

Staff Summary Report

Development Review Commission Date: 01/22/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for ARIZONA ENVELOPE WAREHOUSE EXPANSION located at 7248 South Harl Avenue.

DOCUMENT NAME: DRCr_AZ_Envelop_Add_012208

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **ARIZONA ENVELOPE WAREHOUSE EXPANSION (PL070210)** consists of a 17,166 sf. warehouse addition to an existing 47,520 sf. warehouse and manufacturing building on 3.04 net acres in the GID, General Industrial District and the SWOD, Southwest Overlay District. The request includes the following:

DPR07262 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O’Melia, Senior Planner (480-350-8432)

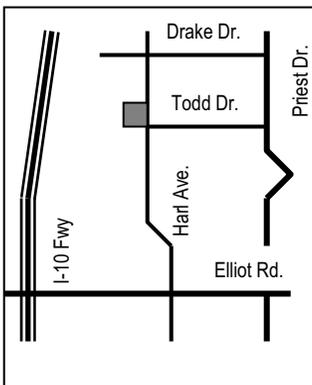
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions 1- 18.

ADDITIONAL INFO:



Gross/Net site area	3.04 acres
Total Building area	64,686 sf.
Lot Coverage	48.90 % (100 % maximum allowed)
Building Height	32 ft (60 ft maximum allowed in SWOD)
Building setbacks	84 ft. front, 19 ft. south & 48 ft. north side, 67 ft. rear (25 ft. front, 0 ft. side & 0 ft. rear min.)
Landscaped area	13,962 sf.
Landscape Coverage	10.56 % (10 % minimum required)
Vehicle Parking	76 spaces (61 min. required, 76 max. allowed)
Bicycle Parking	7 spaces (7 min. required)

A 17,166 sf. one-story warehouse addition for Arizona Envelope is proposed to an existing one-story 47,520 sf. office and warehouse building. The concrete tilt-slab addition will match the existing building in height and detailing. The entire building will be repainted. The Development Plan Review includes peripheral site and landscape improvements but is primarily a building addition. The addition replaces an extensive paved exterior storage area on the western side of the site.

The request is for a Development Plan Review approval only. A neighborhood meeting is not required with this request.

- PAGES:**
1. List of Attachments
 2. Comments / Reasons for Approval
 - 3-4. Conditions of Approval
 - 5-6. Code / Ordinance Requirements
 7. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 4. Site plan, sheet A 1.00
 5. Overall Floor plan, sheet A 2.01
 6. Building Elevations, sheet A 3.01
 7. Building Sections, sheet A 4.01
 8. Landscape Plan, sheet L1.01
 9. Grading & Drainage Plan, sheet C-2
 - 10-15. Context Plan & Photographs

COMMENTS:

This site in the Elliot / I-10 Industrial Park is between Harl Drive and the I-10 Freeway and is to the north of Elliot Road. The Coca Cola Bottling Facility in Tempe is immediately south and west of the site.

The existing use for the site is a manufacturing and warehouse facility for Arizona Envelope. This company requires a warehouse expansion to meet the needs of their business. The expansion is proposed to be made to the western side of the building. Two existing loading docks on the west of the existing building will remain in place; the addition will grow around and enclose the loading docks and will replace exterior yard storage at this location.

The building addition is concrete tilt-slab and will match the architectural character of the existing building. The entire building will be repainted, including a color modification for the base of the building. The western site perimeter will be modified including a new sub-surface drainage structure, security vehicle gate, refuse enclosure, parking area landscaping and security lighting.

Existing entitlements that remain in effect for the site include a partial screen variance for three pieces of roof mount equipment. At the southern border, the site benefits from an existing 40'-0" wide easement for roadway and access with the Coca Cola property which allows use of the Coca Cola driveway at the Todd street alignment for vehicle access to the southwestern corner of the site.

Conclusion

The proposed building addition and site modification extends the life of the development and bolsters the industrial base of the city.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL, WHICH MAY BE MODIFIED, DELETED OR ADDED TO, SUBJECT TO THE DECISION-MAKING BODY.

DPR07262 CONDITIONS

General

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by January 22, 2009 or Development Plan Review approval will expire.

Site Plan

2. Repaint site walls and exposed electrical and other utility equipment boxes to match the proposed building base color.
3. Widen the north-south dimension of the concrete pad for bike parking near the southeast site color from 6'-0" to 8'-0" to ensure clearance from the adjacent vehicle parking space.
4. Yard Enclosure:
 - a. Remove existing chain link fence on the property at the north and west perimeter. Do not disturb fence on adjacent properties.
 - b. Provide steel vertical picket fence around north and west perimeter of yard enclosure of minimum 8'-0" height. Design fence panels without intermediate horizontal rails to inhibit climbing.
 - c. Provide west vehicle gate and adjacent fence panels of steel vertical picket construction. Provide fence and gate of minimum 8'-0" height.
 - d. Where CMU site walls are used at west vehicle gate, provide walls of minimum 8'-0" height.
 - e. Raise existing CMU site wall at existing north gate from 6'-0" to 8'-0" in height or replace this wall with an 8'-0" tall steel vertical picket fence.
 - f. Staff recommends (does not require) replacement of the existing 6'-0" high north vehicle gate with an 8'-0" tall steel vertical picket gate.
 - g. Delete the 6'-0" high refuse enclosure screen wall to foster visual surveillance around the refuse containers.

Floor Plan

5. 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: Provide a key bypass on the exterior side.
6. Provide visual surveillance by means of glazing assemblies in service and exit doors on the west north and south elevations, including replacement of existing doors. Provide 3" wide high strength plastic or laminated glass security vision panel, located between 43" and 66" from the bottom edge of the door.

Building Elevations

7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Exposed roof drainage overflow and downspout system as designed is acceptable. Provide concrete splash blocks at outlets.
9. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the architectural design of the building elevations.
10. Existing exposed electrical service entrance section on the south of building may remain in place,

undisturbed, as long as it is not enlarged. If the S.E.S. is enlarged or in some way has its exterior appearance modified, relocate the entire fixture inside the building.

11. Exposed conduit, piping, etc. is not allowed on the exterior elevations unless a creative conduit surface design that compliments the architecture is separately reviewed and approved by the Development Review Commission.

Lighting

12. Upgrade security lights throughout entire site, including existing parking areas and on existing building elevations, to conform to requirements of ZDC Part 4 chapter 8.

Landscape

13. Indicate locations and species of existing trees that remain on site, in adjacent Harl Avenue frontage, and at frontage of Coca Cola driveway on south side of site.
14. Provide quantity of trees along the Coca Cola driveway (the Todd street alignment) equivalent to at least one tree per 30'-0" along this south side yard driveway frontage. Install trees of minimum 24" box size.
15. Irrigation:
 - a. Provide pipe distribution system extensions of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system extensions. Ensure 100 % function of existing system and extensions at conclusion of project.
 - b. Hardwire power source to controller (a receptacle connection is not allowed).
 - c. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape (on site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so (existing plants on site or in frontages) is irrigated as part of the reconfigured system at the conclusion of this construction.
16. Include requirement in site landscape work to de-compact soil in new planting areas on site and remove asphalt and other construction debris from these planting areas prior to landscape installation.
17. Remove existing river run rock on site from northwest corner and where occurs. Do not introduce rock on site of greater than 1-1/2" diameter size (except boulders of minimum 16" diameter size are allowed). Top dress planting areas with a decomposed granite application with a cover of 2" thickness. Provide pre-emergence weed control application over the decomposed granite and do not underlay decomposed granite with plastic.

Signage

18. Provide one 0'-12" high address number sign on the west elevation near the southwest building corner and one address sign on the north elevation near the northwest building corner. Locate the signs alike near the top of the wall but allow room for a light fixture at least 18" above the address that is not above the top of parapet. Do not modify the existing address sign on the east building elevation. Conform to the following for address signs described in this condition:
 - a. Provide street number.
 - b. Compose of individual mount, metal reverse pan channel characters.

CODE / ORDINANCE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCE THAT PLANNING STAFF OBSERVES ARE PERTINENT TO YOUR CASE. THE BULLETED ITEMS ARE INCLUDED TO ALERT THE DESIGN AND CONSTRUCTION TEAMS AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Verify comments by the Public Works, Development Services, and Fire Departments given on the Preliminary Site Plan Review dated May 16, 2007. Direct questions to the appropriate department, and coordinate any necessary modifications with all concerned parties, prior to completion of building permit process. Planning staff reviews Construction Documents submitted to the Building Safety Division to ensure consistency with the Development Plan Review approval.
- By agreement of the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use. Have the landscape architect and mechanical engineer submit reports during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources Division (480-350-2668 or pete_smith@tempe.gov) if questions regarding the content of the water conservation reports.
- Provide emergency radio amplification infrastructure for the office building, as required. Amplification will allow Police and Fire personnel to communicate in the building during a catastrophe. Refer to this link (http://www.tempe.gov/itd/Signal_booster.htm) and if needed contact ITD / Communications (Dave Heck 480-350-8777) to discuss the size and materials of the buildings, to verify radio amplification requirement, and determine the extent of construction to fulfill this condition.
- Comply with applicable state and federal laws regarding discovery and processing of archeological artifacts uncovered during construction.
- Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through www.tempe.gov/zoning or purchased at Development Services.
- Standard Details:
 - Tempe Standard "T" details may be accessed through 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 or may be obtained at Development Services.
- Parking
 - Reduce the quantity of parking spaces provided on site from 77 to 76 in order to avoid exceeding 125 % of quantity of required parking. Accomplish this reduction by converting the two spaces immediately south of the southeast building entrance into a single disabled accessible parking space. This modification also meets the required quantity of disabled accessible parking for the parking total. Alternatively, request a use permit and provide additional landscape area to allow the maximum parking increase.
 - 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.
- Meet with Engineering staff (Steve Horstman 480-350-8428) to finalize an agreement between the City Engineer and the property owner that will allow future installation of a 6'-0" wide sidewalk on Harl Drive in front of property upon demand by the City of Tempe in exchange for a waiver of installation of the sidewalk with this construction project. The agreement must be signed by the property owner and the

City Engineer and recorded at the Maricopa County Recorder's Office.

- Update the Building Safety Division parking file form for 7248 South Harl Drive. Include a copy of the cross access agreement with the property to the south in this file.
- Underground utility extensions to site. 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 and the dimensional relation of the building to the property lines.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- Complete clear yard exhibit and agreement in conformance with Building Safety Division requirements for the enlarged building.
- Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
- Refuse:
 - Arrange for enclosure yard gates to be open from 6:00am to 4:30pm on collection days to ensure truck access.
 - Double container enclosure indicated on site plan is exclusively for refuse. Construct pad and bollards in conformance with Standard Detail DS-116.
- For large backflow prevention or similar ground-mount devices handling 3" or larger water lines, provide a masonry screen wall that conceals the device from the street in conformance with Standard detail T-214.
- Measure height of building to top of parapet from top of Harl Avenue curb along center front of property. Do not allow vents or incidental roof top mechanical or electrical equipment to protrude above top of parapet or than equipment specifically exempted by Variance BA910142.
- Provide correct net site area on Grading and Drainage Plan, sheet C-1. Net site area indicated is high.
- Provide one non-deciduous tree of minimum 24" box installation size per each landscape island. Provide at least five groundcovers in each of the landscape islands.
- Provide quantity of trees along Harl Avenue equivalent to at least one tree per 30'-0" of site frontage.
- 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.
- Building or ground-mount identification signs (if proposed) are processed under separate permit and are not part of this Development Plan. Obtain sign permit for any building mount signs and monument identification signs. Follow ZDC Part 4 Chapter 9 with the design of the signs. Way finding signs (if proposed) may not require a sign permit, depending on size. Way finding signs are subject to review by Planning Division staff during plan check process and Planning Inspection staff prior to Certificate of Occupancy.
- Self illuminate or direct illuminate building address signs added with this construction.

HISTORY & FACTS:

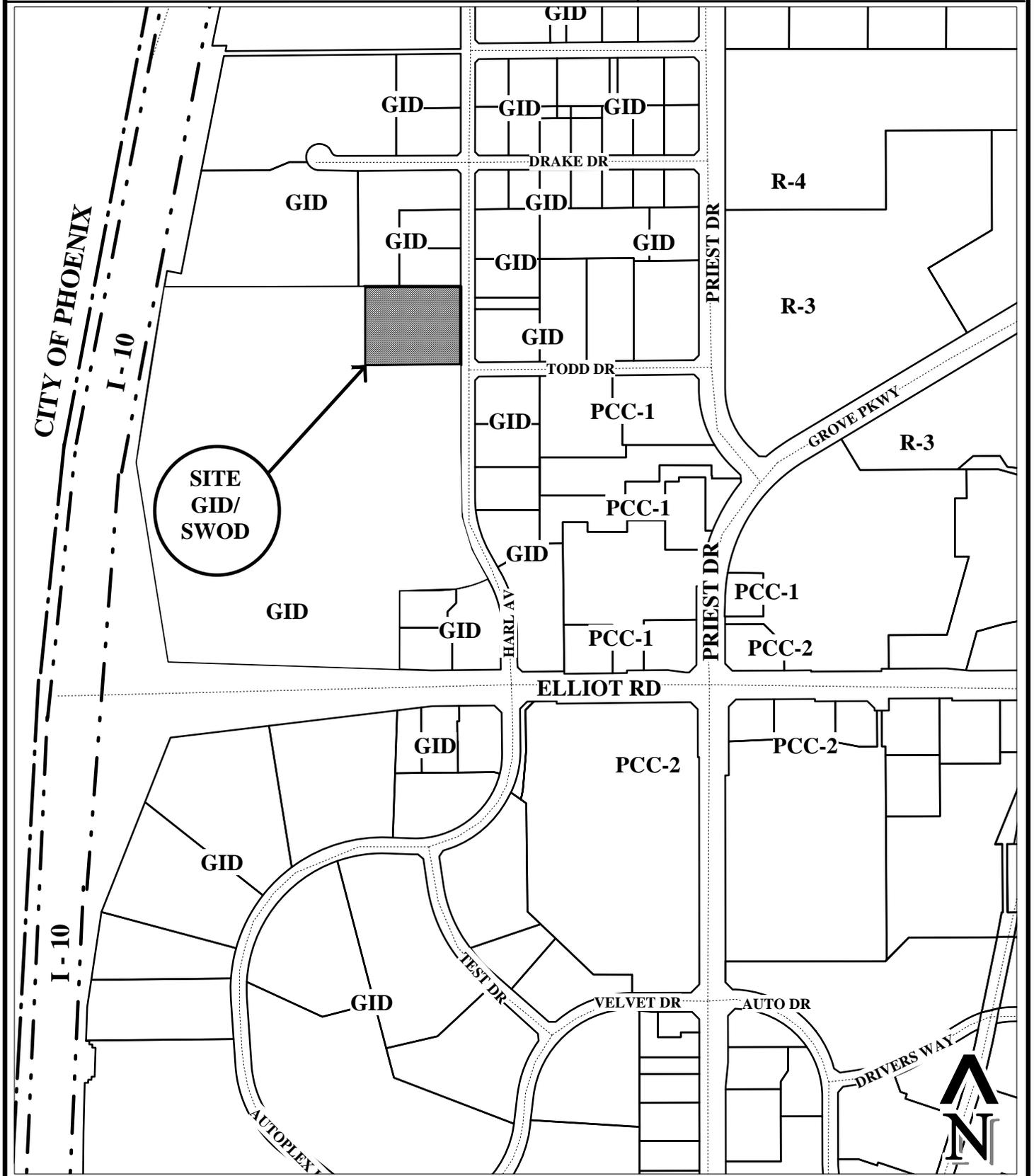
- May 15, 1980 The City Council approved the Elliot I-10 Commerce Center Subdivision, including 16 Lots and 32.145 acres, at 1400 W. Elliot Road. 7248 S. Harl Ave. is Lot 5 of this development.
Note: The date listed is the signature of the City Engineer and Planning Director on the recorded subdivision plat (the City Council approval line has faded to blank).
Note: On the south side of Lot 5 is a private easement extending from Harl Avenue west to the Coca Cola Bottling Company (and to their heirs and / or assigns). This easement is located on the Todd Street alignment but is not a street.
- May 15, 1981 Building Permit # 61649 issued for a one story office/warehouse building of 47,437 sf. area at 7248 S. Harl Avenue in the I-2, General Industrial District.
- October 1, 1991 The Hearing Officer approved variance request (BA910142) by Parkland Industrial Center to allow partial screening of three roof mounted evaporative cooling units, located at 7248 S. Harl Avenue in the I-2 General Industrial District.
- November 29, 2001 The City Council approved the request by Coca Cola Bottling Company for an Amended Final Subdivision Plat (#SBD-2001.79) for one lot on 42.48 net acres located at 1850 West Elliot Road.
Note: this subdivision plat confirms the 40'-0" wide access easement immediately south of 7248 S. Harl Avenue is part of the Coca Cola property and is not public right of way.
- December 26, 2001 The Development Services Department Design Review Board Staff approved a request for site parking and landscape improvements for an existing office and warehouse building. This site is located at 7248 South Harl Avenue in the I-2, General Industrial Zoning District.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

ARIZONA ENVELOPE

PL070210



Location Map



ARIZONA ENVELOPE BLDG ADDITION (PL070210)



Letter of Explanation

December 12, 2007

PROJECT: Harl Street One, LLC
Arizona Envelope Warehouse Expansion
7248 South Harl Avenue
DS 070623

PROJECT NARRATIVE

Project Description: This project consists of a 17,166 s.f. warehouse addition to an existing 47,520 s.f. warehouse and envelope manufacturing building. The additional warehouse space will be used to store materials currently housed off site due to lack of space at the current facilities.

Location: This project is located within an industrial area at the corner of Harl Avenue and Todd Drive.

Site Use: The existing building is zoned GID. The existing building use and the proposed addition use are consistent with the surrounding uses and zoning for this area.

Adjacent uses: The adjacent land is also zoned GID and has been fully developed with similar uses and construction.

Occupancy: Factory F1, Warehouse S1, & Office B.

Building Construction: The addition will be concrete tilt wall panel construction to match the existing building. Storm water retention for the displaced retention will be underground below the rear service area.

Building Aesthetic: The addition will match the existing building in material, color and detailing. The surrounding properties are industrial in nature and are similar to the existing building and the proposed addition aesthetic. Signage will remain unchanged.

Site Circulation: The existing site circulation will remain unchanged. Truck and service traffic will be maintained at rear of the building. The existing truck wells will remain. Employee and visitor parking will remain along the north and in the front to the east. No modifications will be made to the front parking and the north parking will only be affected by the addition of a new landscape island. The existing trash enclosure will rebuilt to provide better access.

Lighting/ Landscape: Site lighting will be upgraded with new pole lights at the truck circulation area. New landscaping island in the north parking area and in the service area will provide additional shade and soften the paved areas.

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KEY NOTES

1. CONCRETE TILT-UP PANEL PER STRUCTURAL
2. PANEL JOINT W/ CONT BRASS SLABANT & BACKER
3. ROOF SEE DETAIL 3A&B1
4. 1" DEEP REINFORC (FOOT) SEE DETAIL 3A&B1
5. HOLLOW METAL DOOR & FRAME SEE 3A&B1
6. METAL OVERHEAD ROLL UP DOOR SEE DETAILS 1 & 2A&B1
7. METAL LEADING CAM & DOWNSPOUT SEE DETAILS
8. EXISTING CONC. WALL
9. LINE OF FINISH COMPACTOR SIDEWALK IN FOREGROUND
10. LINE OF ROOF BEYOND
11. STUCCO FINISH ON C.M.U. SCREEN WALL SEE DETAIL 3A&B2
12. NEW HOLLOW METAL DOOR & FRAME IN BRACKET VERIFY EXACT LOCATION IN PANEL SEE 3A&B1
13. EXISTING WALL MOUNTED LIGHT FIXTURE
14. EXISTING SON
15. EXISTING ADDRESS SIGN (12" HIGH NUMBER)
16. EXISTING S.E.L.
17. EXISTING SPRINKLER ALARM
18. EXISTING SPRINKLER BRACKET OFF
19. OVERFLOW SCUPPER

GENERAL NOTES

1. SEE ARCHITECTURAL PLAN FOR ELECTRICAL AND MECHANICAL EQUIPMENT LOCATION
2. PAINT ALL NEW CONSTRUCTION TO MATCH EXISTING

COLOR LEGEND

1. METAL (EXISTING)
2. DAWN EDWARDS 5603 GREEN LAKE (MATCH EXISTING)
3. DAWN EDWARDS 5603 GREEN BAYOU (MATCH EXISTING)

Building Addition
For
Harl Street One, LLC

7248 South Harl Avenue
Tempe, Arizona



GRABER TRAVIS ARCHITECTS, INC.

602.864.0777
4200 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85012
P.A.W.W. @T.A.I.N.E.T

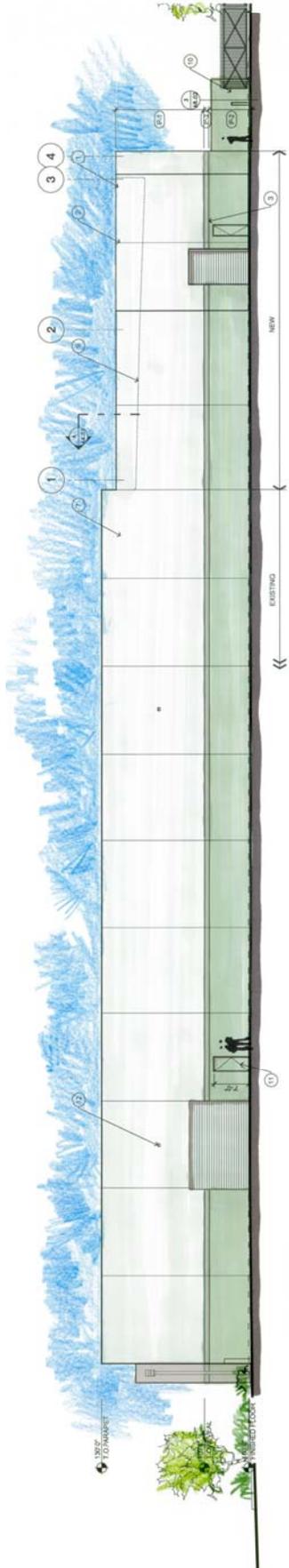
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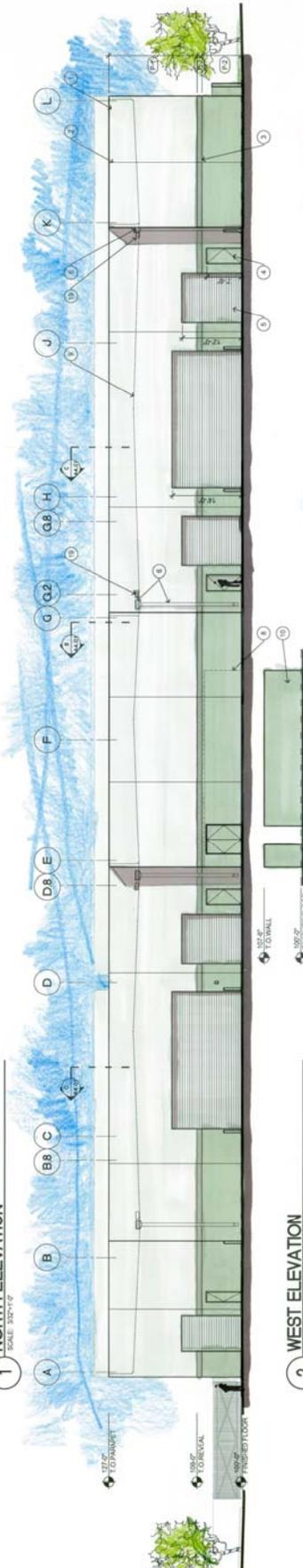
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BUILDING ELEVATIONS BUILDING SECTION

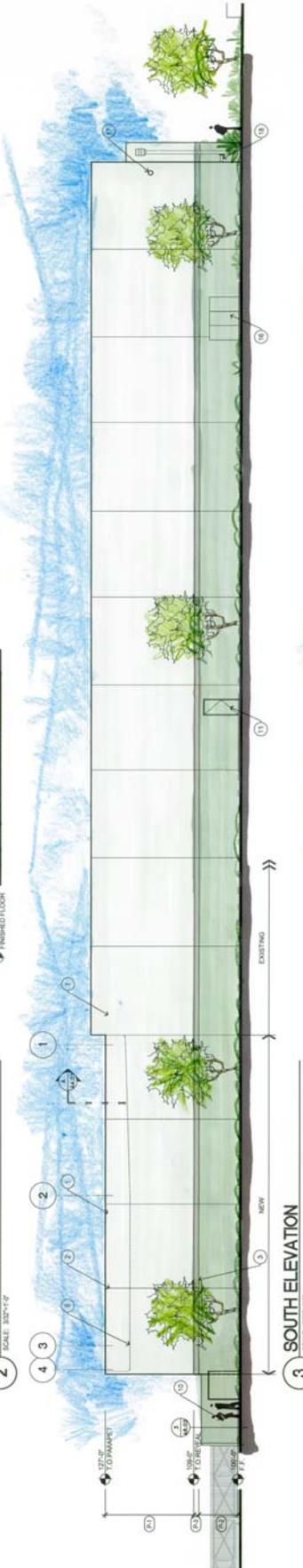
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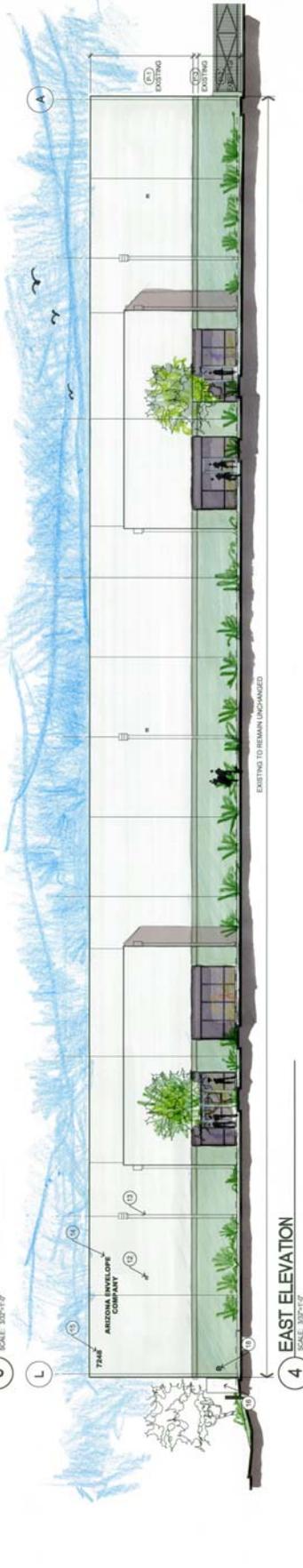
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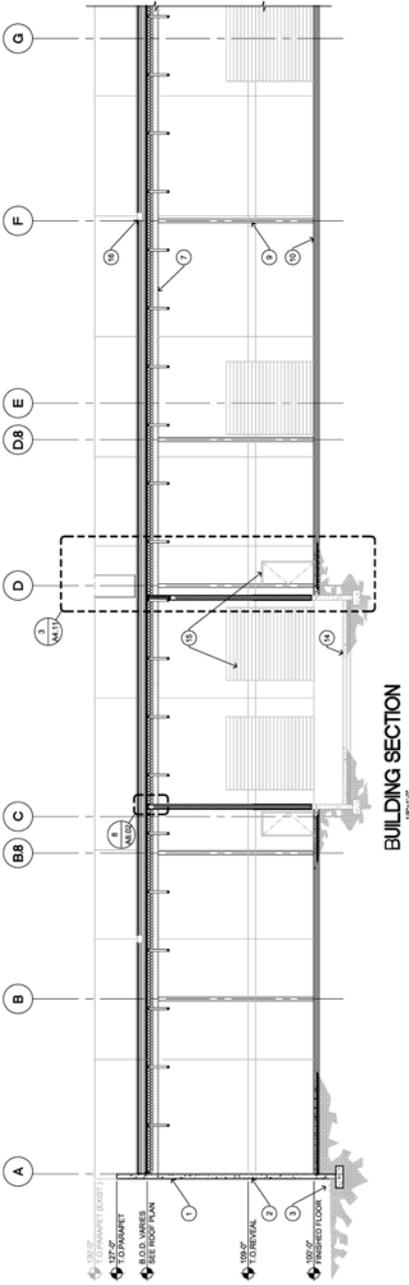
2 WEST ELEVATION
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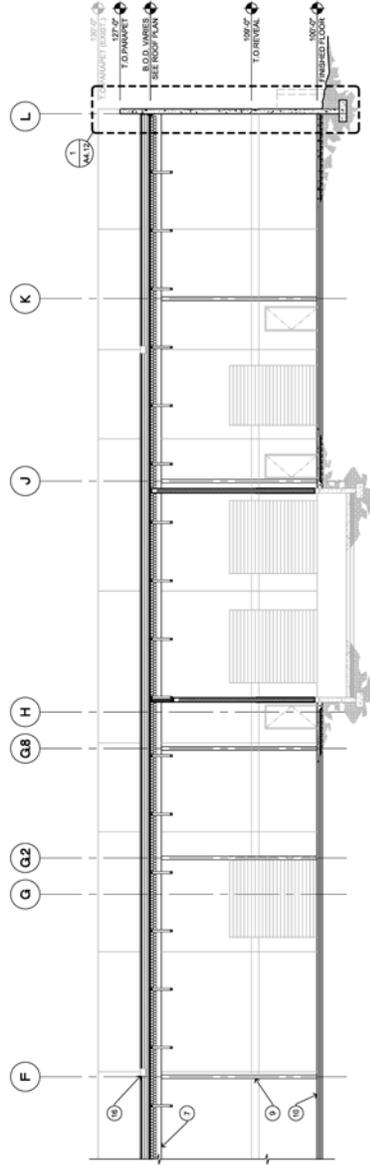
3 SOUTH ELEVATION
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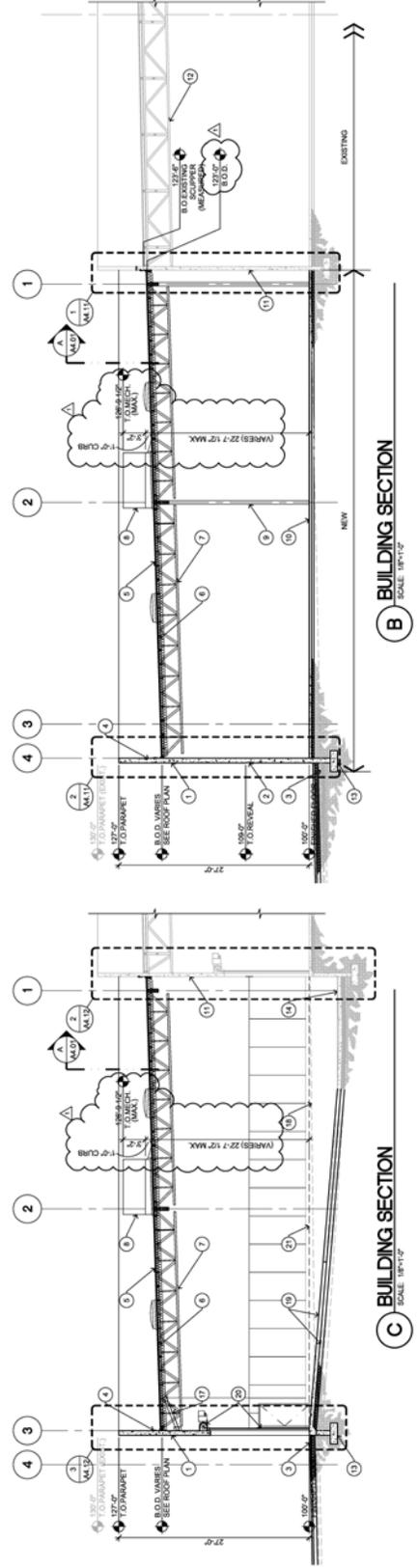
4 EAST ELEVATION
SCALE: 3/32"=1'-0"



A BUILDING SECTION
SCALE 1/8"=1'-0"



B BUILDING SECTION
SCALE 1/8"=1'-0"



C BUILDING SECTION
SCALE 1/8"=1'-0"

KEY NOTES

1. CONCRETE TILT UP PANEL PER STRUCTURAL DRAWINGS (PAINTED)
2. 1/2" DEEP REVEAL (CONT.)
3. NEW ASPHALT PAVING PER CIVIL DRAWINGS (CONT.)
4. GALV. METAL REGLET & COUNTERFLASHING (CONT.)
5. BUILT UP ROOFING SYSTEM ON ROOF OVER EXISTING ROOF DECK
6. INS. BATT INSULATION
7. ROOF STRUCTURE PER STRUCTURAL DRAWINGS
8. ROOF MOUNTED MECH. UNIT PER MECHANICAL DRAWINGS
9. STEEL COLUMN (BEYOND) PER STRUCTURAL DRAWINGS
10. CONCRETE SLAB PER STRUCTURAL DRAWINGS
11. EXISTING CONC. WALL
12. EXISTING ROOF STRUCTURE
13. FOUNDATION PER STRUCTURAL DRAWINGS
14. EXISTING CONCRETE TRUCK RAMP TO REMAIN UP WALL (BEYOND)
15. EXISTING DOORS IN EXISTING CONCRETE TILT UP WALL (BEYOND)
16. EXISTING SCUPPERS IN WALL BEYOND
17. WALL BRACE PER STRUCTURAL DRAWINGS
18. LINE OF EXISTING GRADE
19. REMOVE EXISTING RAMP SLAB DOWN TO EXISTING GRADE. PLACE NEW RAMP SLAB PER STRUCTURAL DRAWINGS
20. OVERHEAD ROLL UP DOOR
21. LINE OF FLOOR SLAB BEYOND

GENERAL NOTES

1. SEE MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

Building Addition
For
Harl Street One, LLC

7248 South Harl Avenue
Tempe, Arizona



GRABER TRAVIS
ARCHITECTS INC.

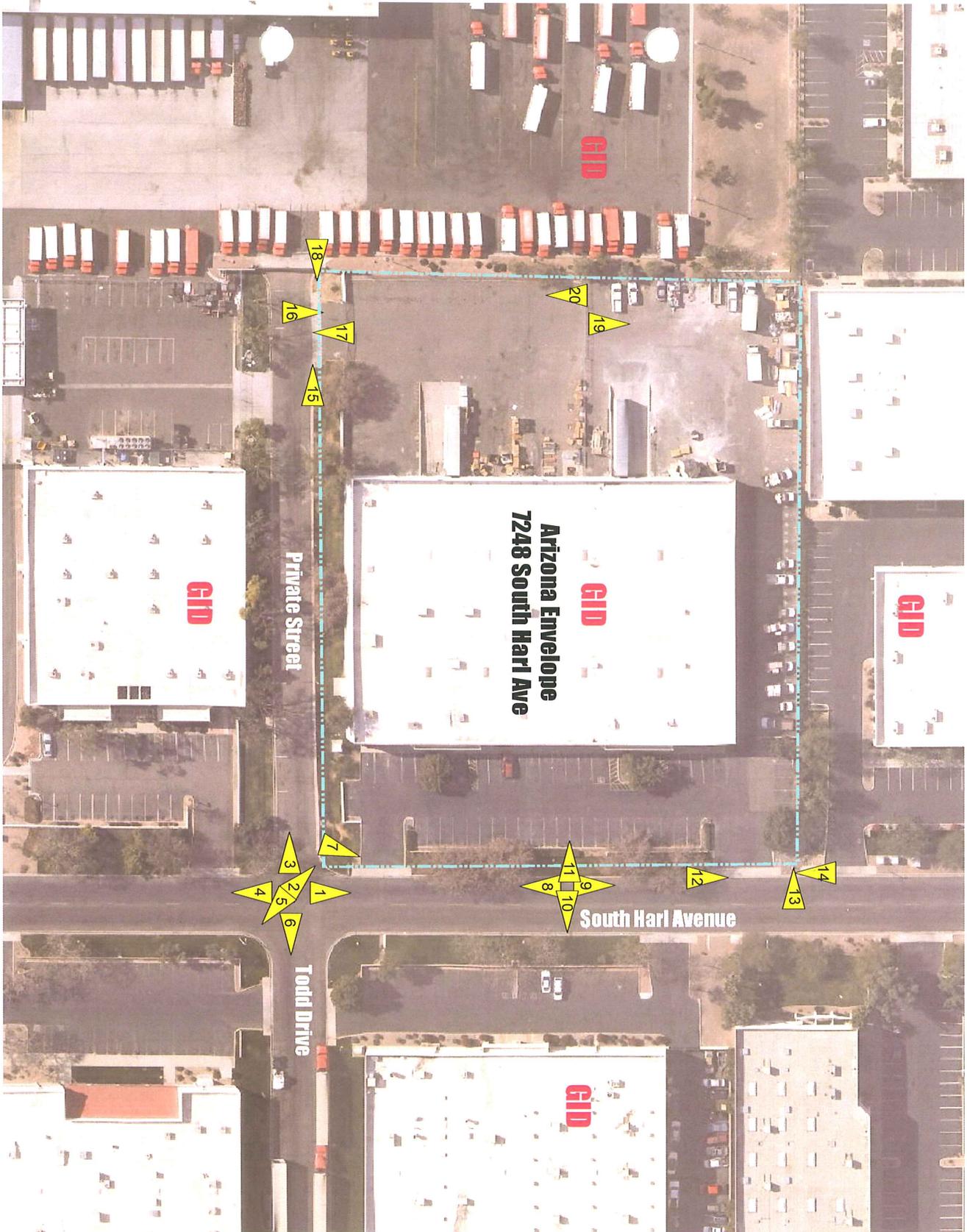
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Sheet Description

BUILDING SECTIONS

DS 070623
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Context Plan

December 12, 2007

**Arizona Envelope
Warehouse expansion
7248 South Harl Avenue
Tempe , Arizona**

Graber Travis Architects Inc.



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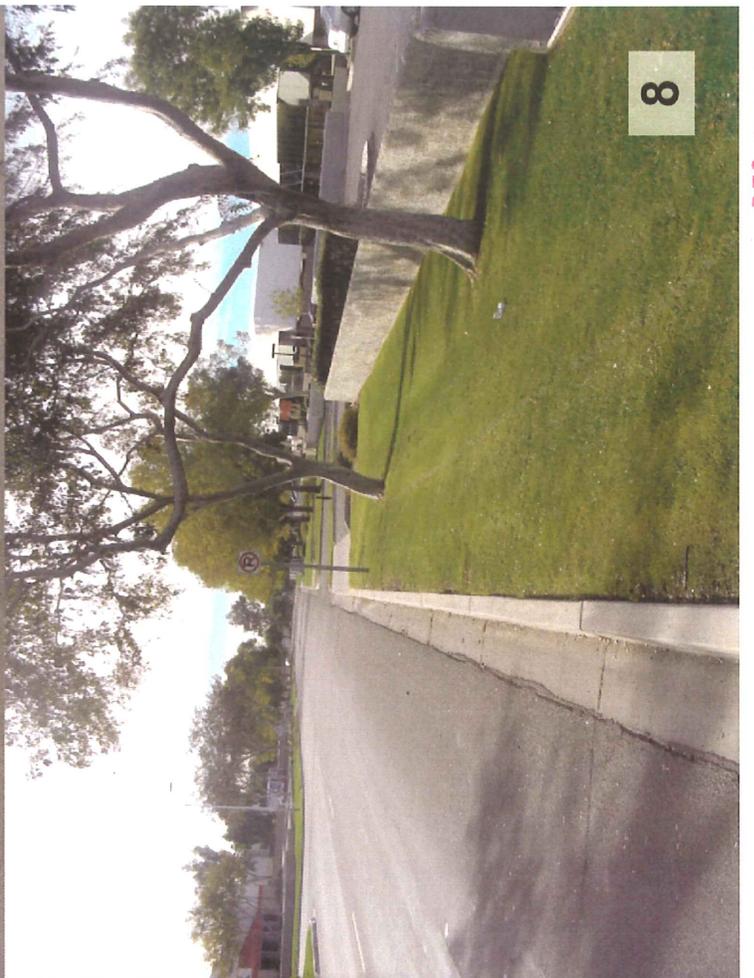
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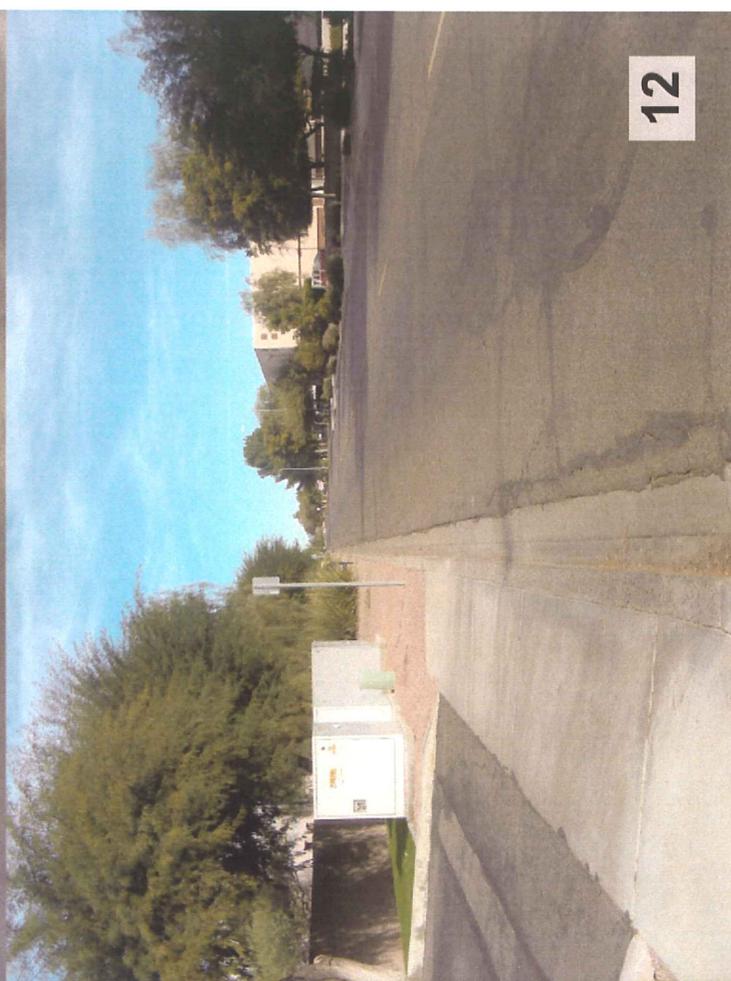


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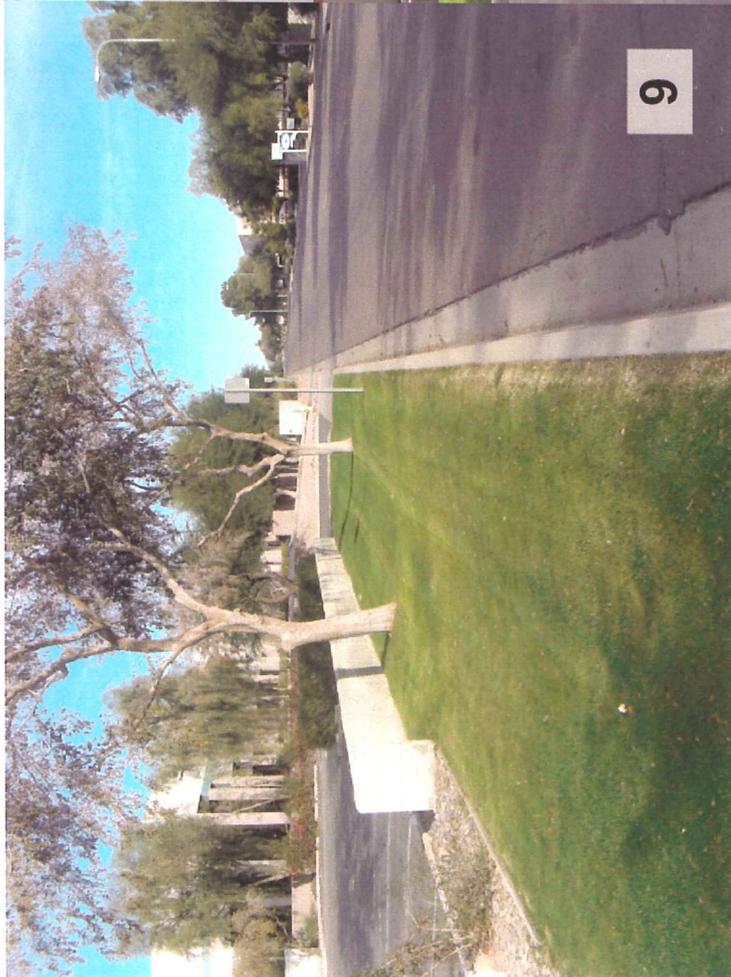




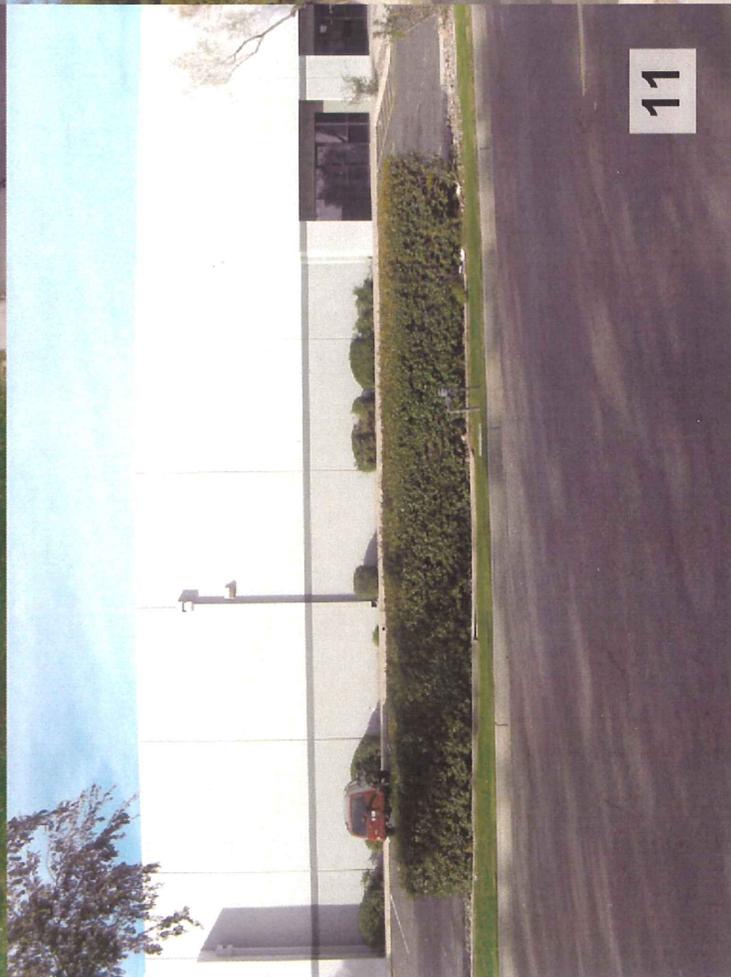
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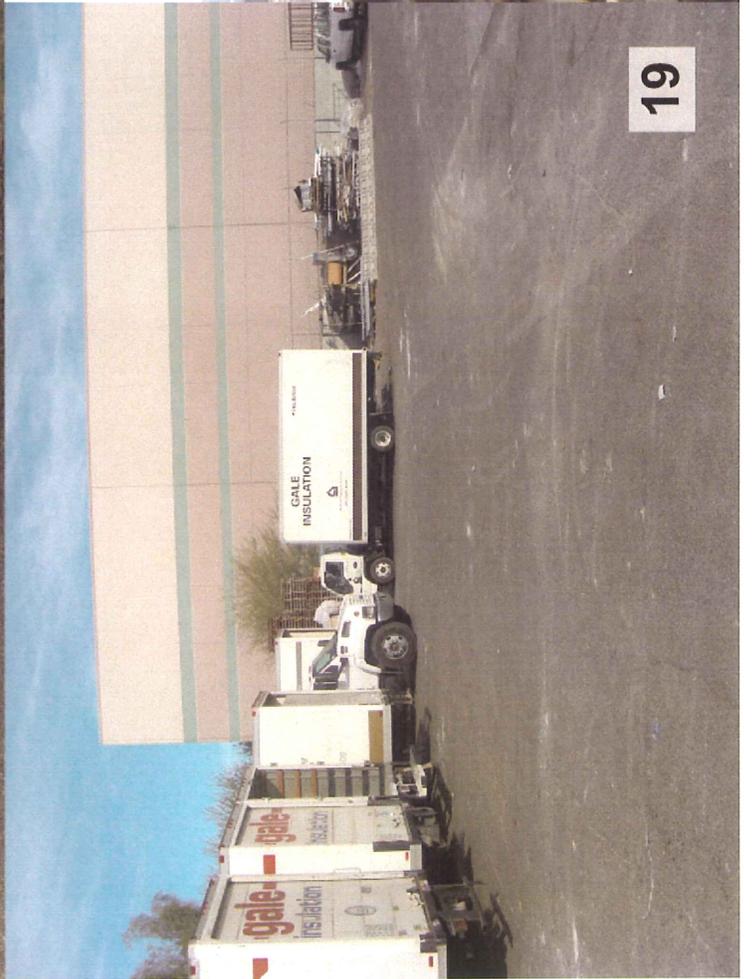




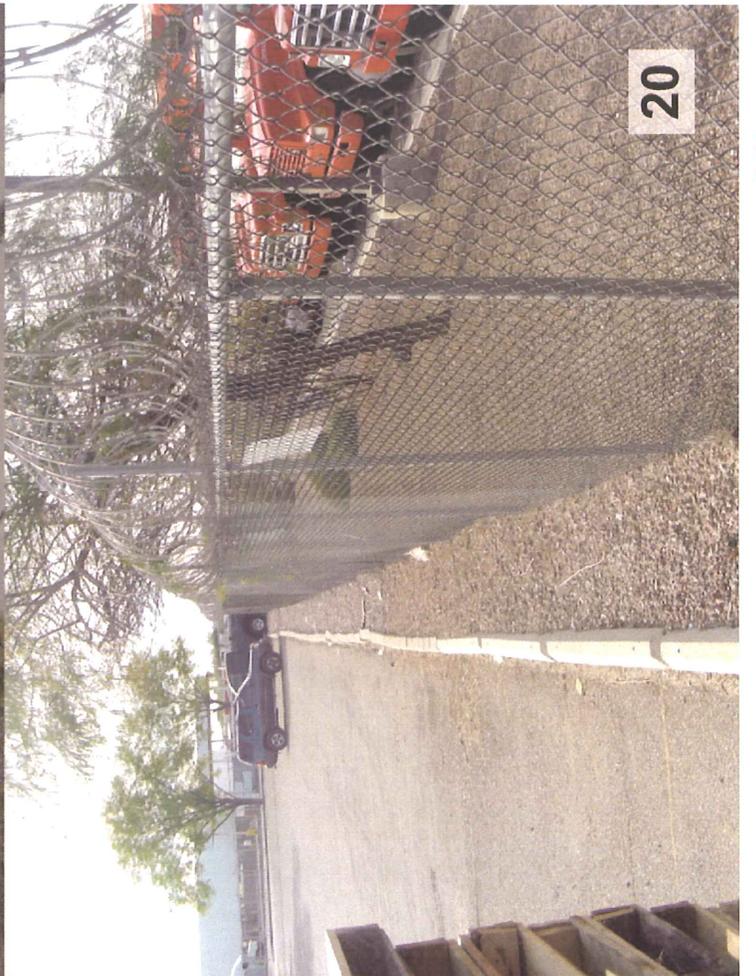
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