT; TH S21+47°00'E 50.79 FT; TH N62+42°07'W 12.25 FT; TH S69+11°13'W 33.95 FT; TH 179.94 FT ALG A CURVE RIGHT, R=418.95, CB S76+21°20'W 178.56 FT; TH S00+25°36'E 195.76 FT; TH N89+10°55'E 151.42 FT; TH 148.46 FT ALG A CURVE LEFT, R=338.34, CB N77+11°21'E 147.27 FT; TH N16+37°43'E 3.75 FT; TH S21+21°55'E 83.39 FT; TH S82+18°46'W 122.84 FT; TH S00+37°09'E 357.53 FT; TH S89+24°07'W 1124.46 FT; TH NORTH 1334.67 FT; TH N89+24°07'E 115.41 FT; TH S00+00°00'E 107.68 FT; TH N90+00°00'W 28.84 FT; TH S00+00°00'E 98.42 FT; TH 39.53 FT ALG A CURVE LEFT, R=25, CB S45+17°57'E 35.54 FT; TH N89+24°07'E 213.58 FT; TH N89+27°13'E 160.43 FT; TH 76.75 FT ALG A CURVE TO RIGHT, R=200, CB S79+24°31'E 76.28 FT; TH S68+24°56'E 46.22 FT; TH 49.26 FT ALG A CURVE TO LEFT, R=25, CB N55+08°01'E 41.67 FT; TH N01+19°02'W 156.30 FT; TH N18+29°03'W 24.89 FT; TH NORTH 60.00 FT; N89+24°07'E 298.85 FT TO POB 26.935 AC

SITE BENCHMARKS

ON-SITE BENCHMARK #1: ARROW ON FIRE HYDRANT IN WEST RIGHT OF WAY OF UTICA ROAD AT SOUTHEAST LIMITS OF TOPO AREA
ELEVATION: 614.77 (NAVD88)

ON-SITE BENCHMARK #2: ARROW ON FIRE HYDRANT AT SOUTHWEST LIMITS OF TOPO AREA
ELEVATION: 616.64 (NAVD88)

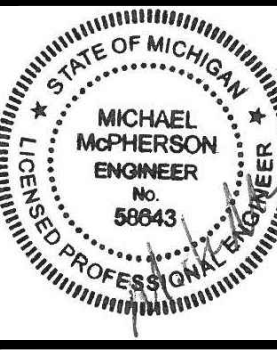


222 E. 5TH STREET
TUCSON, AZ 85705
www.mistercarwash.com



MISTER CAR WASH
STORE # MI 1454 FRASER
SITE PLANS
LAYOUT PLAN

DATE: AUGUST 12, 2024
REVISIONS/SUBMITTALS



0 10' 20'
SCALE: 1"=20'
DRAWN BY: NM
CHECKED BY: EM/JA
PROJECT MANAGER: JA
JOB #: 230000110
SHEET #:



Mister CAR WASH®

To: Zoning Board of Appeals

Date: 11/14/2024

From: City Clerk Greenia

Re: 2025 Meeting Dates

According to the City of Fraser Zoning Board of Appeals By-Laws, Article VI, Section 1 the following is noted about meeting dates:

“Regular Meetings. Regular meetings of the Zoning Board of Appeals shall be scheduled for the first Thursday of each month at a time and place designated by the Board, unless the Board cancels the meeting for lack of a quorum or lack of business to be conducted.

In following the above referenced schedule, the following are the proposed dates of the City of Fraser Regular Zoning Board of Appeals meetings for 2025.

January 2, 2025	February 6, 2025	March 6, 2025
April 3, 2025	May 1, 2025	June 5, 2025
July 3, 2025	August 7, 2025	September 4, 2025
October 2, 2025	November 6, 2025	December 4, 2025

There could be some discrepancy for the January and July meeting dates. The alternate dates would be January 16, 2025 and July 17, 2025.

JANUARY							FEBRUARY							MARCH							APRIL						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4							1							1			1	2	3	4	5
5	6	7	8	9	10	11	2	3	4	5	6	7	8	2	3	4	5	6	7	8	6	7	8	9	10	11	12
12	13	14	15	16	17	18	9	10	11	12	13	14	15	9	10	11	12	13	14	15	13	14	15	16	17	18	19
19	20	21	22	23	24	25	16	17	18	19	20	21	22	16	17	18	19	20	21	22	20	21	22	23	24	25	26
26	27	28	29	30	31		23	24	25	26	27	28		23	24	25	26	27	28	29	27	28	29	30			
														30	31												
MAY							JUNE							JULY							AUGUST						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
				1	2	3	1	2	3	4	5	6	7			1	2	3	4	5						1	2
4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
25	26	27	28	29	30	31	29	30						27	28	29	30	31			24	25	26	27	28	29	30
																					31						
SEPTEMBER							OCTOBER							NOVEMBER							DECEMBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6				1	2	3	4							1		1	2	3	4	5	6
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8	7	8	9	10	11	12	13
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15	14	15	16	17	18	19	20
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22	21	22	23	24	25	26	27
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29	28	29	30	31			



Monthly Planning & Zoning Report

For November 2024

McKenna provides day-to-day assistance to the City, applicants, and the public regarding zoning, planning and economic development matters.

PLANNING, ZONING, DESIGN & ECONOMIC DEVELOPMENT ACTIVITY

As part of our services to the City, McKenna reviews Planning Commission applications and provides recommendations on long range planning, land use, zoning, and design. The following is a summary of active developments; **yellow highlighting indicates new updates for the month.**

PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SP21-08 34400 Utica Hockeyland Outlot SLU 24-01	Site plan approval with conditions granted on August 4, 2021.	Site plan approval extended for 12 months, August 2, 2023, subject to site plan amendment approval. Approved to apply for foundation permits. Revised site plan approved at September PC meeting. CofO contingent on satisfaction of all PC conditions of approval. Lot split application approved in October 2022. Approved to move forward with the process without finalized parking agreement. Construction underway. Planning Commission conditionally approved the site plan with amendments to the conditions regarding off-site shared parking agreements. SLU modification approved at March 6, 2024 PC Meeting. Big Boy / Hockeyland management met with City (building, planning, engineering, legal) and has submitted a plan to complete all outstanding items by September 30, 2024. Big Boy / Hockeyland met with City in October to discuss outstanding items.
RZ23-02 32981 & 32875 Utica Road Sheetz	Conditional rezoning from CBD to CG to operate a gas station and fast food restaurant.	Public hearing at the January 3, 2024 Planning Commission Meeting. Planning Commission recommended denial of conditional rezoning to City Council at January 3, 2024 Planning Commission Meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
		City Council approved Conditional Rezoning on October 30, 2024. Applicant is currently revising the agreement in accordance with conditions provided at the meeting. “Motion by Perry supported by Sutherland to approve the conditional rezoning application RZ23-02 based on the information presented by Sheetz with modifications to the maintenance of landscaping, the presentation of a compliant lighting plan, and Sheetz covering the cost of any land transfers to neighboring residents.” The site plan will return to Planning Commission, but Planning Commission will only be able to ensure that the conditions of the conditional rezoning agreement are met.
SP 24-01 ZBA 24-03 34400 Klein Foundation Solutions 360	Site Plan amendment to remove ZBA condition and add paved parking area. Variance amendment to remove shared parking requirement. Variance request to increase parking setback nonconformity.	The site plan will be reviewed at the April 3, 2024 PC meeting. The variance requests granted at the May 2, 2024 ZBA meeting. The site plan was approved at the June 5, 2024 PC meeting. The site plan is in engineering review.
ZBA 24-01 31253 Utica Road Sunbelt Rentals	Request for front parking setback, as well as front fence setback and front setback for a storage area.	The variance request granted at the May 2, 2024 ZBA meeting. The site plan will be conditionally approved at the July 15, 2024 PC meeting. A variance will be reviewed at the August 15 ZBA meeting. This variance is part of the conditional site plan approval. Applicant is in engineering review.
SP 23-04 34575 Commerce Road Drivergent	Request for site plan approval to store buses outdoors.	Planning Commission tabled the request at the May 1, 2024 meeting until the applicant obtains all necessary variances and provides revisions to the site plan. Applicant indicated they are wanting to move their business, so will not be seeking approvals for the outdoor storage. Applicant is currently in litigation.
ZBA 24-04 34835 Utica Road SP 24-05 34835 Utica Road Meijer	Request for reduction of off-street parking spaces.	The variance for a parking reduction to 999 spaces was granted at the September 5, 2024 ZBA meeting. The Meijer site plan amendment to reduce the parking required was approved at the October 2, 2024 Planning Commission Meeting.



PROJECT # / ADDRESS	SCOPE	STATUS / NEXT STEPS
SP 24-04 34625 Utica Road	Request for site plan approval for new car wash.	Planning Commission will hold the public hearing and review the site plan and special land use at the December 4, 2024 meeting.
SLU24-02 34625 Utica Road	Request for special land use for open air business (outdoor vacuums).	Zoning Board will review the variance for lighting at the December 5, 2024 meeting.
ZBA 24-07 34625 Utica Road	Variance request to increase the maximum illumination levels.	
Mister Car Wash		
SP 24-06 32925 Groesbeck Hwy Fraser Optical	Request for exterior façade with materials other than brick or stone.	Planning Commission approved the façade change at the November 6, 2024 meeting with a condition to use the brick façade up to the windows or door awning.
ZBA 24-06 33420 Utica Road	Request for a use variance to construct a multiplex development in the RM district.	The Zoning Board of Appeals approved the use variance at the November 7, 2024 meeting.
Use Variance for multiplex development		Applicant will return to PC for site plan review, tentatively in January.
Car Wash Moratorium	1 year moratorium on new car wash development	City Council approved the moratorium on new car washes on November 14, 2024.
Sign Ordinance	New sign ordinance	City Council approved the sign ordinance on November 14, 2024.

LOOKING FORWARD

- Full Zoning Ordinance Rewrite (End of 2025 – Early 2026)

CONTACT US

Should you have any questions on the above projects or would like additional information, please contact your City of Fraser team at:

- Lauren Sayre (lsayre@mcka.com)
- Alicia Warren (awarren@mcka.com)