

**CITY OF TEMPE
HEARING OFFICER**

**Meeting Date: 09/16/2014
Agenda Item: 9**

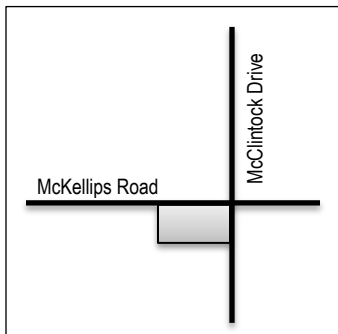
ACTION: Request approval for a Use Permit to allow a car wash in the General Industrial District for BUMPERDOC, located at 1900 North McClintock Drive, Suites 1-4, the applicant is Brian Doody, BumperDoc.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: BUMPERDOC (PL140231) is proposed to be located in north Tempe at the south west corner of McClintock Drive and McKellips Road in Hayden Automotive Plaza, an existing commercial center within the GID General Industrial District. The request includes the following:

ZUP14091 Use Permit to allow a car wash in the GID General Industrial District.



Property Owner	Dawn Zeitlin, HAM Limited, LLC
Applicant	Brian Doody, BumperDoc
Zoning District	GID General Industrial District
Lot Size	2.79 acres
Building Size	Suites 1-4, approximately 6,000 s.f.
Parking Required/Provided	20 spaces (6 vehicles inside bays, 14 in parking spaces, 3 parked in front of bay doors for washing) (total of 134 shared within the center)
Bike Parking Required/Provided	4 spaces
Hours of Operation	7:30am-5:30pm Monday through Saturday

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner 480-858-2391

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner
 Reviewed by: Steve Abrahamson, Planning & Zoning Coordinator

COMMENTS

BumperDoc is proposed to be located in an existing 6,000 square foot building currently used by multiple tenants (Greasers Automotive, Arizona Trucks and Desert Shield Window Tinting). The building is at the corner of McClintock Drive and McKellips, on the north Tempe border with south Scottsdale. The 2.8 acre site known as Hayden Automotive Plaza has two other multi-tenant buildings, with other automotive service and retail uses. The surrounding uses include light industrial offices to the south, a gas station to the east, a cemetery to the north east, and a gas station and other light industrial automotive uses to the north. BumperDoc is an auto detailing and service center specializing in cosmetic repairs and enhancements such as carpet and upholstery cleaning and repair, light repair, window tinting, windshield repair, bumper and minor collision repair and paintless dent repair. The site is missing landscape and will need to be restored to code required landscape standards. The applicant is seeking a use permit to allow automotive washing and detailing on an existing paved surface adjacent to the suite where services are provided inside.

PUBLIC INPUT

At the completion of this report, there have been no calls of inquiry or concern regarding this request.

WATER SERVICES DIVISION

Although the applicant is stating they will capture all wash water via use of a "wash mat," the fact remains there are drywells located adjacent to where the wash activity will occur. There remains a concern that discharge to the drywells may occur, even if accidental. The owner of the property must provide the City with a document from the APP section stating that ADEQ has reviewed the plan and that ADEQ is approving the proposed activities. Under the ADEQ regulations, the only discharge allowed into a drywell is stormwater. If there ever is a discharge of this water into the drywells, enforcement will be under ADEQ Regulation. A condition of approval has been added to address this issue.

USE PERMIT

The proposed use requires a Use Permit, to allow car wash services within the GID General Industrial District. The applicant has provided a detailed letter of intent describing the business operations.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed business is predominantly indoors, with existing service bays for various stages of body repair and detailing. The center has other automotive service and retail uses, providing a one-stop parking experience for customers who may use more than one business in the industry cluster within the center. The vehicle washing is a small portion of the overall business, taking one or two parking spaces next to the building or in front of the bay doors, this is not a large scale destination car wash, it is part of a specialized service niche. There will be approximately 5-8 employees on site, with access to bus transit and bike parking. The building is required to have 20 parking spaces; the lease allows 14 which are shared within the existing 134 spaces. Vehicles can also be stored within the building at each of the bays, to secure unfinished vehicles at night. The existing uses, amount of parking, and described business indicates there will not be a significant increase in traffic to this site.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The majority of the body work is conducted indoors. The vehicle washing does involve a generator for the power washing hose and a shop vacuum to extract water from the collection basin to keep the water from entering the on-site storm water dry wells. The power washing will be intermittent during vehicle washing, the water extraction will take a few minutes at the end of the process. This equipment may have the potential to create noise within the parking lot. The applicant has indicated that the shop vac can be operated by a long hose from the bay, keeping the extraction machine inside. The site is located near a major intersection and within the Sky Harbor flight path. The hours of operation are limited to 7:30am-5:30pm, and the business is not

adjacent to residential uses. Condition #3 regarding complaints arising from noise will assure that businesses within the center have a mechanism to address this, if it is found to be detrimental to their use of the site, or at a level exceeding the surrounding conditions.

3. *Contribution to 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 center will be updated to replace dead and missing landscape. The business will occupy the whole building at the street front, and the new business supports the policies for revitalization of an older center. The proposed use does not appear to be detrimental to the surrounding area.
4. *Compatibility with existing surrounding structures and uses.* The proposed use replaces other automotive uses and is within a center of similar uses, providing a symbiotic business opportunity for automotive companies to serve their customers. The proposed use is within an existing building, using one or two parking spaces to wash off vehicles for detailing.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* There are no known issues with the proposed use or business. Up to eight employees will be on site during business hours, including a few working on cars in the parking lot, which provides added security to other vehicles in the parking lot with the addition of surveillance.

Conclusion

Based on the information provided by the applicant and the above analysis, staff recommends approval of the requested Use Permit. The manner of conduct and the building for 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 standards prescribed by this code. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITIONS OF APPROVAL:

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site waste water disposal will be required to be verified on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. 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, which may result in termination of the Use Permit.
4. All nonconforming building lighting shall be removed and replaced with compliant light fixtures. Details can be resolved during Building Safety Plan Review.
5. The property owner shall replace all dead or missing trees along the north landscape area and in the parking landscape islands; along with any other missing landscape material within 90 days, by December

15, 2014.

6. Any new exit doors require a lexan vision panel. Details to be approved through Building Safety Plan Review.
7. Provide required bicycle parking racks for occupied suites, per City of Tempe Public Works Department bicycle rack detail T-578 standard.
8. Update the data for parking file for this building prior to the Use Permit becoming effective. Provide information by October 16, 2014.
9. The applicant shall contact the Aquifer Protection Permit (“APP”) section of ADEQ to verify the proposed process will not impact the drywells on site adjacent to the proposed mat location. A copy of the ADEQ approved plan shall be submitted to Water Utilities Division of Public Works and Planning Division of Community Development prior to commencement of any vehicle washing on site.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for BUMPERDOC and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Specific requirements of the **Zoning and Development Code (ZDC)** 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, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from 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. 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.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any modification to the exterior of the building shall receive a Development Plan Review approval prior to initiation of changes to the building or site.
- Any intensification or expansion of use, including shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

HISTORY & FACTS:

- | | |
|-------------------|--|
| 1980s | According to aerial photo archives, the site was developed prior to 1986, but after 1979. |
| February 23, 1983 | Board of Adjustment approved a Use Permit for Convest Ltd. To allow an auto related retail use in conjunction with an automotive service center. |

April 20, 1983 The Design Review Board approved building elevations, site and landscape plans for Hayden Automotive Plaza.

April 3, 2001 Hearing Officer approved a Use Permit request by Integrity Auto Brokers/Rettke's Autocare to allow the wholesaling of used cars. (Use Permit not transferrable) Several cars will be kept on site for transportation to and from the site. The site is located at 1900 n. McClintock dr. #6.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-308 Use Permit



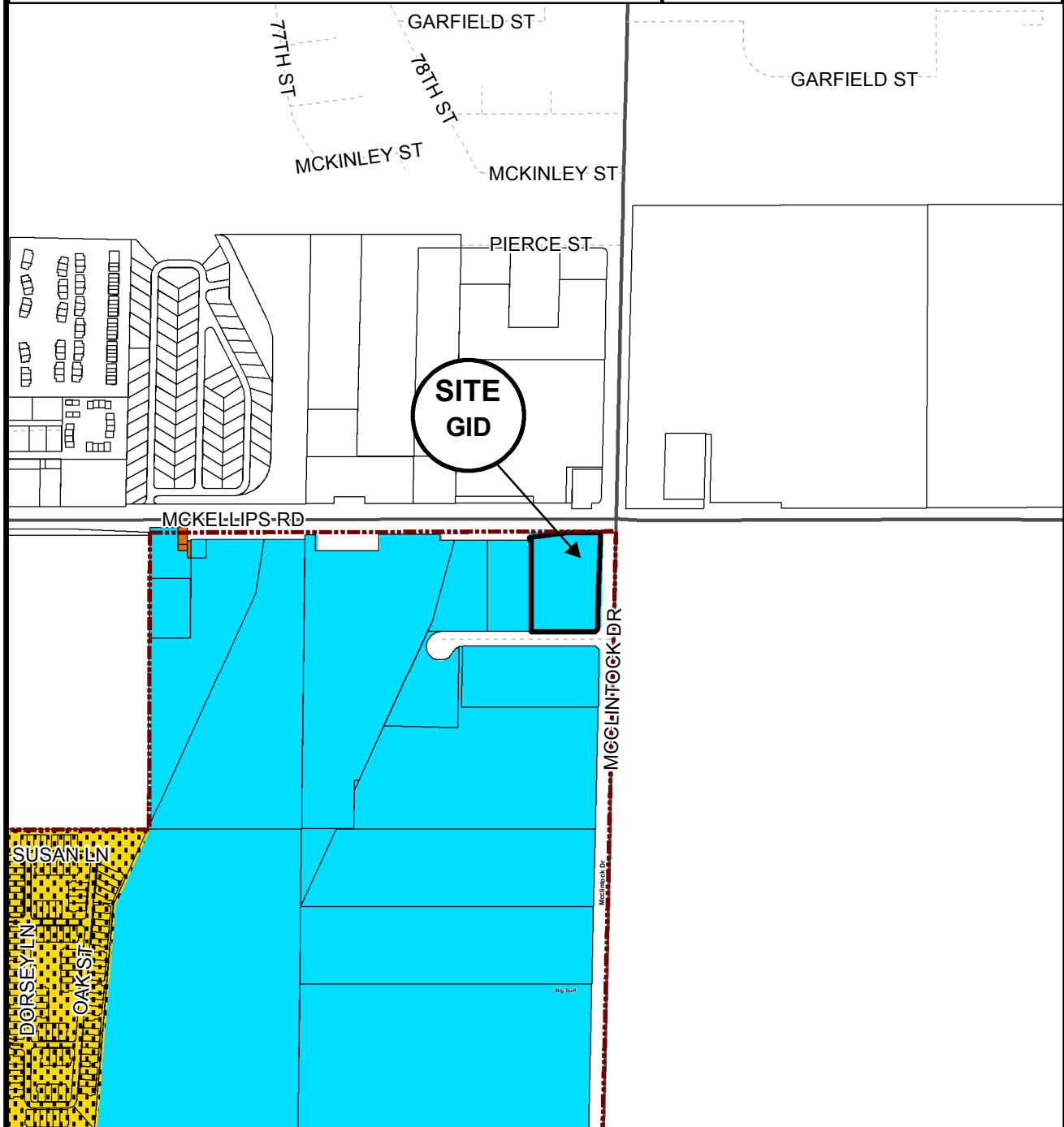
DEVELOPMENT PROJECT FILE
for
BUMPER DOC

ATTACHMENTS:

1. Location Map
2. Aerial Photos
- 3-5. Letter of Intent
- 7-8. Site Plan & Aerial
- 9-10. Floor Plans
11. Website
- 12-13. Site Photos

BUMPER DOC

PL140231



Zoning
 GID
 R1-4
 R-3

--- City Limits



Location Map

BUMPER DOC

PL140231



Aerial Map



USE PERMIT REQUEST

Description of Business:

BumperDoc is a dedicated professional automotive appearance business. Our services include but are not limited to auto detailing (car wash, wax, polishing, carpet and upholstery cleaning/repair), headlight restoration, window tinting, windshield chip repair, Paintless Dent Repair (PDR), collision and bumper repair. No longer does a client need to navigate the city to find the repair facility for their repairs. BumperDoc is their One-Stop-Shopping auto appearance center that can handle all the listed services in one managed location.

Operational Business Requirements:

Hours: Mon – Sat, 7:30 am – 5:30 pm

No. of Employees: 5 – 8 (2 Estimators, 1 Marketing/Estimator, 1 Painter, 1 – 2 Body/Prep, 1 Auto Detailer). Window tinting, upholstery repair, and PDR activities will initially be sub-contracted.

Method of Operation: Body and Prep will be performed in Suite 2/3. The paint booth and prep for paint will be isolated to Suite 2. Suite 3 will be dedicated to body work and headlight restoration. Suite 4 will be used for detailing (carpet shampoo, polish/buffing) and window tinting as required. The desire for washing of vehicles will either be directly in front of the Suite 4 roll-up door (outside) or the single parking spot just west of Suite 4. Customer reception and administrative offices will be located in Suite 1.

Purpose of Request

The facility we are interested is located at 1900 N McClintock Rd, Tempe AZ. According to the City of Tempe Zoning Guide, the address listed previously is identified as General Industrial District (GID). As directed by Part 3, Table 3-302A, page 3-18.2, any type of car wash needs a “Use Permit” to operate. Even though our car wash is performed by business employees and the quantity is kept to a minimum, a Use Permit is still required. Therefore this letter is the initiation of this process.

Plan of Execution (Car Wash)

Once an auto detail job is requested we first wash the vehicle in the location identified in the Community Layout slide. To eliminate any possible environmental contamination to include the surrounding parking lot and minimize affects to incoming traffic we will wash the vehicles either in front of Suite 4 or the single parking space just west of Suite 4. A water catch mat will be used to retain all water generated during the process (See Fig 1 Water Catch Mat). The vehicle will be parked to ensure its central location to the mat. The evacuated water will be collected and disposed of using Southwest Solvent Solutions; a featured waste management services company.

BUMPER D+ C[®]

AUTO APPEARANCE & BODY REPAIR SPECIALISTS



Fig 1 Water Catch Mat

We will use Meguire's detailing products exclusively. They are environmentally safe and certified. Pre-wash and rinsing of selected vehicle will utilize either a water hose or gas powered pressure washer connected to a CR Spotless Water System (<http://www.crsptless.com/>). The CR Spotless water system has no chemicals and removes all minerals and contaminants that induce spots post car wash. Once the wash and rinse is complete, we will use a wet/dry vacuum to vacuum the water prior to the vehicle being moved. This will prevent any contaminated water from leaking onto the parking area.



Fig 2 CR Spotless Water System

Conclusion

Careful consideration went into selecting the location for washing vehicles. We feel that Suite 4 or the single parking just west is the best location to minimize any affects on passing motorists. The pressure washer being used is similar to the level of noise a lawn mower would make, therefore no additional noise or gaseous conditions. We do not anticipate any nuisance related to noise, odor, gas, smoke or heat. As stated earlier the use of the water catch mat will eliminate any water from attacking or creating environmental affects to the surrounding parking areas or passing vehicles. Our painting operation is on contract with Akzo Nobel which produces water-born automotive paint.



Therefore the environmental effects are near non-existent. Hazardous waste will be collected and disposed of in accordance with EPA standards

If there are any questions, please feel free to contact me at the email and phone number below.

Brian Doody

Email: bumperdoc.az@gmail.com

Cell: 719-629-6941

E McKellips Rd

E McKellips St

31071



N McClintock Dr

N McClintock Dr

N McClintock Dr

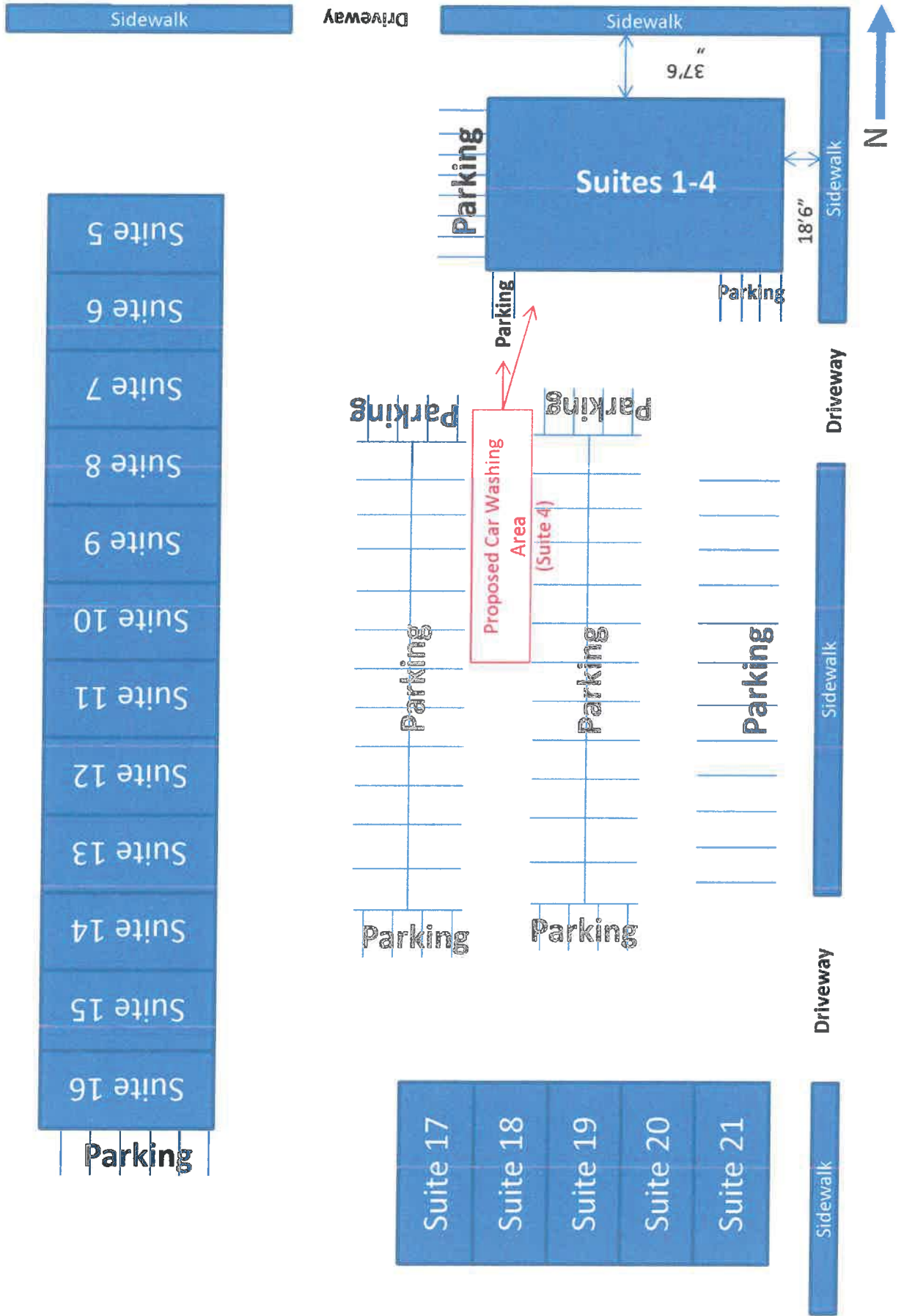
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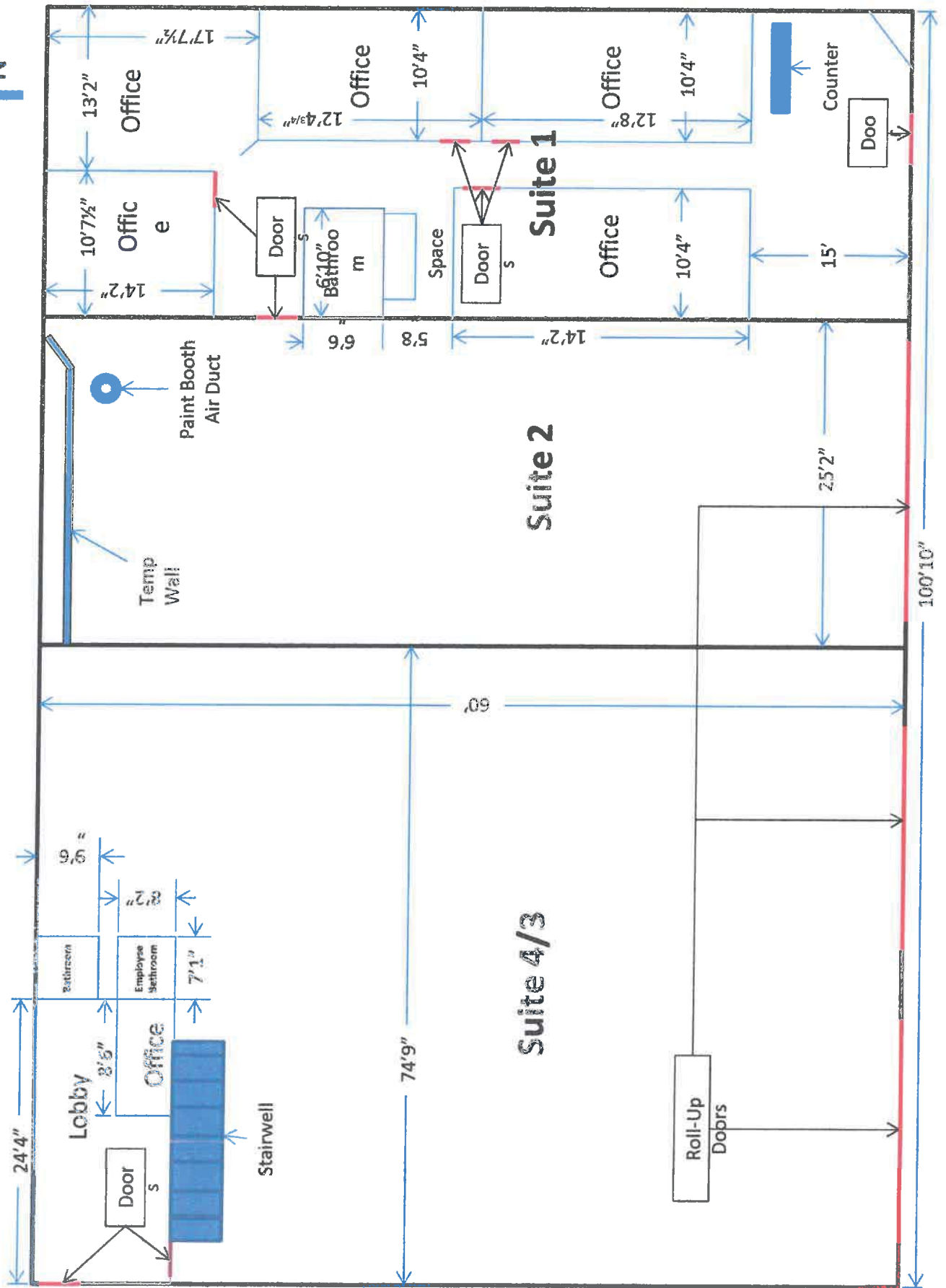
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ATTACHMENT 6

COMMUNITY LAYOUT



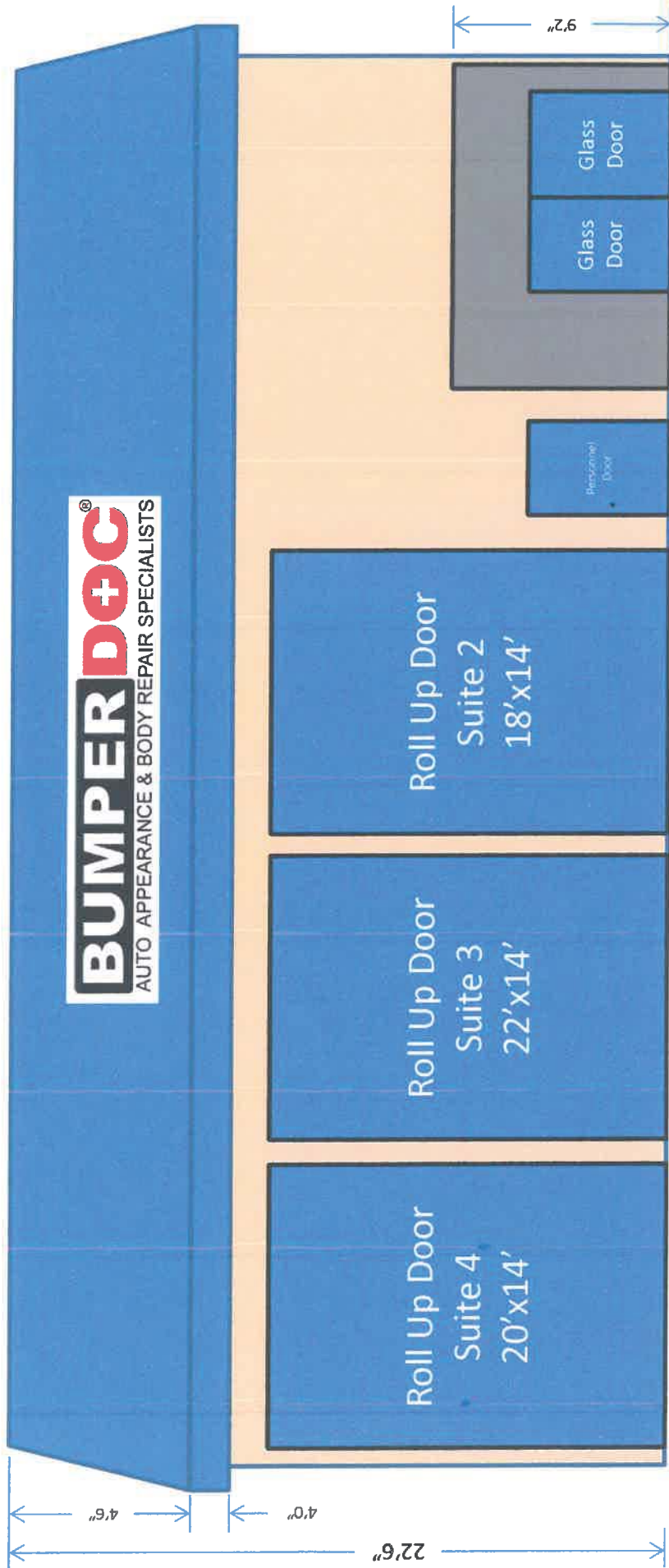
SITE PLAN




FLOOR PLAN



BUILDING
ELEVATION



Home | F.A.Q. | Specials & Programs | Franchise Opportunity | Locations



DOES YOUR CAR HAVE BUMPS & BRUISES?

+ Get A FREE Estimate + Our Advantage + Customer Service + Photo Gallery + More On BUMPERDOC


- Bumper Repair
- Auto Body Repair
- Paintless Dent Removal
- Auto Detailing
- Paint Protection Film
- Windshield Repair
- Headlight Restoration
- Interior Repair
- Wheel Rim Repair
- Window Tinting
- Paint Touch Up

BUMPERDOC[®]
 AUTO APPEARANCE & BODY REPAIR SPECIALISTS
 Call 1-866-DR-BUMPER (866-372-8673)
 Tempe, Arizona Bumper Doc Location
 1900 N. McClintock Dr. | Tempe, AZ 85281
 Phone: (866) 372-8673

YOUR WINNING AUTOMOTIVE FRANCHISE



BUMPERDOC[®]
 Franchise Information

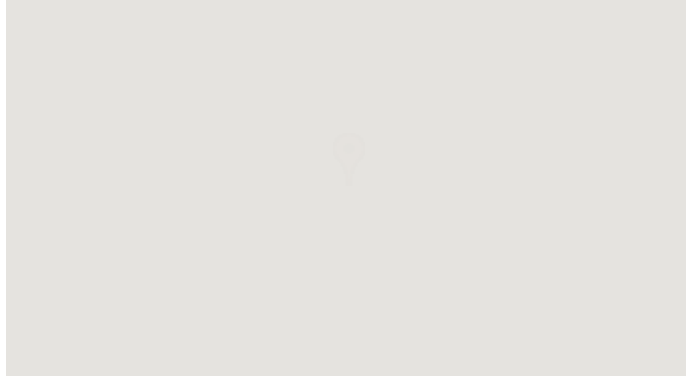


To Find YOUR Nearest BUMPERDOC Auto Reconditioning Center Please Select An Area

Please Select




YOUR LEASE RETURN SPECIALIST
 Bring Your Car Into Any **BUMPERDOC** Location To Get **A FREE CHECKLIST INSPECTION**




Our On-Line estimate process is simply intended to determine an approximate price for proposed repairs. ****Final pricing is provided upon physical inspection of any vehicle.****

[CLICK HERE FOR FREE ESTIMATE!](#)



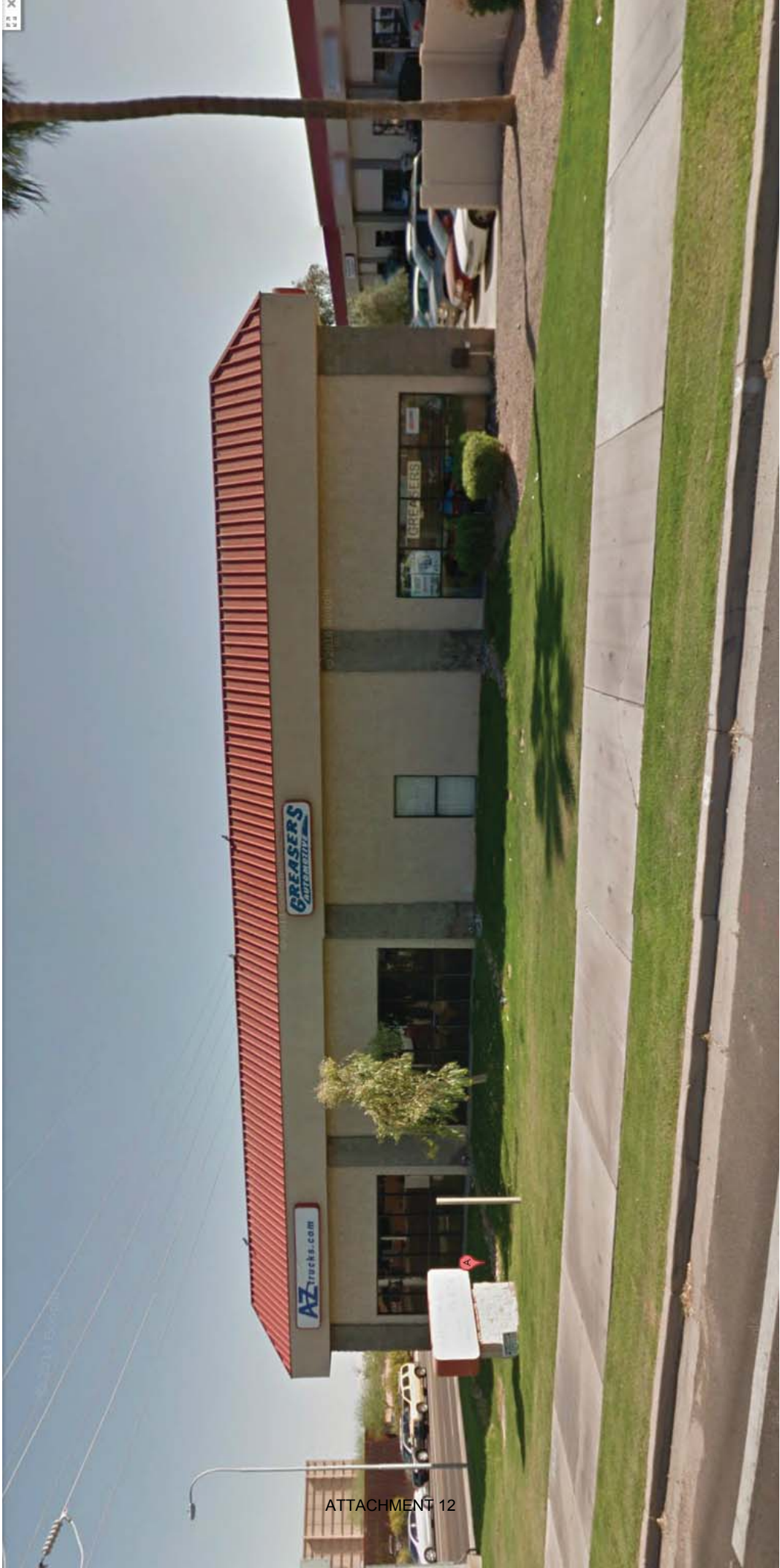
Our Commitment to the Planet
BUMPERDOC's innovative services conserve precious natural resources when compared to many traditional repair methods. Choosing reconditioning over replacing also saves the costly resources involved in manufacturing and transporting replacement parts.



BUMPERDOC is Green
 Even our servers are hosted by a Carbon Neutral Company.

REAL Customers Telling YOU Their REAL BUMPERDOC STORIES







N McClintock Dr, Tempe, Arizona, United States
Address is approximate

