

Staff Summary Report

Development Review Commission Date: 08/26/08

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for PRECISION DIE AND STAMPING located at 1744 West 10th Street.

DOCUMENT NAME: DRCr_PrecisionDieStamping_082608 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **PRECISION DIE AND STAMPING (PL070420)** (Gary Brinkley, Cawley Architects, LLC, applicant; Daniel Rossey, property owner) consists of site plan, landscape modification and building elevations for a new 8,523 s.f. building addition on 1.03 net, located at 1744 West 10th Street in the GID, General Industrial District . The request includes the following:

DPR08115 - Development Plan Review including site plan, building elevations and landscape plan for a building addition.

PREPARED BY: Shawn Daffara, Planner II (480-858-2284)

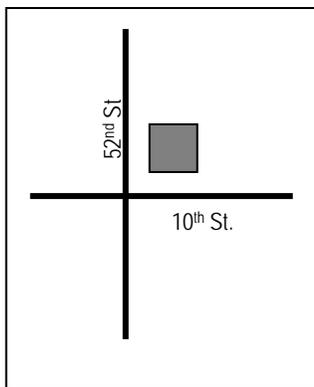
REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Current land use	Industrial
Current zoning	GID – General Industrial District
Proposed Use of Building	Manufacturing
Gross & Net site	1.03 acres
Total Building area	22,987 s.f. (existing and addition)
Lot Coverage	50.0% (No Standard)
Building Height	25'-4" ft (35 ft maximum allowed)
Building setbacks	25' 0" Front, 12' 0" St. Side (25' front, 0' side, 0' rear, 25' St. Side)
Vehicle Parking Required	31 spaces
Vehicle Parking Provided	34 spaces

A neighborhood meeting is not required with this application.

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

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Letter of Explanation
 4. Variance Approval Letter, dated May 28, 2008
 5. Site plan
 6. First Floor Plan
 - 7-8. Elevations
 9. Building Section
 10. Landscape Plan

COMMENTS:

This is a request for a Development Plan Review to include site plan, landscape plan, lighting and building elevations for an 8,523 s.f. building addition to the existing Precision Die and Stamping property.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The site is located on the northeast corner of 52nd Street and 10th Street in the GID, General Industrial District. The request includes an 8,523 s.f. addition to the existing building. The applicant has already processed a variance to reduce the street side yard setback from 25' to 12' to meet the existing building setback from 52nd Street. The existing building was built in 1975 at a 12' street side yard setback. Today the Zoning and Development Code requires a twenty five foot (25') street side yard setback. The variance was necessary to allow the applicant to construct the new addition in line with the existing building. The building addition will be to the north of the existing two story building, and will consist of a revised parking lot, upgraded landscape and site lighting brought into conformance with the Zoning and Development Code.

Site Plan

The existing building is located on the south side of the lot, adjacent to 10th Street, while the parking lot is situated to the east of the building. The site has one (1) driveway entrance on its own lot with a cross access agreement and a second driveway to the east on the adjacent lot. The new building addition will be located to the north of the existing building and will be used for manufacturing, production and storage space. The existing outdoor storage yard will be eliminated by the new addition and the applicant is proposing all storage space to be moved into the interior of the building which will enhance the overall appearance of the property.

Building Elevations

The project will consist of a 8,523 s.f. building addition, enhanced streetscape, and upgrade landscape and security lighting throughout the property. The existing exterior consists of slump block accented by sill block around the windows. The new addition will match the existing building in color, form and material. The proposed addition is 8" x 8" x 16" masonry slump block, accented by aluminum storefront "dark bronze anodized" around the windows. The applicant will also be upgrading all light fixtures to compliant full cut off light fixtures to bring security lighting into conformance with Zoning and Development Code; Chapter 8.

Landscape Plan

The existing property is missing required landscape along the 10th street frontage per the original 1975 landscape plan. An attached condition of approval will require restoration of the missing trees along 10th Street. The variety of plants will provide year round color and texture, and enhance the building with a softened natural aesthetic.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for Development Plan Review.
3. Shade for energy conservation and comfort as an integral part of the design.
4. Materials are compatible with the existing building.
5. Buildings and landscape elements have proper scale with the site and surroundings.
6. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation.

CONDITIONS OF APPROVAL

Site Plan

1. 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.
2. Accessible Parking spaces shall be relocated to a location that is closest to the sidewalk leading to building entrance.
3. 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.

Floor Plans

4. 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

Building Elevations

5. The materials and colors presented are approved as presented:
Primary building – 8" Slump Block; Primary Color: DE6368 "Walrus", Accent Color: DE6366 "Silver Spoon"
Accent mullions – Dark Bronze Anodized
Glazing – Reflective Bronze
Specific colors and materials exhibited on sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff verifies colors and materials during the construction phase.
6. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
7. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
8. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard, concealed from public view.
9. Exposed conduit, piping, etc. is not allowed.

Lighting

10. Illuminate building entrances and exits from dusk to dawn by use of a photocell.
11. Upgrade lighting in parking lot and refuse enclosure to meet Zoning and Development Code, Chapter 8, Lighting
12. All exterior light fixtures shall be full cut off, and shall be illuminated from dusk to dawn by use of a phototcell.

Landscape

13. 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 ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". 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.
 - f. Provide temporary irrigation to existing landscape on site or in frontage for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage is irrigated as part of the reconfigured system at the conclusion of this construction.
14. Include requirement 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.
15. 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.
16. Revise Landscape Plan to show one, a minimum of 1 ½" caliper, tree for every thirty 30'-0" of frontage. A total of four (4) trees will be required along the 10th Street frontage.

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS 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.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by August 26, 2009 or Development Plan will expire.
- 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, or purchased at Development Services.
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated July 23, 2008. 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.
- 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.
- BUILDING HEIGHT: Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

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.
- 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.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. 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.
- Provide an Automatic Fire Alarm System for the building.

ENGINEERING AND LAND SERVICES:

- Underground overhead utilities, excluding 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.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

REFUSE:

- Refuse containers indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify a Solid Waste Plan and insure that vehicle maneuvering and access to the enclosure is still adequate.
- Gates for refuse enclosure(s) are not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days

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(s). 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.

LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with plants in order to maintain illumination levels for exterior lighting.
- Keep a minimum twenty 20'-0" separation between light poles and tree trunks for all new lights and trees.
- Illuminate building entrances, parking areas, refuse enclosure, pedestrian pathways from dusk to dawn, by use of a photo cell, no timer or time clock.

LANDSCAPE:

- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us. Follow the link to "form", to "native plants", and to "notice intent to clear land".
- The landscape plan does not provide the required street trees. Update the plan to show one tree for every thirty 30'-0" of frontage
- The landscape plan does not provide the required trees in the new and existing landscape islands. Each landscape island requires one (1) tree and five (5) ground covers/shrubs.
- SIGNS: 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 is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

January 2, 1975 Building Permit issued for new industrial office building.

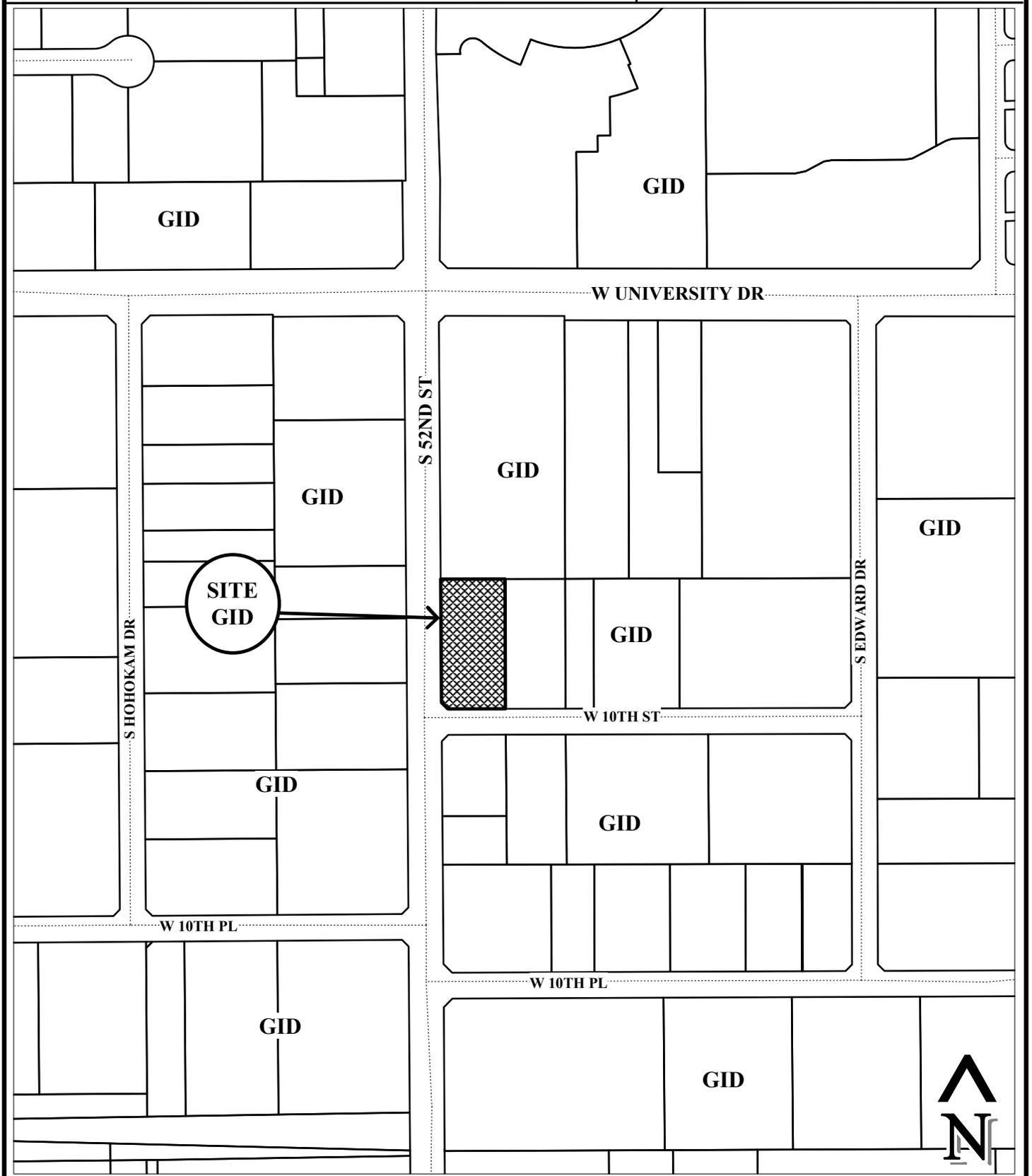
May 20, 2008 VAR08010: Hearing Officer approved a Variance to reduce the street side yard setback from 25' to 12' in the GID, General Industrial District.

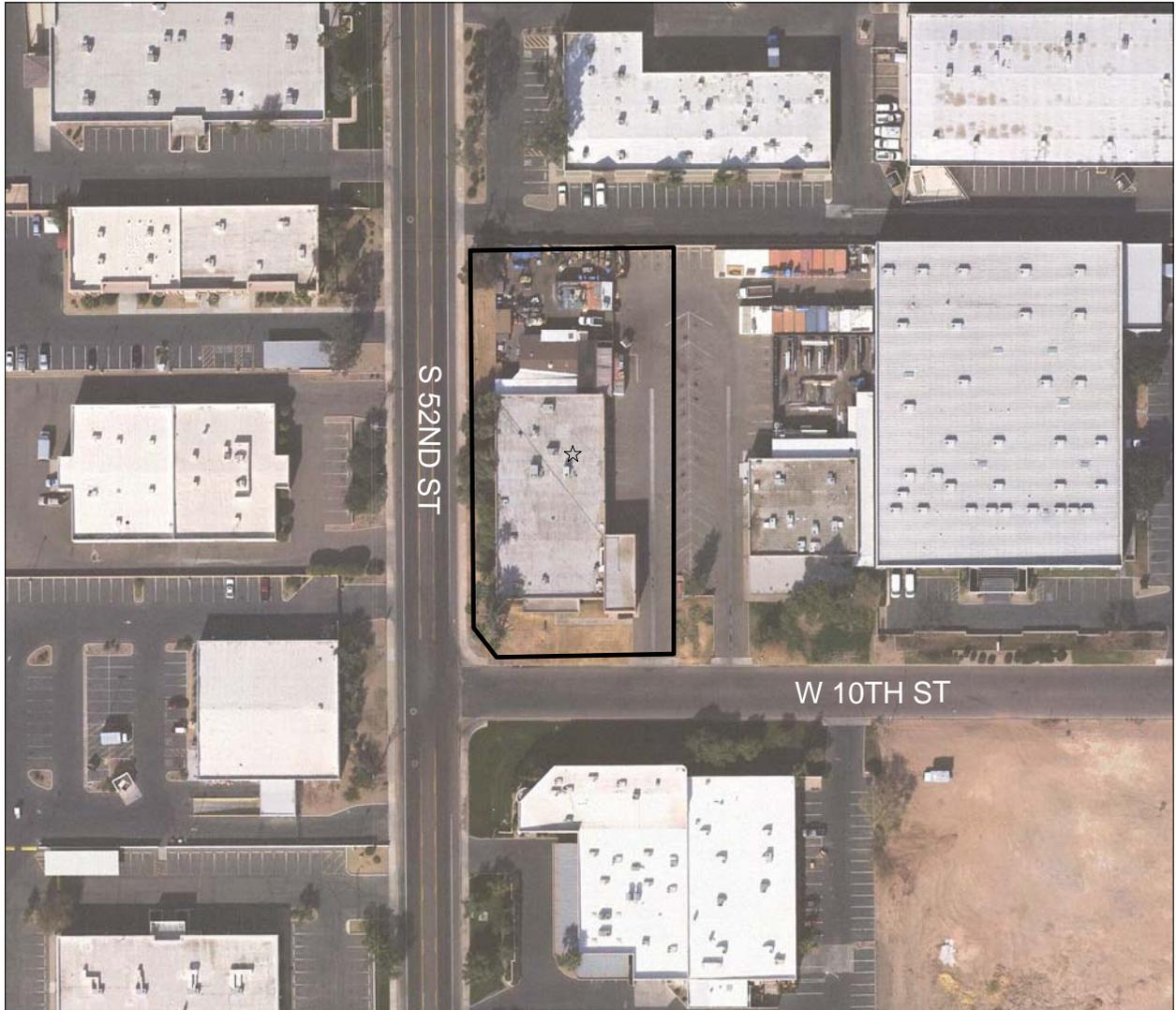
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

PRECISION DIE AND STAMPING

PL070420





PRECISION DIE & STAMPING (PL070420)



To: Design Review Board
City of Tempe

From: Garry D. Brinkley
Cawley Architects, Inc.

Subject: Design Review

Date: 7-14-08

PROJECT NARRATIVE – Letter of Explanation

Members of the Board:

On behalf of the **Precision Die and Stamping, Inc**, we are requesting Design Review approval of the site, landscaping, conceptual grading and drainage and exterior elevations for this industrial building addition located at 1744 W. 10th Street.

This proposal is for a single story 8,523 s.f. industrial building addition, in a GID zoning district. The addition will be for the expansion of the existing industrial uses and new production activities relocated from other facilities. The addition will take advantage of existing vehicle circulation and connection to the street.

We are proposing masonry block construction (8" "slump" block) to match the existing building material (4" "slump" block). The clear height is 18'-0", which increases the overall height of the addition to 25'-4" (the existing building is 16'-0" and 20'-0" +/-). We are proposing a new color scheme for the addition and the existing building, grey tones with a maroon accent, these colors blend with existing buildings in the area that the client currently owns.

We believe that the project fits into the neighborhood, and will blend with the adjacent properties. Additionally, the uses are consistent with the existing building and other industrial uses approved and existing in the area. A setback variance has been applied for and approved, we are providing additional parking to meet the requirement for the addition.

Thank you for your consideration.



Garry D. Brinkley.
Cawley Architects, Inc.

Development Services
Department

(480) 350-8331 (Phone)

May 28, 2008

Mr. Sam McGuffin
Cawley Architects
730 North 52nd Street, Suite No. 203
Phoenix, Arizona 85008

FILE COPY

RE: PRECISION DIE AND STAMPING

PL070420 / VAR08010

Dear Mr. McGuffin:

You are hereby advised that at the hearing held May 20, 2008, the Hearing Officer of the City of Tempe, acting in accordance with Section 1-305, Paragraphs C and D, of the Zoning and Development Code:

Approved the request by **PRECISION DIE AND STAMPING (PL070420)** (Sam McGuffin/Cawley Architects, applicant; Precision Die & Stamping, property owner) located at 1744 West 10th Street in the GID, General Industrial District for:

VAR08010 Variance to reduce the street side yard setback from twenty-five (25) feet to twelve (12) feet.

Approved subject to the following conditions:

1. The use permit is valid for the plans as submitted to and approved by the Hearing Officer.
2. All required permits and clearances shall be obtained from the Building Safety Division.
3. The applicant shall submit for Development Plan Review for the new building addition. Site Plan, Landscape Plan and Elevations to be approved prior to Building Permit submittal.

Approvals are specifically conditioned upon the applicant proceeding with the proposed use(s) and/or variance(s) within twelve (12) months of the date of the approval by the Hearing Officer and required by the Zoning and Development Code.

In addition to proceeding with the approvals granted, it is understood that any and all conditions as stipulated by the Hearing Officer as indicated above, shall be fully complied with.

If the action of the Hearing Officer was required for the purposes of rectifying any violations of the Zoning and Development Code, the violations shall be the responsibility of the applicant/owner to fully correct and achieve conformance.

In sign-related violations, corrections shall be made within five (5) days of Hearing Officer action; in all other matters, corrections shall be made within fifteen (15) days of Hearing Officer action, unless specifically conditioned otherwise by the Hearing Officer. You are further advised that the above does not waive the requirements for obtaining building permits and other clearances as may be necessary.

Sincerely,



Shawn Daffara, Planner II

SD:dm

ATTACHMENT 4 cc: Danieu Rossey/Precision Die and Stamping; File



**PRECISION
DIE &
STAMPING**

1744 W. 10TH ST.
TEMPE
ARIZONA

DATE: 04-21-08
VARIANCE: 07-08-08
DEVELOPMENT PLAN REVIEW

GENERAL NOTES

- SEE STRUCTURAL DRAWINGS FOR LITTLE INFORMATION.
- SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATION.

MATERIAL KEY

MATERIAL DESCRIPTION: 8" X 8" M. SLIP BLOCK

BB-1 8" X 8" M. SLIP BLOCK

BB-2 BRICKS WITH BLOCK CHS

GLAZING KEY

MATERIAL: MATERIAL COLOR / FINISH

1. CLEAR GLASS / UNGLAZED

2. REFLECTIVE GLASS / REFLECTIVE GLAZING

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	PKY / COLOR NO.
1	SILVER EPON	DAVE EDWARDS 22866
2	PRIMER	DAVE EDWARDS 22866
3	GRABER EPOXY	DAVE EDWARDS 22866

REALANTS: BRUSH ON LIGHT, BRUSH ON LIGHT, EXP. RAILING, BOLLARDS, LIGHT POLE, GRABER, TRANSPORTER

1. PAINTER TO PREPARE A THREE COAT SYSTEM WITH ALL EXPOSED SURFACES AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.

2. PAINTER TO PREPARE A THREE COAT SYSTEM WITH ALL EXPOSED SURFACES AND PAINTED IN MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.

3. PAINTER TO PREPARE MASONRY BLOCKS OR OTHER MATERIALS TO BE USED IN THE CONSTRUCTION OF BUILDING FACADES.

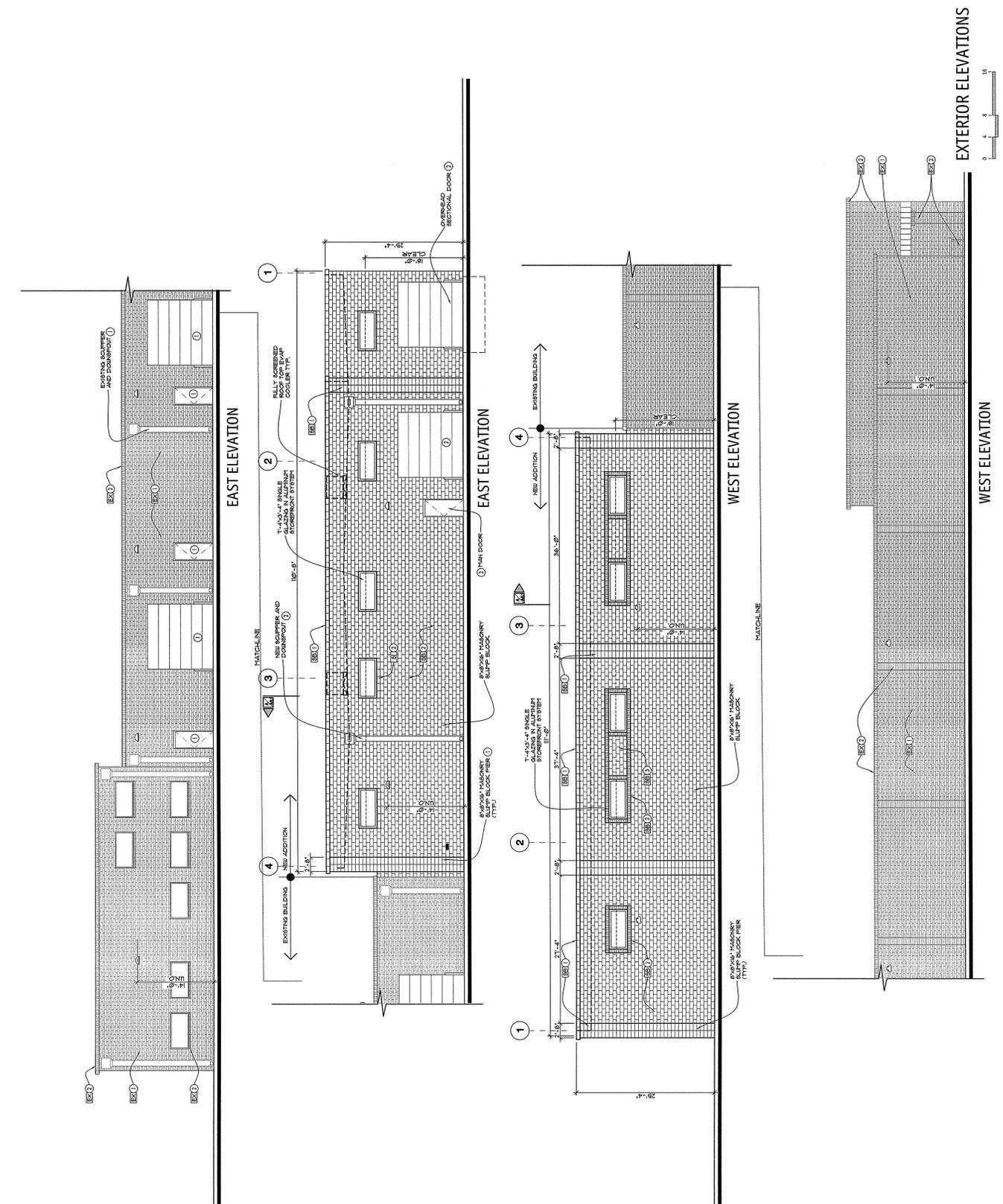
4. PAINTER TO PREPARE MASONRY BLOCKS OR OTHER MATERIALS TO BE USED IN THE CONSTRUCTION OF BUILDING FACADES.

NOTE OF ALTERNATE BILLING CYCLE

The architect, Engineer and Designer are not responsible for the accuracy of the information provided in this alternate billing cycle. All drawings are based on the information provided in the alternate billing cycle. The architect, Engineer and Designer are not responsible for the accuracy of the information provided in this alternate billing cycle.

TEMPERATURE TYPICAL ELEVATION STANDARDS

NOTE: ALL ROOF MOUNTED EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. SEE THE CITY OF PHOENIX STANDARDS FOR THE LOCATION OF THE EQUIPMENT. SEE THE CITY OF PHOENIX STANDARDS FOR THE LOCATION OF THE EQUIPMENT.



EXTERIOR ELEVATIONS

WEST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR Lintel.
2. SEE DOOR SCHEDULE FOR BOLL UP DOOR HEIGHTS.
3. SEE DOOR SCHEDULE FOR BOLL UP DOOR HEIGHTS.
4. SEE DOOR SCHEDULE FOR BOLL UP DOOR HEIGHTS.

MATERIAL KEY

- 1. BRICK MASONRY SLUFF BLOCK
- 2. BRICK MASONRY SLUFF BLOCK
- 3. BRICK MASONRY SLUFF BLOCK
- 4. BRICK MASONRY SLUFF BLOCK

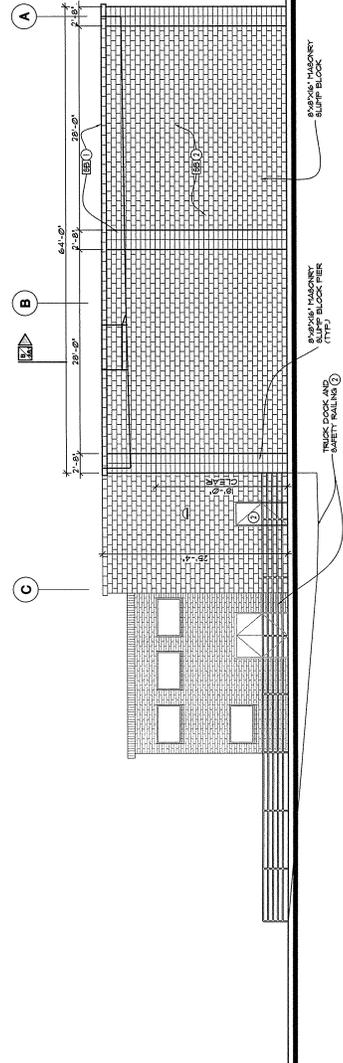
MATERIAL DESCRIPTION

- 1. BRICK MASONRY SLUFF BLOCK
- 2. BRICK MASONRY SLUFF BLOCK
- 3. BRICK MASONRY SLUFF BLOCK
- 4. BRICK MASONRY SLUFF BLOCK

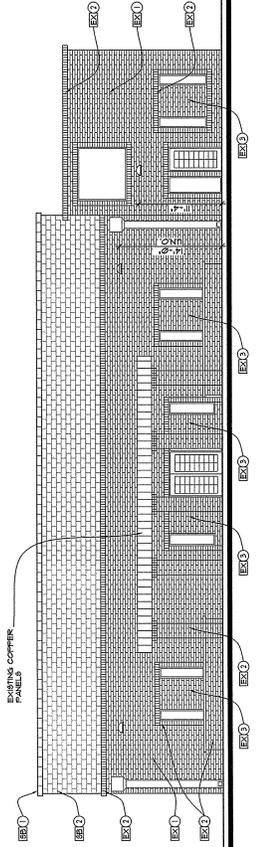
GLAZING KEY

- 1. MATERIAL: ALUMINUM
- 2. MATERIAL: ALUMINUM
- 3. MATERIAL: ALUMINUM
- 4. MATERIAL: ALUMINUM

NORTH ELEVATION



SOUTH ELEVATION



CRAWLEY
ARCHITECTS
www.crawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



PRECISION DIE & STAMPING
1744 W. 10TH ST.
TEMPE, ARIZONA

DATE: 04-21-08
ISSUED: 07-08-08
BY: J. P. HARRIS
FOR: P. HARRIS

NOTICE OF ALTERNATE
The contract documents for this project are hereby amended by this alternate. The contract documents shall be read in conjunction with this alternate. The contract documents shall be read in conjunction with this alternate. The contract documents shall be read in conjunction with this alternate.

TEMPERATURE TYPICAL ELEVATION STANDARDS
NOTE: ALL ROOF MOUNTED EQUIPMENT TO BE IDENTIFIED BY THE PROJECT PER CITY ORDINANCE.
1. HIGH/LOW CONTRASTING COLOR ADDRESS NUMBER W/36" BELOW DESIGNATED LIGHT ENGINEERING 1 CFTED.
ALL PUBLIC BLDG ENTRANCES TO BE POSTED WITH APPROVED SIGN AND LOCATION.

A7.2
of X

EXTERIOR ELEVATIONS





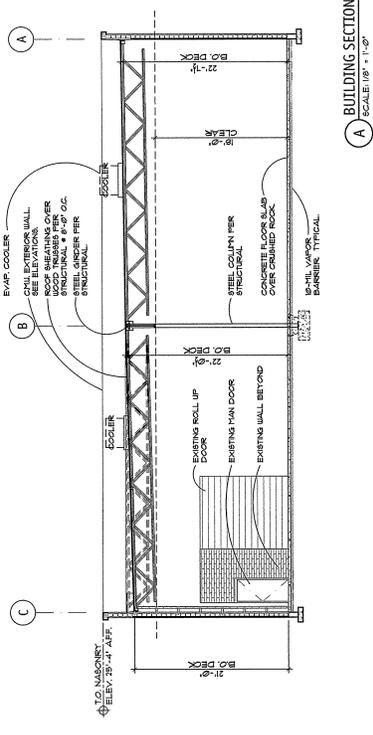
**PRECISION
DIE &
STAMPING**

1744 W. 10TH ST.
TEMPE
ARIZONA

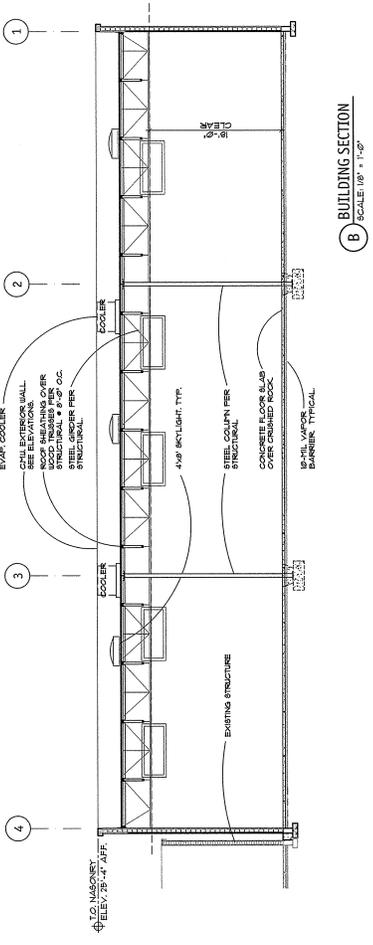
DATE	REVISION
04-21-08	ISSUE
07-08-08	DEVELOPMENT FOR PERMIT

NOTICE OF ALTERNATE
This document shall be used to indicate the location of any proposed changes to the original design. All changes shall be noted on this sheet and shall be approved by the architect. The architect shall be responsible for the design of any proposed changes. The architect shall not be responsible for the design of any proposed changes that are not shown on this sheet. The architect shall not be responsible for the design of any proposed changes that are not shown on this sheet.

Discrepancies between the drawings and the specifications shall be resolved by the architect. The architect shall be responsible for the design of any proposed changes. The architect shall not be responsible for the design of any proposed changes that are not shown on this sheet. The architect shall not be responsible for the design of any proposed changes that are not shown on this sheet.



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



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

