

# Staff Summary Report



Development Review Commission Date: 11/13/07

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public hearing for a Planned Area Development, Use Permit and Development Plan Review for EXPRESS CAR WASH located at 1406 W. University Drive.

**DOCUMENT NAME:** DRCr\_ExpressCarWash\_111307

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Request for **EXPRESS CAR WASH (PL070363) (City of Tempe, owner / Jesse Macias, RHL Design Group, applicant)** for a new 3,600 s.f. car wash located on .46 net acres at 1406 W. University Drive, in the CSS, Commercial Shopping and Services District. The request includes the following:

**PAD07023 (Ordinance 2007.75)** – Planned Area Development Overlay to modify the standards for the parking setbacks from 20' to 7'.

**ZUP07118** – Use Permit to allow a car wash in the CSS Commercial Shopping and Services District.

**DPR07193** – Development Plan Review for a site plan, building elevations and landscape plan.

**PREPARED BY:** Diana Kaminski, Senior Planner (480-858-2391)

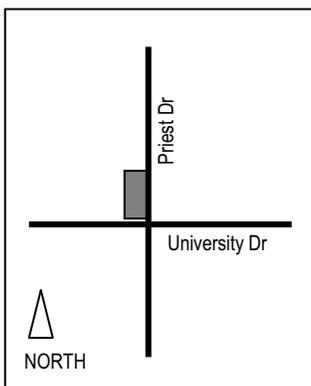
**REVIEWED BY:** Lisa Collins, Planning Director (480-350-8989) 

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions (1-27)

### ADDITIONAL INFO:



Gross/Net site area	1.12 / .46 acres
Building area	3,600 s.f.
Lot Coverage	18% (50% maximum allowed in CSS)
Building Height	34' 4" (35 ft maximum allowed in CSS)
Building setbacks	32.5' front, 2' side, 60.5' rear (0, 0, 10 min. in CSS)
Parking setbacks	8' front and 7' side (20' minimum required)
Landscaped area	3,329 - 18% (15% minimum required in CSS)
Vehicle Parking	13 spaces (12 min. required, 15 max allowed)
Bicycle Parking	5 spaces (4 minimum required)

A neighborhood meeting was held on Wednesday October 24<sup>th</sup>, 2007.

- PAGES:**
1. List of Attachments
  - 2-5. Comments
  5. Reasons for Approval
  - 5-10. Conditions of Approval
  10. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Ordinance No. 2007.75
  - 2-3. Waiver of Rights and Remedies form
  - 4-5. Legal Description
  6. Location Map
  7. Aerial Photo
  - 8-9. Use Permit Narrative
  - 10-13. Narrative
  - 14-15. Neighborhood Meeting Summary
  16. Planned Area Development Cover Sheet
  17. Site plan
  18. Floor plan
  19. Building Elevations
  20. Building Sections
  21. Landscape Plan
  - 22-24. Photographs

## **COMMENTS**

The applicant is requesting an approval for a Planned Area Development Overlay, a Use Permit to allow a car wash in the CSS District and a Development Plan Review. The project consists of a one story building (34' 4" height) within 3,600 s.f. of building area on .46 net acres. This site is located on the north-west corner of University and Priest drives. The site is currently vacant with a bus stop on University. There is a fast food restaurant to the west, gas stations and convenience stores are located on the south side of University Drive and east side of Priest Drive and an alley separates this site from single family residences to the north. A coin operated self-serve car wash is located east of the convenience store on the east side of Priest. The Development Review Commission will take action on the Use Permit and Development Plan Review. For further processing, the Planned Area Development would be scheduled to be heard at two hearings at the City Council, with a forwarded recommendation from the Development Review Commission.

An amended Subdivision Plat is also required for this site, and will be processed separately from this application. This proposal is consistent with the General Plan 2030 Projected Land Use map and the goals and objectives of the General Plan. Staff recommends approval of the request for the Planned Area Development, Development Plan Review and Use Permit.

## **PUBLIC INPUT**

The Zoning and Development Code requires projects that propose a Planned Area Development Overlay must organize a neighborhood meeting to facilitate dialogue with the community prior to public hearings. On October 24, 2007 at 6:00 p.m. the applicant held a neighborhood meeting at the Westside Community Center. Property owners within a 300-foot radius were notified, as well as neighborhood associations within 600 feet of the subject site. Representatives of two Neighborhood Associations attended the meeting. See attached summary of meeting provided by the applicant, (Attachment 14-15). Development Services staff attended the meeting and noted the following comments: the two individuals in attendance indicated a larger number of people have expressed interest in this project at other neighborhood events and meetings, the general feeling is excitement about having the corner property developed. The residents were supportive of the use and the design, were interested in the operations of the facility and liked that there would be staff on site for security.

## **PROJECT ANALYSIS**

The site was a gas service station from 1962 until 1981 and has remained vacant since 1982. The City of Tempe purchased the property in 1992 and has had multiple offers for purchase that were unsuccessful in fulfilling the requirements of the sale. The City requires any development of this site to conform to the planning and development process and codes. Development of the property to the west left this remnant parcel as a challenged corner to develop, with restricted ingress and egress. Over the past few years, staff has reviewed multiple concepts for development of the property, but zoning development standards have precluded most concepts from being feasible. The sale of the property remains contingent upon the applicant receiving final approval of the development plan and resolution of building code compliance necessary to receive building permits for construction.

## **PLANNED AREA DEVELOPMENT**

The proposed site plan complies with all required zoning and development standards, with the exception of the parking setback along the front yard and street side yard. In order to comply with the required number of parking spaces, and the site circulation, the applicant is proposing a Planned Area Development (PAD) to modify the parking setback standard from 20 feet to eight feet on the front and seven feet on the street side yards. This is a small-scale project which requires flexibility because of unique circumstances. Due to the location of the wall from the adjacent restaurant to the west, and previous right-of-way acquisition on the east, the site is an irregularly shaped lot varying in width from 93 feet wide at the north end to 98 feet wide at the widest point. Adding up the dimensions of the proposed building and west side set back, the sidewalk adjacent to the building, and the required parking stall depth on either side of the drive aisle, there is approximately seven feet of property on the east side adjacent to the right of way, which provides an additional eight feet of landscape area before the sidewalk. The required 20' parking setback would eliminate the ability to provide on-site vehicular circulation without impacting the width of the building, which is already

relatively narrow. On the east (street side yard), behind the eight-foot public sidewalk is eight feet of right-of-way and the proposed seven foot parking setback with a three-foot high screen wall for the parking stalls. The narrowest landscape area available on the west side of the public sidewalk is 15', providing sufficient room for plant growth. A shade canopy is proposed over these parking spaces. The proposed shade canopy and landscape will provide shade for pedestrians walking on the sidewalk. On the south (front yard), behind the eight foot sidewalk is approximately six-and-a-half feet of landscaped right-of-way and a screen wall for the exit drive. The design of the site is in scale with the site and surrounding area, provides a functioning solution to a challenged site, and aesthetically enhances the area. The project helps implement the goals and objectives of the General Plan, and enhances the pedestrian environment on both University and Priest. In accordance with the PAD Criteria set forth in Section 6-305D of the Zoning and Development Code, this project requires the approval of the use permit to allow the car wash, it conforms to the majority of the standards of the base code and does not require a use permit for further deviation of the standards, it is not part of another overlay, and there are conditions of approval appropriate to ensure conformance with the provisions.

## **USE PERMIT**

The proposed use requires a use permit, to operate a car wash within the CSS zoning district. In accordance with the Use Permit Criteria set forth in Section 6-308 E of the Zoning and Development Code, it has been determined that with regard to:

- the manner of use, the conduct and the building involved, the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. The hours of operation are: 7:00am-7:00pm Monday through Saturday and 8:00am-6:00pm on Sunday with two to three employees on site.
- vehicular or pedestrian traffic, the proposed use will not significantly increase traffic. The site has parking for 13 vehicles, and only one bay for washing vehicles; the facility is a convenience service use, not a destination use; the proposed use does not appear to be a significant traffic generator.
- nuisances, the proposed use will not have emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. The car wash bay is enclosed, minimizing external environmental impacts and security issues. The bay will be secured during closed hours. There is an existing two-bay drive-through fast food restaurant to the west, this use is less intense than the existing restaurant use. There will be vacuum hoses under the canopies closest to the building; the motors and pumps are inside the building to minimize noise. The vacuum hoses are intended to be on during hours of operation, however if there is lull in use, there are timers in place that momentarily shut of the motors until use is resumed. Due to the proximity to an arterial intersection with a bus stop, the proposed activities on the site do not appear to intensify the above-listed existing ambient conditions.
- the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. The existing site has been vacant for 25 years, the proposed use will help revitalize the area and provide needed landscape treatment on a major intersection within the city.
- the compatibility with existing surrounding structures and uses, the proposed use is compatible with the fast food restaurant and existing convenience stores. The proposed use is buffered from residences to the north, and may serve the neighborhood.
- adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public, the facility will have a gated car bay when closed, and will have two to three staff on site during business hours.

## DEVELOPMENT PLAN REVIEW

With regard to the design of the proposed development, the building is a masonry structure comprised of four colors and textures, providing variety and interest to the sides of the building. The building is 21 feet tall, with the exception of a 34' 4" tower element on the south side. The building is vertically divided into 4 horizontal sections, breaking up the massing. At the base, split-faced Superlite Concrete Masonry Units (CMU) in *Plum* form a 4' wainscot; a brick divider of Superlite CMU in *Oak Creek Founders* (a terracotta color with vertical striations) separates the wainscot from the next building section; smooth-faced Superlite CMU in *Bone* extends 6', to the 10' height; another brick divider separates the smooth bone CMU from another 6' of the same smooth bone material; these materials are found on all four sides of the building. Smooth-faced Superlite CMU in *Tierra Brown* is inset in this band between the 10 and 16 foot level, to break up the wall façade on the west elevation, this has the appearance of a warehouse building with filled in windows. This is the view visible from the fast food restaurant to the west. The rhythm and size of these rectangles match similar openings provided on the east elevation. The east elevation has glass block insets located below the 10' height, and one window at the north end, near the door. Staff had suggested putting windows in this area, to provide more surveillance of the parking area, however, the eastern side interior space is used for machinery and supply storage, and will not have customers or staff using this area. The roof has Una Clad Kynar 500 steel in *Classic Copper* color, a standing seam metal roof that compliments the high quality materials used on the building. A metal fascia of steel bracing in Sherwin Williams #7591 *Red Barn* provides a contrast on the tower element and in the recessed openings on the east elevation. Acrylic stucco painted in Benjamin Moore #2107-40 *Driftwood*, is used in the top of the tower, on top of another course of brick.

The overall use of materials and colors provides a unified palette of colors and textures that dramatically enhances the surrounding area, and may set a new standard for northwest Tempe. The only element of the design that is incongruous is the shade structures located over the parking spaces, both at the building face and along Priest Drive. This structure will be approximately 4' from the property line, or 12' from the sidewalk, and therefore very visible. Staff had recommended a different material, such as the same metal roof structure as the building, or at a minimum a different color, to better blend with the building. The applicant wishes to use the light *Laguna Blue* Sunsports Shadesure fabric to provide contrast with the building. The material meets required fire rating standards, and the canopy closest to the building will have sprinklers. The proposed color does not relate with anything else on the site, and may appear faded in bright sunlight. Staff recommends an alternate terracotta, copper or taupe color, that better blends with the building materials and colors (see condition 13 c). The signage is not part of this request.

The landscape plan includes Chilean Mesquite as the predominant tree, including as the buffer tree along the alley to the north. Mesquites are a fast-growing low-water use tree that will provide ample shade as well as block views between the building and the existing residences north of the alley. With a 21-foot building height, the majority of the building may be obstructed from view from the north. The Sonoran Desert Palo Verde is an accent tree used on the University street frontage as well as by the building and in the northern drive aisle planter island. The landscape area is planted with Texas Green Cloud Sage, Baja Ruellia, Mexican Bird of Paradise, White Cloud Sage, Red Yucca, Gold Mound Lantana, Trailing Lantana. The surface treatment is ½" minus Madison gold decomposed granite. The proposed landscape plan provides a variety of plants for year round color and interest. The corner of the intersection could benefit from some surface select boulders integrated among the lantana, or some accent agaves, but overall, this plan provides a comfortable environment for pedestrians and transit users and significantly enhances the corner.

## CONCLUSION

The request complies with General Plan 2030 projected land use for this site. The Planned Area Development (PAD) Overlay implements the General Plan, by revitalizing a challenged commercial site, providing local services, enhancing the pedestrian experience and providing in-fill development. The PAD Overlay only minimally modifies the base development standards for this district: the majority of the proposed development conforms to the underlying CSS zoning standards. The proposed use permit complies with the

use permit criteria. Staff recommends approval of the Planned Area Development, Use Permit and the Development Plan Review, with conditions.

**REASONS FOR APPROVAL:**

1. The project meets the General Plan 2030 Projected Land Use for this site, and the goals and objectives of the General Plan.
2. The project conforms to the Zoning and Development Code development standards for CSS, Commercial Shopping and Service District.
3. The PAD overlay process was specifically created to allow for greater flexibility, as needed to develop sites with unique challenges to development.
4. The use meets the criteria for approval of a use permit per ZDC Section 6-308 E.
5. Materials are of superior quality and are compatible with the surroundings.
6. Buildings and landscape elements have proper scale with the site and surroundings.
7. The building mass is divided into smaller components that create a human-scale as viewed from the sidewalk.
8. The building has a clear base and top, as identified by ground floor elements, roof forms, and detailing.
9. The building facade has architectural detail.
10. The design utilizes proportionality, scale, materials and rhythm to contribute to an attractive public space.
11. Accessibility is provided in conformance with the Americans With Disabilities Act (ADA).
12. Plans take into account pleasant and convenient access to multi-modal transportation options, and support the potential for transit patronage.
13. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding uses.
14. Safe and orderly circulation separates pedestrian and bicycles from vehicular traffic.
15. Landscaping provides a buffer from residential uses and pedestrian activity on the sidewalk.

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. DEVELOPMENT REVIEW COMMISSION MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS. THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

**PAD07023 CONDITIONS OF APPROVAL**

**General**

1. Prior to the effective date of this ordinance, the property owner(s) shall sign a waiver of rights and remedies pursuant to A.R.S. §12-1134, releasing the City from any potential claims under Arizona's Private Property Rights Protection Act, or the zoning approval shall be null and void.
2. The Planned Area Development for **EXPRESS CAR WASH** shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
3. An amended Subdivision Plat is required for this development and shall be recorded prior to issuance of building permits.
4. The Subdivision Plat for **EXPRESS CAR WASH** shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department on or before **January 10, 2009**. Failure to record the plan within one year of City Council approval shall make the plan null and void.

**ZUP07118 CONDITIONS OF APPROVAL**

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5. The use permit is valid for EXPRESS CAR WASH and may be transferable to successors in interest through an administrative review with the Development Services Manager, or designee.
6. The business hours of operation for the car wash and vacuum bays shall be limited from 7 am to 7 pm.
7. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
8. Any intensification or expansion of this use shall require the applicant to return to the appropriate decision-making body for a new use permit.

## DPR 07193 CONDITIONS OF APPROVAL

### General

9. Your drawings must be submitted to the Development Services Building Safety Division for building permit by **November 13, 2008** or Development Plan approval will expire.
  - Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **August 4 and August 15, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
  - The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.
  - Security Requirements:
    - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
    - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
  - Standard Details:
    - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering) or purchased from the Engineering Division, Public Works Department.
    - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov) or may be obtained at Development Services.

## Site Plan

10. Provide service and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard.
  11. Provide upgraded paving at each driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.
  12. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
  13. Shade canopies for parking areas:
    - a. Provide canopy clearance to allow disabled van parking on demand.
    - b. Design to be attractive when viewed from above. 75% light reflectance value shall also apply to the top of the canopy.
    - c. Relate canopy in color and architectural detailing to the buildings.
    - d. Detail canopy lighting as an integral part of the canopy.
    - e. Conceal lighting conduit to greatest extent possible in the folds of the canopy structure and finish conduit to match surroundings.
    - f. Fully conceal fire suppression system under the canopies so that it cannot be viewed from public right-of-way.
- Sidewalks along Priest and University Drives shall be 8' wide per current Tempe standards.
  - Ensure that southbound vehicles on Priest Drive can make the 180 degree turn into the driveway and adequately access the aisles into the car wash.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department. No drywells are allowed in paved areas; no direct connection allowed from paved areas into drywells.
  - Sand/oil interceptor on non-domestic sewer and sample location prior to ROW on sewer lateral required. Contact Environmental Services at 480-350-2678. Contact Building Department at 480-350-8341 to determine when back flow prevention devices are required.
  - Maintain fire access to within 150' of any portion of the building at grade level; onsite water line with fire hydrants may be required.
  - Fire lanes: Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).
  - Locate fire department connection on the main entry side of the building, and show connection on the sprinkler plans only.
  - Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
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- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Refuse enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Driveways:
  - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works/Traffic (Shelly Seyler 480-350-8219)
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- Parking spaces:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
  - At parking areas, provide demarcated accessible aisle for disabled parking.
  - Distribute bike parking areas nearest to main entrance. Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
  - Indicate degree of angle of parking stalls and provide required minimum depth for spaces and drive aisle.

## **Floor Plans**

### **14. Public Restroom Security:**

- a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side
- A security vision panel shall be provided at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

## **Building Elevations**

15. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.
16. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
17. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such

as overflows, and where needed design these to enhance the architecture of the building.

18. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations so that the architecture is enhanced by these elements.
  19. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
  20. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by the Development Review Commission.
- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

### **Lighting**

- Follow requirements of ZDC Part 4 chapter 8
21. Provide a photometric plan for plan check review. Illuminate building entrances and underside of canopies from dusk to dawn to assist with visual surveillance at these locations.
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

### **Landscape**

22. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
  23. Irrigation notes:
    - a. Provide dedicated landscape water meter.
    - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2" (if any). Provide details of water distribution system.
    - c. Locate valve controller in a vandal resistant housing.
    - d. Hardwire power source to controller (a receptacle connection is not allowed).
    - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  24. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
  25. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
- All trees shall be a minimum of one and one-half (1 1/2) inch caliper per Section 4-702 F 2 of the Zoning and Development Code.
  - Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

### **Signage**

26. Provide address sign on the building elevation facing the street to which the property is identified. Conform
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to the following for building address signs:

- a. Provide street number only, not the street name
  - b. Compose of 12" high, individual mount, metal reverse pan channel characters.
  - c. Self-illuminated or dedicated light source.
  - d. Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
  - e. Adjust locations on building so sign is unobstructed by trees, vines, etc.
  - f. Do not affix number or letter to elevation that might be mistaken for the address.
  - g. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process may be required if signs do not conform to ZDC Part 4 Chapter 9 (Signs).

### **HISTORY & FACTS:**

April 12, 1962	Humble Oil Company opened a gas station at 1406 W 9 <sup>th</sup> Street (University Drive)
June 27 1973	The gas station was closed
July 10, 1979	The building was abandoned
December 6, 1982	The building and underground fuel tanks were removed
February 24, 1992	The City of Tempe purchased two lots from a trust. The site has remained vacant with multiple attempts to design a project satisfying all City requirements.

### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-305, Planned Area Development (PAD) Overlay districts  
Section 6-306, Development Plan Review  
Section 6-308, Use Permit

ORDINANCE NO. 2007.75

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF THE ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTIONS 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Sections 2-106 and 2-107, by adding the below described property to the PAD, Planned Area Development Overlay District and designating it as CSS (PAD), Commercial Shopping and Service District with a Planned Area Development Overlay on .46 acres.

LEGAL DESCRIPTION

SEE ATTACHED

TOTAL AREA IS .46 ACRES

**Section 2.** Further, those conditions of approval imposed by the City Council, **Case #PL070363** are hereby expressly incorporated in ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Development Services  
Planning

**WHEN RECORDED RETURN TO:** Diana Kaminski  
31 E. 5<sup>th</sup> Street, Garden Level  
Tempe, AZ 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by \_\_\_\_\_ (Owner/s).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. PL070363 to the City requesting that the City approve the following:

- \_\_\_\_\_ GENERAL PLAN AMENDMENT
- \_\_\_\_\_ ZONING MAP AMENDMENT
- PAD OVERLAY
- \_\_\_\_\_ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT
- \_\_\_\_\_ VARIANCE
- DEVELOPMENT PLAN REVIEW
- \_\_\_\_\_ SUBDIVISION PLAT/CONDOMINIUM PLAT
- \_\_\_\_\_ OTHER \_\_\_\_\_  
*(Identify Action Requested)*

for development of the following real property (Property):

SEE ATTACHED LEGAL DESCRIPTION

Parcel Nos. 124 - 72 – 200 A & D      1406 W. University Drive, Tempe, AZ 85281

By signing below, Owner voluntarily waives any right to claim compensation for diminution in Property value under A.R.S. §12-1134 that may now or in the future exist if the City approves the above-referenced Application, including any conditions, stipulations and/or modifications imposed as a condition of approval.

This Waiver shall run with the land and shall be binding upon all present and future owners having any interest in the Property.

This Waiver shall be recorded with the Maricopa County Recorder's Office.

Owner warrants and represents that Owner is the fee title owner of the Property, and that no other person has an ownership interest in the Property.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
(Signature of Owner) (Printed Name)

\_\_\_\_\_  
(Signature of Owner) (Printed Name)

State of Arizona )  
 ) ss  
County of \_\_\_\_\_ )

SUBSCRIBED AND SWORN to before me this \_\_\_\_ day of \_\_\_\_\_, 2007, by

\_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
(Signature of Notary)

(Notary Stamp)

EXHIBIT "A"

**LEGAL DESCRIPTION  
CITY OF TEMPE PARCEL  
NORTHWEST CORNER OF PRIEST & UNIVERSITY**

A parcel of land being a portion of the Southeast quarter of Section 17, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian being more particularly described as follows:

Commencing at the Southeast corner of said Section 17;

Thence North 89 degrees 56 minutes 08 seconds West along the South line of said Southeast corner, 183.07 feet to a point on the East line of the East 183.00 feet of said Southeast quarter;

Thence North 01 degrees 33 minutes 40 seconds West along the East line of the East 183.00 feet of said Southeast quarter, 60.02 feet to the True Point of Beginning;

Thence continuing along the East line of the East 183.00 feet of said Southeast quarter, North 01 degrees 33 minutes 40 seconds West, 213.08 feet to a point on the North line of the South 273.00 feet of said Southeast quarter;

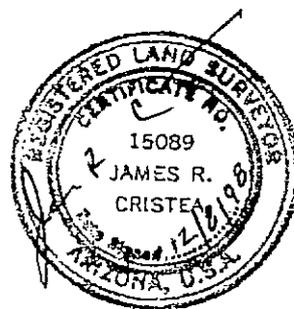
Thence continuing along said North line, South 89 degrees 56 minutes 08 seconds East, 101.53 feet to a point on a non-tangent curve, concave to the West and having a radius of 8665 feet and from which point a radial line bears South 87 degrees 27 minutes 29 seconds West;

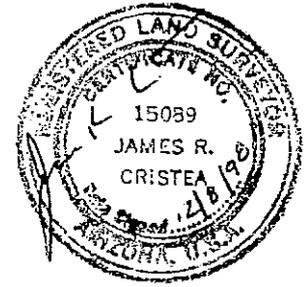
Thence Southerly and to the right along the arc of said curve 183.11 feet through a central angle of 1 degree 12 minutes 39 seconds to its terminus and from which point a radial line bears South 88 degrees 40 minutes 08 seconds West;

Thence South 44 degrees 22 minutes 18 seconds West, 41.91 feet;

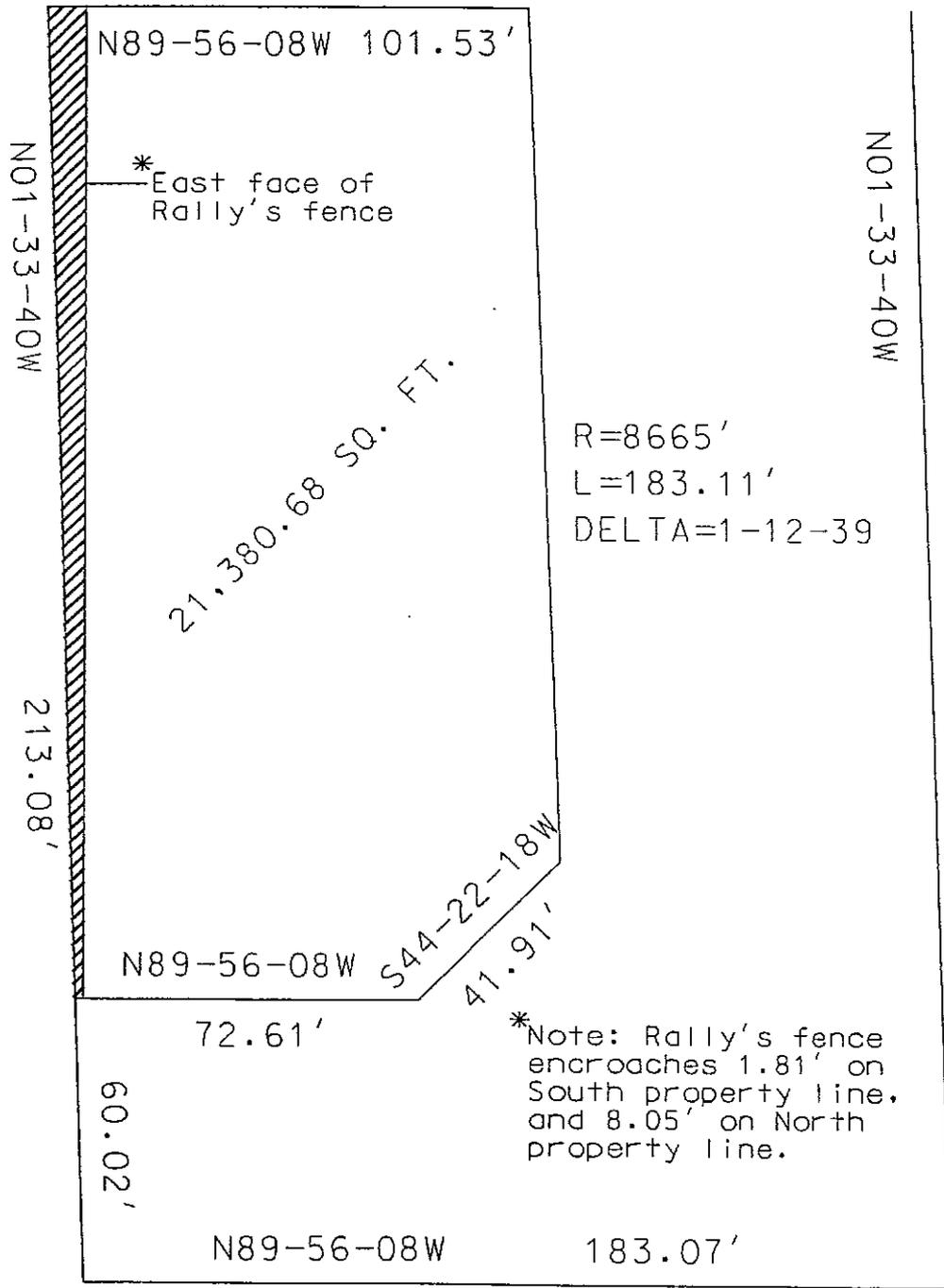
Thence North 89 degrees 56 minutes 08 seconds West, 72.61 feet to the True Point of Beginning.

Said parcel contains 21,380.68 square feet.





This property NOT included



PRIEST DRIVE

UNIVERSITY DRIVE

SE CORNER SECTION 17 T1N, R4E BCHH





EXPRESS CAR WASH (PL070363)



John W. Johnson  
Co-President  
Architect

Brian F. Zita  
Co-President  
Architect

John B. Hicks  
Vice President

*Regional Managers*

Brad A. Gubser

Jesse E. Macias

Roy W. Pedro

Alan K. Shimabukuro

John W. Strobel

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Thursday, October 11, 2007

Diana Kaminski  
**City of Tempe Planning Department**  
31 E. Fifth Street  
Tempe, AZ 85281

**SUBJECT: USE PERMIT APPROVAL REQUEST:**  
**Express Car Wash**  
**NWC of Priest and University**  
**Tempe, Arizona**

**RE: Conditional Use Permit Approval for:**

**APPLICANT STATEMENT:**

I would like to take this opportunity to Request Approval for a Conditional Use Permit for the Proposed Papago Express Car Wash in the upcoming November 13<sup>th</sup>, 2007 Development Review Hearing.

We are proposing a 3,600sf self-serve car wash facility that will provide the adjacent community a convenient and safe facility for their every day use. We are happy to state once again that we have worked very hard with the owners and City of Tempe in providing an exceptional design that we hope will set a design standard for this type of facility within the City. We feel we have revolutionized the typical self-serve car wash design and appearance.

We feel our “use” is compatible with the Town’s General Plan, which is located on two major Arterial streets (University and Priest).

- We feel our proposed facility and operations will not be detrimental to persons residing or working in the vicinity, adjacent property, to the neighborhood, or to the public welfare in general. Our use will in full conformity to any conditions, requirement or standard prescribed therefore by this code. We feel very strongly that our proposed facility will provide the nearby community with a much needed service in a safe and convenient location.
- We feel our proposed Facility will not have significant increase in vehicular or pedestrian traffic that has already been established for several years. Our facility is a “convenience-oriented” use and we do not feel is a destination that will increase the existing traffic volumes.
- Our facility will not create a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. The car wash equipment is enclosed within the facility and noise emissions will not exceed that of ambient conditions. Our proposed hours of operation will be from 7:00am to 7:00pm, far less than the industry standard of 24 hour operation for this type of facility.



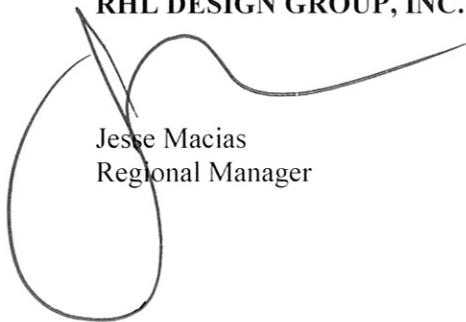
- We feel very strongly that we are not contributing to the deterioration of the neighborhood or to the downgrading of property values. On the contrary, we are playing a significant role in the objectives and policies for rehabilitation and redevelopment on a piece of land that has remained vacant due to its odd-shape lot size and shape. Our development will remove what in our opinion has been an “eye-sore” to the community and will hopefully be part of the beginning of the revitalization of the retail community.
- We feel that we go above and beyond complementing the existing surrounding structures and uses. This is an older part of the City of Tempe, with some outdated buildings and structures. We are very excited with our proposed design and feel it will not only improve this vacant corner, but we feel it will set a standard not for these types of facilities within the City of Tempe, but for the adjacent area and we are confident that the City of Tempe will share in our excitement.
- We feel our proposed development will remove the eye-sore of the vacant parcel which we feel has been a nuisance to the surrounding area. With a thriving development, it will eliminate any possible looting activities commonly found on a vacant parcel. Our facility will be manned by a staff of about 2-3 employees and adequate lighting and security cameras will be implemented that will ensure a safe and efficient environment.

We are confident that City of Tempe staff as well as the Development Review Board will be very happy and excited with our proposed facility from the standpoint of design and more importantly the level of service to the community.

If you should have any questions, please do not hesitate to give us a call. We will gladly supplement our submittal package with any other information available to me at your request.

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Sincerely,  
**RHL DESIGN GROUP, INC.**



Jesse Macias  
Regional Manager



John W. Johnson  
*Co-President  
Architect*

Brian F. Zita  
*Co-President  
Architect*

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*Vice President*

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Monday, September 24, 2007

City of Tempe Planning Department  
31 E. Fifth Street  
Tempe, AZ 85281

**PROJECT NARRATIVE**

**RE: Planned Area Development and Design Review Request:  
Express Car Wash  
NWC of Priest and University  
Tempe, AZ**

**APPLICANT STATEMENT:**

After conferring with city staff and the director of Planning, we would like to this opportunity to once again request the approval of a proposed Car Wash an existing .46 acre vacant parcel at the northwest corner of Priest Drive and University Avenue. With development adjacent to this parcel, the result has been a property that has remained vacant due to the small net usable acreage.

We feel our proposal of a self-serve "Express" 3,600 sf Car Wash/Office building, is a perfect solution to this long-vacant property.

With city input and recommendations, the project layout utilizes its unique size characteristics with a good site layout that provides good vehicle circulation, parking and landscaping.

A modern design is proposed for the building that includes the use of block walls, a tower element with a standing metal seam roof. Alternating sloped roofs are also included in the design as well as the use of awning shades for automobiles.

We are confident that City of Tempe will be very happy with our proposed facility from the standpoint of design and more importantly the level of service to the community. We request your support in this approval request.

If you should have any questions, please do not hesitate to give us a call. We will gladly supplement our submittal package with any other information available to me at your request.

Sincerely,  
**RHL DESIGN GROUP, INC.**

Jesse Macias  
Regional Manager

SEP 25 2007



John W. Johnson  
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Architect

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Monday, September 24, 2007

Diana Kaminski  
**City of Tempe Planning Department**  
31 E. Fifth Street  
Tempe, AZ 85281

**SUBJECT: Planned Area Development and Design Review Request:  
Express Car Wash  
NWC of Priest and University  
Tempe, AZ**

**RE: Letter of Explanation**

Dear Ms. Kaminski:

Per the requirements outlined in the Supplemental Packet for a Planned Area Development Overlay, please accept this written letter of explanation, which includes:

- a) Justifications for the specific modification(s) to the general development standards
- b) PAD Overlay Highlights and Accomplishments
- c) PAD Overlay Justification

We are very excited to submit a request for the Design Review and "PAD" approval of a proposed Car Wash on an existing .46 acre vacant parcel at the northwest corner of Priest Drive and University Avenue. Our goal is to develop this parcel that has remained vacant due to its rather unusual shape and size and due to the current development standards required under the existing zoning of CSS (Commercial Shopping and Services).

The proposed use as a self-serve "Express" 3,600 sf Car Wash/Office building is a perfect solution to this long-vacant property. The use fulfills the zoning classification of the property as a commercial business that provides a service to the immediate community.

**a) Justification for Modifying General Development Standards:** Options for developing a successful commercial business on this property are very limited due to its size and shape. Options are further curtailed by the development standards for the CSS zone.

Under current development standards for Commercial Districts, the development cannot meet the front yard/street side parking setback of 20 feet.

The requested modifications to the design standards of this zone are justified due to the unique physical size constraints and location of the subject property.

**b) Highlights and Accomplishments:** Under a Planned Area Development approval, the modifications to the development standards are mitigated through creative site designing and building architecture. The side building wall will face an existing fast food restaurant drive-through and parking lot. The architecture of the new building including the west

SEP 28 2007



facing wall will include design elements such as brick cmu walls with building massing broken up by implementing vertical and horizontal plane changes as well as a combination of full pitched-roof and sloped-roof elements.

The modern design proposed for the building also includes the use of block walls with stucco accents and a tower element with a standing metal seam roof. Awning shades for automobiles are also included in the design.

The project parking area is situated along Priest Drive. Although the parking is located within the 20-foot parking setback area, the proposed location is mitigated with the use of a combination of a 3-foot tall cmu screen wall and landscaping. The parking area is located to serve customers for post-wash activities such as vacuuming, tire inflation, etc.

Landscaping proposed for this project will include the use of street trees along both street frontages and use of shrubs and ground covers. Exposed soils are to be cover by decomposed rock material (granite). The end result will be a great improvement to the existing vacant site that is not planted on either frontage.

Development Standard medications accomplish the enhancement of a property that has been vacant for many years and includes highlights such as attractive site planning and architecture.

- c) **PAD Overlay Justification:** The approval of a Planned Area Development for this particular property is justified in order to change a vacant piece of property into a well-designed and utilized business. Under current Development Standards, the subject property is very limited in the options for development. The proposed design guideline modifications will allow the proposal to be developed with attractive design features.

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With approval of this Planned Area Development a long vacant, limited piece of property will be developed with a retail use that will be very successful addition to the community. A use will be established that will serve the needs of many local residents and the business population that surrounds this area.

We are confident that City of Tempe will be satisfied with our proposed facility from the standpoint of project design, the level of service to the community and more importantly, area enhancement. We request your support in the approval of the Planned Area Development and Design Review applications.



If you should have any questions, please do not hesitate to give us a call. We will gladly supplement our submittal package with any other information available to me at your request.

Sincerely,  
**RHL DESIGN GROUP, INC.**

Jesse Macias  
Regional Manager

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Thursday, October 25<sup>th</sup>, 2007

Diana Kaminski  
City of Tempe Planning Department  
31 E. Fifth Street  
Tempe, AZ 85281

**SUBJECT: Neighborhood Meeting Notes:  
Express Car Wash  
NWC of Priest and University  
Tempe, Arizona**

**Neighborhood Meeting – Wednesday October 24<sup>th</sup> 2007 at 6:00pm held at Tempe’s  
Community Center (Sunset Room) located at 715 W. 5<sup>th</sup> Street, Tempe AZ 85281.**

I would like to take this opportunity to Recap our Neighborhood meeting held on Wednesday 24<sup>th</sup>, 2007 for the Proposed Papago Express Car Wash at the NWC of Priest and University.

We had two attendees show up for our meeting: Mr. Bill Butler co-chair of the Riverside Sunset neighborhood association and Barbara representing Michelle McLennan, chair of Lindon Park neighborhood association. Both attendees had only accolades for our proposed project. They concurred with the consensus that the vacant lot has been an eyesore and not only will a development improve the area, the proposed facility will further enhance said corner.

Barbara indicated she had attended on behalf of her daughter Ms. Michelle McLennan who was ill and was unable to attend. Ms. Michelle McLennan resides at 1413 W. 7<sup>th</sup> Place which is north of the existing alley north of the proposed Car Wash and 2<sup>nd</sup> home west of Priest. Barbara had a couple of questions on behalf of her daughter, Lynn.

- 1) *Will the Car Wash be self serve or full service? We indicated it was a new concept that filled a need in between the full service facilities and the self-serve bays. It is a self-serve car wash tunnel under supervision, and the patrons would then park and vacuum their own vehicles.*
- 2) *Will there be employees on-site? We indicated it would be supervised with about 2-3 employees at any one time to ensure safety and assistance to the patrons.*

Mr. Bill Butler also had several questions as well

- 1) *What is the height of the tower element? We confirmed that the top of the ridge is 34’-4” which is under the allowed height of 35’ in CSS zoning. We also confirmed said tower is facing University and not the adjacent homes. The highest roof element facing the adjacent homes is 22’-0” which is in proportion with the existing home roof heights.*



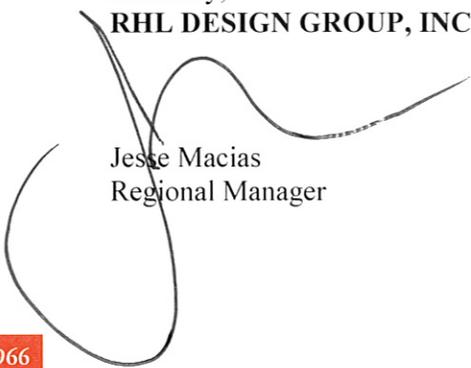
- 2) *What are the proposed hours of operation?* **We indicated that our proposed hours will be from 7am to 8 pm Monday through Saturday and 7am to 7pm on Sunday.**
- 3) *Proposed Materials?* **We indicated we were only utilizing durable materials such as integral color cmu, standing seam metal roof and integral colored shade structures.**

Bill also confirmed that during their last Home Owner's Association meeting, our proposed development was the main topic and they were all in favor and we could count on their support throughout the Planning process. He indicated they would have a representative the three proposed hearings.

Reiterating that we felt our proposed facility would be a great addition to the community, the positive outcome of our meeting reaffirmed that the community feels as we do.

If you should have any questions, or need additional information, please do not hesitate to give us a call.

Sincerely,  
**RHL DESIGN GROUP, INC.**



Jesse Macias  
Regional Manager

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# PLANNED AREA DEVELOPMENT OVERLAY FOR PAPAGO ENTERPRISES EXPRESS CARWASH

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

## ACKNOWLEDGEMENT

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS 3RD DAY OF MARCH, 2003 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED JENIFER A. WILSON, SINGLE, OF LEGAL AGE AND SOUND MIND, THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT, AND THAT HE BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
COMMISSION EXPIRES:  
11-23-04

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17;  
THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 17 TO A POINT 183.00 FEET TO A POINT ON THE EAST LINE OF THE EAST 183.00 FEET OF SAID SOUTHEAST QUARTER;  
THENCE NORTH 01 DEGREES 33 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF THE EAST 183.00 FEET OF SAID SOUTHEAST QUARTER, 60.02 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, 101.33 FEET TO A POINT ON A NON-TANGENT CURVE, CORICAVE TO THE WEST AND HAVING A RADIUS OF 8605 FEET, AND FROM WHICH POINT A RADIAL LINE BEARS SOUTH 87 DEGREES 27 MINUTES 20 SECONDS WEST;  
THENCE SOUTHERLY AND TO THE RIGHT ALONG THE ARC OF SAID CURVE 183.11 FEET THROUGH A POINT A RADIAL LINE BEARS SOUTH 88 DEGREES 40 MINUTES 08 SECONDS WEST;  
THENCE SOUTH 44 DEGREES 22 MINUTES 18 SECONDS WEST, 41.91 FEET;  
THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, 72.61 FEET TO THE TRUE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 21,390.68 SQUARE FEET.

## OWNER/DEVELOPER

PAPAGO ENTERPRISES,  
INC.  
3739 EAST BELL ROAD  
PHOENIX, AZ 85032  
(602) 787-0806 OFFICE  
(602) 787-0460 FAX

## GENERAL NOTES

## PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 194-72-200-A  
ZONING DISTRICT: CSS - COMMERCIAL SHOPPING & SERVICES  
LAND USE: COMMERCIAL

PERMITS AND VARIANCES: USE PERMIT NEEDED.  
CARRIWAY ALLOWED WITH SPECIAL STANDARDS OR LIMITATIONS  
(SECTION 3-408- TEMPE SPECIAL USE STANDARDS: NEW SIDE OR REAR YARDS AND NOT PLACED BETWEEN THE STREET RIGHT OF WAY AND THE PRIMARY CUSTOMER ENTRANCE.  
MINIMUM WIDTH OF DRIVE-THROUGH LANE IS NINE FEET.)

SITE GROSS AREA: 20,269 S.F. 0.46 ACRES  
SITE NET AREA: 20,269 S.F.  
BUILDING FOOTPRINT: 2,360 S.F.  
CARRIWAY STORAGE: 3,600 S.F.  
TOTAL AREA: 3,600 S.F.

LOT COVERAGE: 3,600 S.F. / 20,269.43 S.F. = 18 %  
LANDSCAPE AREA: PER LANDSCAPE ARCHITECT.  
INTERNATIONAL BUILDING CODE 2003  
INTERNATIONAL MECHANICAL CODE 2003  
INTERNATIONAL ELECTRICAL CODE 2003  
ARIZONA STATE PLUMBING CODE 2003

BUILDING HEIGHT: (PER TABLE 4-2034)  
ALLOWED: 35 FT  
PROVIDED: 34'-4"

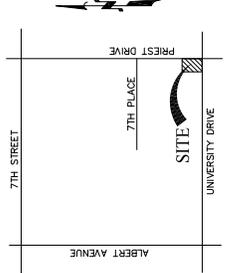
SETBACKS:	REQUIRED	PROVIDED	REQUESTED
FRONT (SOUTH)	0 FT.	32'-6"	0 FT.
PARKING	20 FT	8'-0"	8'-0"
REAR (NORTH)	10 FT.	60'-6"	10'-0"
SIDE (WEST)	0 FT.	2'-0"	0 FT
SIDE STREET (EAST)	0 FT.	65'-0"	0 FT.
PARKING	20 FT.	7'-8"	7'-0"

SURROUNDING ZONING DISTRICTS:  
WEST-CSS  
EAST-CSS  
SOUTH-CSS  
NORTH-CSS

OCCUPANCY GROUP (PER IBC 304.1): BUILDING CARWASH: B

## APPROVAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEVELOPMENT SERVICES



LOCATION MAP

CONDITIONS OF APPROVAL: PAD07023

REC07057

PAD07023

DS061040

REC07057

PAD07023

DS061040











View Looking North at Site



View Looking West at Site



View Looking South on East Side of Site



Property to the West of Site



Property to the South of Site



Property to the East of Site



Property to the Southeast of Site



