

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 06/09/2015  
Agenda Item: 6

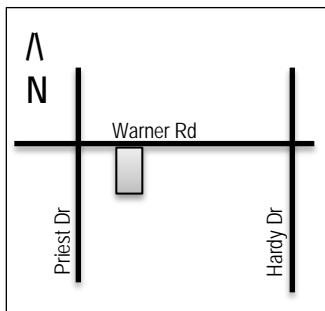
**ACTION:** Request for a Development Plan Review, a Use Permit to allow a car wash and a Use Permit to allow more parking than the allowed maximum parking for SUPERSTAR EXPRESS CARWASH, located at 1325 West Warner Road. The applicant is John Reddell of John Reddell Architects.

**FISCAL IMPACT:** There is no fiscal impact on City funds.

**RECOMMENDATION:** Staff – Approval, subject to conditions

**BACKGROUND INFORMATION:** SUPERSTAR EXPRESS CARWASH (PL150067) The request includes the following:

- ZUP15050 Use Permit to allow a car wash in the General Industrial District.
- ZUP15051 Use Permit to allow parking in excess of the allowed maximum 16 (125% of the minimum required), to provide 17 additional covered vacuum stations.
- DPR15103 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Arizona Tile LLC
Future Owner	Superstar Express Carwash
Applicant	John Reddell, Reddell Architects
Current Zoning District	General Industrial District
Gross/Net site area	.99 acres
Total Building area	3,794 s.f.
Lot Coverage	17 % (50% maximum allowed)
Building Height	34 ft (35 ft maximum allowed)
Building Setbacks	62' front, 38' side, 49' rear (25', 0', 0' min.)
Landscape area	18% (10% minimum required)
Vehicle Parking	33 spaces (13 min. required, 16 max allowed, requesting use permit to allow 17 additional spaces)
Bicycle Parking	4 spaces (4 required)

**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

**COMMENTS:**

This site is located between Warner Road to the north, Knox Road to the south, Priest Drive to the west and Hardy drive to the east. The site is .99 acres of vacant land on the south side of Warner Road, zoned GID, General Industrial, and within the Southwest Tempe Overlay District. To the west of the site, is an existing bank on a separate lot in a separate subdivision, with shared access to this site. To the south of the site, is an existing retail use on a separate lot in a separate subdivision. To the east of the site is a recently developed Express Oil Change, which was entitled in 2014.

This request includes the following:

1. Use Permit to allow a car wash in the GID, General Industrial District
2. Use Permit to allow 33 parking spaces, 17 more spaces than the maximum 16 allowed on site, to be used as vacuum bays for the car wash
3. Development Plan Review which includes: the site plan, landscape plan, elevations and materials a 3,794 s.f. building on .99 acres.

The applicant is requesting the Development Review Commission take action on the items listed above.

**PRELIMINARY SITE PLAN REVIEW**

The applicant submitted a site plan for review on February 19, 2015. Staff provided input back regarding the parking orientation, circulation, and landscape. The applicant made site changes based on this input and met with staff to discuss the parking, landscape and on site circulation requirements. On April 15, 2015, the applicant made a formal submittal which included all of the plan documents for first review. Staff provided input regarding the building elevations, including removal of bright yellow as a trim color, incorporation of windows on the west and east elevations, use of natural stone to match the style of the building to the west, use of masonry brick to match the wainscot of the building to the east, use of colors similar in palette to the building on the west to integrate the site. The applicant removed the yellow building trim, added windows on the west elevation with canopies, and did not add them to the east elevation since there are vacuum bays with canopies immediately adjacent to the east elevation. The applicant agreed to the modification for integral colored cmu at the wainscot, but still showed painted cmu on the columns. A condition has been added that all cmu be integral colored, to match the colors on the elevations. The applicant initially agreed to the stone veneer to match the bank to the west and the retail building to the south. The elevations that were revised for resubmittal changed accent material to stacked faux stone, citing the development on the north side of Warner Road for contextual relationship of materials. The Warner Village development on the north side also uses slate tile as an accent material. However, due to the variety of materials existing between the bank and the oil service center immediately adjacent to the site, the introduction of a new material referenced across the street did not seem contextually relevant. A condition of approval was added that the stacked stone shown on the elevations be replaced with slate stone tile to match the adjacent building materials.



Red was allowed as an accent reflective of the corporate colors, and in keeping with the red allowed on Express Oil to the east; allowed on the building canopies and the structural supports of the shade canopies. The fabric canopies were to match the neutral building tones, but the revised plans still showed red fabric. Screening of the one 12' bay door facing Warner was allowed with a 3' screen wall and taller vegetation. However, the revised landscape plan did not incorporate larger vegetation in this location: a condition has been added to address this screening requirement. The proposed shade canopies had an integrated vacuum unit that was a new product model. The structure included the trash/dust collection canister of the vacuum mechanism suspended five feet in the air, fully visible, on every vacuum station. This model did not meet mechanical screening requirements of the code, and effectively put ever trash receptacle at eye height. The applicant returned to the manufacturer with the issue, and has ordered an older model that is no longer in production to be re-developed for this site as a custom canopy meeting the applicant's needs for technology and shade and the code requirements for screening, by lowering the canister back down to ground level where it is hidden by screen wall, landscape and vehicles in the bays.

## PUBLIC INPUT

- Neighborhood meeting not required
- At the completion of this report, no public input was received.

## PROJECT ANALYSIS

### USE PERMIT

The proposed use requires a use permit, to operate a car wash within the GID General Industrial District. The applicant has provided a letter of explanation.

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

1. *Any significant increase in vehicular or pedestrian traffic.* As an automotive service use, there will be a significant increase in vehicular traffic from the current vacant lot, or from other industrial uses such as office or warehouse. The increased number of parking spaces from 16 to 33 would indicate a heavy peak traffic demand. The bank to the west and express oil lube service to the east share drives with this lot, and may share customers between uses, as a destination for these services. A pedestrian path is available from the public right of way to provide access to transit service for employees, but it is not anticipated, due to the business, that there would be significant foot traffic or transit ridership to the site. No new drives are being added to Warner Road with this use; any traffic caused by the business will be internal to the circulation of the three properties sharing the common drive. The curved access drive that serves as the entry to the car wash queue will reduce potential speed and cut through traffic between lots.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* As an automotive service, there may be noise related to the car wash, the vacuums, or vehicles or radios within vehicles. The car wash is fully enclosed with windows, and has an open bay facing south and north. The vacuum system is contained inside, with vacuum stations built into the custom designed canopies. As an industrially zoned property, there are many uses which would use equipment potentially impacting to the surrounding area. The existing developed sites in the area are lighter industrial or commercial uses; however Arizona Tile to the south uses fork lifts for moving tile, and Honeywell has large equipment at the facility to the north. Express oil and lube will use tools to service vehicles. The proposed use is not considered a greater impact that would exceed the surrounding allowed 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 nearest residences will be new apartments to the west of Priest Drive, and the nearest existing single family homes are approximately ½ mile to the south of the site on Caroline Lane. There is no visual line of site or known impacts to surrounding property values. The building is designed with more landscape material at the street front. The proposed use is not in conflict with the General Plan, and helps implement infill development.
4. *Compatibility with existing surrounding structures and uses.* The building is a new building with architecture specific to the business use. The bay door is set back 72 feet from the property line, and 95 feet from Warner Road, it is 12 feet tall to the bottom of the awning, and screened with a 3 foot wall north of the drive aisle. Bay doors are required to be screened; however the shape and configuration of the lot and building make it difficult to locate out of view. The landscape along the street front has been increased in this area to help screen the bay door. The building incorporates masonry block to match the express oil wainscot to the east and natural slate tile to match the True West credit union and Arizona Tile building details to the west and south. Neutral toned painted stucco blends with other similar building elements in the area. The proposed structure and use is compatible with surrounding structures and uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The business is open from 7am to 8pm with one to four staff members available

to help customers. The bay doors are secured at night when not opened and the pay stations secured.

The proposed design requires a use permit to allow 17 more parking spaces than the maximum 16 allowed on site. Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* Increasing the number of parking spaces from 13 required, 16 maximum, to 33 spaces will double vehicular traffic on site. The parking is used for vacuuming vehicles after getting a car wash. The average length of time is from 10 to 30 minutes depending on the customer.
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 vacuum is housed inside the building with the stations supported by underground conduit and custom designed canopies with dust bin collectors built in at the base. There will be noise associated with the use of the vacuums at the parking stalls, but not anticipated to exceed that of the ambient noise level.
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 maximum parking standards are designed to reduce over parking, which adds hot blacktop to a site. Parking in garages or structures is exempt from the maximum standards since there is no greater exposure to heat gain. With this proposal, all parking spaces are covered by a canopy and shade trees are located at the ends of the parking rows to significantly reduce the heat gain of the paving. Other properties in the area being used for industrial uses have greater paving impacts with less shade to mitigate the uses. The proposed increase in parking with shade canopies and trees will not be deleterious to the surrounding area.
4. *Compatibility with existing surrounding structures and uses.* Honeywell has excessive parking fields, Arizona Tile has a large paved storage yard, other businesses in the area have large buildings with large parking areas. The size of this building is 4,600 square feet, and the parking area is 33 spaces; True West credit union has 43 spaces, none of which are covered. The proposed addition of parking spaces is compatible with existing uses in the area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Doubling the parking spaces increases the number of people potentially on site at any time, which provides extra surveillance of the area, as well as, potential for disruptive behavior for employees to manage.

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 any conditions, requirement or standards prescribed therefore by this code.

## DEVELOPMENT PLAN REVIEW

### Site Plan

The site is approximately 174 feet wide along Warner Road, and is accessed by off-site driveways on adjacent parcels to the east and west of the property. The building is set back 72 feet from the property line, with a minimum of 20 feet of on site landscape material in addition to the right of way. The lot is 250 feet deep, and shares retention with the lot to the east. Entering the site from the west leads directly into the queue for the three lines leading to the single car wash, patrons stay in the vehicle through the wash inside the bay. Exiting the carwash, guests may park at one of 33 covered parking spaces that have custom designed vacuum canopies to detail the inside of their vehicles by hand. A pedestrian path is provided from the street front to the building, where a small vending room is located with bottled drinks and packaged items.

### Building Elevations

The building is 21 feet wide facing Warner Road, and 132 feet deep on the east and west elevations. The north and south ends have one 12 foot tall bay door, with a building height of 30 feet and an architectural tower extending to 33 feet. The maximum height allowed is 35 feet measured from top of curb. The front north elevation has a faux stacked stone column

projection with a sign band that extends like a canopy to the north of the bay door façade, recessing the door visually from view. The bay door is screened from the street by a 3' screen wall and additional landscape material. The stacked stone columns wrap the building with a textural change. An integral colored split faced masonry wainscot along the east and west sides ties the building materials to the oil service center to the east. The corporate colors are red and gold for this product, however, the architecture cannot be used as signage for the company. Since red was used on the adjacent oil service center, a red accent was used on the metal awnings and the structural supports of the vacuum canopies. The primary building color is neutral painted beige stucco, however, the color elevations have four paint colors listed, which seems excessive for a small building. Conditions have been added to address the colors and materials of the building. The canopies were to be a neutral fabric, this has also been conditioned. The canopies have built in LED lighting on the underside of the structures. The bay door is secured with a painted metal roll down door at night. The east and west elevations have large windows with views into the wash bay. Building awnings provide shade over the entry and exit, as well as over windows and pedestrian doors.

### Landscape Plan

The site is landscaped along the street frontage with existing mature trees, however a condition has been added to use more street front vegetation where the landscape plan indicates "existing landscape area", since this area has a few Red Yucca but no other vegetation on the north side of the sidewalk, and limited plantings south of the sidewalk. This area needs enhancement from what is existing and what is proposed. Willow Acacias are used around the building and the shade canopies where the vacuum stations are located. Shrubs include Pink Fairyduster, Baja Ruellia, Bird of Paradise, Red Yucca, Desert Spoon and Gold Lantana. Additional landscape is needed directly in front of the bay, and has been conditioned to meet screening requirements.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is set back as far as possible on the site to accommodate more landscape up front. The vacuum canopies were custom designed and set back from the street to minimize visibility of the vacuum equipment.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building has shade canopies over doors and windows, trees along the south side and shade canopies over parking stalls to help mitigate heat gain and provide shade.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are similar to the other developments within this corner, and are appropriate for the use and function of the building. Materials and colors from the adjacent buildings were incorporated to integrate the three lots visually.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the single story building is smaller than other industrial buildings in the area, but in scale with the immediate surrounding structures. The materials and colors are appropriate to the area.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; at the street level, the building is very narrow, and have variation in material, depth and color in a very small area. The east and west side elevations are very long, with sections of the building broken up by windows, canopies and columns. The building is sufficiently articulated and defined.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the building does not have windows facing the street, but a façade that breaks up the front elevation with stone tiled columns supporting a projecting sign band. The raised architectural element breaks the symmetry and adds height and the canopies break up the building façade.

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* the site has access to a bus route on Warner, and is walking distance to bus service on Priest, with sidewalk connections to the building entrance and circulation between sites to encourage on-site use of existing and future uses within the immediate area, without impacting traffic on the arterial streets.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* the site is predominantly vehicular oriented due to the nature of the use, however, the sidewalk connection from the street front crosses the drive at a logical and visible location, and provides a safe and clear path of travel for pedestrians.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* the site provides ample lighting and visibility to the back area of the lot, due to the narrow orientation of the building. Police staff has reviewed the requested design.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* landscape materials are used to provide shade and to soften the edge of the building.
11. *Lighting is compatible with the proposed building and uses, and does not create negative effects.* Lighting will meet code requirements.

### **Conclusion**

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

### **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.
3. The proposed project meets the approval criteria for Use Permits and Development Plan Review.

### **CONDITIONS OF APPROVAL:**

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

### **Use Permits**

1. The Use Permits are valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.
2. The Use Permits are 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. Any intensification or expansion of use shall require a new Use Permit.

### **Site**

### **Plan**

5. The site plan is approved as submitted (May 18, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

6. Provide 8'-0" wide public sidewalk along arterial roadways as required by Traffic Engineering Design Criteria and Standard Details.
7. Provide service yard 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, as indicated.
8. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
9. 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.
10. 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.
11. Shade canopies for parking areas:
  - a. Canopy structure shall be red in color as presented, canopy fabric shall be beige to match building.
  - b. Conceal lighting and conduit in the canopy structure, no exposed conduit.

### **Building Elevations**

12. The materials and colors are approved as presented (May 27,2015) and modified by condition:
  - Roof – flat with parapet
  - Primary Building - Color A – Stucco painted Dunn Edwards Almond Latte DE6143 (beige) is to be used on all four sides of the building as the primary color.
  - Secondary Building - Color D – Stucco painted Dunn Edwards Salt Box DE6141 (cream) is to be used only on the tallest building element at the front of the building, not on the east and west sides of the building.
  - Wainscot – Color K – Split Faced Integral Colored CMU Superlite Block Tierra Brown, standard size running bond pattern
  - Columns - Color B – Smooth Faced CMU square stacked block to be integral colored, to match Dunn Edwards Teddy Bear DE6131 (tan) –cmu is not to be painted
  - Building Trim - Color C - Painted Dunn Edwards Old Boot DE6133 (dark tan)
  - Metal Awnings – Color E – painted metal building canopies Vacutech Red (bright red)
  - Structural supports of shade canopies – Color J – Powder Coated Vacutech Red (bright red)
  - Shade Canopy Fabric – Color H – Shall be beige to match primary building color A
  - Windows – Aluminum frame with bronze finish
  - Glazing – Bronze tint

Provide primary building 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. Additions or modifications may be submitted for review during building plan check process.

13. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
14. Conceal roof drainage system within the interior of the building.
15. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

16. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

### Lighting

17. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
18. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

### Landscape

19. The plant palette is approved as proposed and specified on the landscape plan. With the following modifications:
  - a. Street front vegetation north of the sidewalk shall include Ruellia Katie, Dwarf Muhlenbergia, and Gold Lantana to a minimum landscape coverage of 30% of the ground area.
  - b. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
  - c. Two 15-gallon Arizona Yellow Bells and four 5-gallon Green Cloud Texas Ranger Sage shall be planted north of the entry bay, in the street front landscape area to screen the service bay door.
  - d. Vegetation shall be maintained in a natural form, allowed to grow to natural heights and not be sheared for visibility.
  - e. Any additions or modifications may be submitted for review during building plan check process.
20. 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. 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 that existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
21. 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.
22. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
23. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

### Signage

24. Provide address sign(s) on the building elevation facing the street to which the property is identified.
  - a. Conform to the following for building address signs:
    - 1) Provide street number only, not the street name
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.



- 5) Do not affix number or letter to elevation that might be mistaken for the address.
- b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.
- c. No inflatables or banners will be used on or adjacent to the 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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
  - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: [www.tempe.gov/modules/showdocument.aspx?documentid=5327](http://www.tempe.gov/modules/showdocument.aspx?documentid=5327). Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **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 opportunity for ambush opportunity. Maintain distances of 20'-0" or

greater between a pedestrian path of travel and any hidden area to 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.
- Provide a security vision panel 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.
  
- FIRE: Clearly define the 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 structures. Layout and details of fire lanes are subject to Fire Department approval.
  
- ENGINEERING:
  - Underground utilities except 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 and cross drainage agreements with the requirements of the Engineering Department.
  
- REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
  - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
  
- DRIVEWAYS:
  - 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 Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801) . 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 and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  - 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:
  - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).

- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- 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. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

**HISTORY & FACTS:**

The property was originally used as agricultural land, and the 1992 Zoning Ordinance 808 showed the property as zoned light Industrial. Change to zoning appears to have been made as part of Ordinance updates between 1992 and 2005. The only entitlement processes have been subdivision plats. The lot has remained vacant.

- February 19<sup>th</sup>, 1998 City Council approved an Amended Subdivision Plat for Warner/I-10 Commerce Center Lots 4 through 9 and portions of Lots 3 and 10; this Plat excluded the site now in process.
- November 4<sup>th</sup>, 1999 City Council approved the 2<sup>nd</sup> Amended Final Plat for Warner/I-10 Commerce Center No. 1; this Plat incorporated the excluded parcel as Lots 1-3, with the site of this request being Lot 2.
- June 24, 2014 Development Review Commission heard and approved a request for a Use Permit to allow a vehicle service station in the General Industrial District and a Development Plan Review for a new 4,400 sf. automotive care center with 10 service bays for EXPRESS OIL & SERVICE CENTER, located at 1325 West Warner Road, the site east of the proposed car wash.
- September 11, 2014 City Council approved a new Subdivision Plat for Express Oil, for Lots 1 and 2.
- April 16, 2015 City Council approved an Amended Subdivision Plat for Express Oil, to create three lots, to retain existing signage for Arizona Tile on Warner Road; this request did not affect Lot 2, of the proposed development, which shares driveway access from Lot 1 to the east, and the property to the west.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review  
 Section 6-308, Use Permit



**DEVELOPMENT PROJECT FILE**  
for  
**SUPERSTAR CAR WASH**

**ATTACHMENTS:**

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Cover Sheet
6. Site Plan
7. Building Elevations Blackline
8. Building Elevations Color
9. Building Sections
10. Floor Plan
11. Landscape Plan
12. Material Sample Board





# John Reddell Architects, Inc.

Architecture Interiors Land Planning

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SUPERSTAR EXPRESS CAR WASH – (1325 W. Warner Road)

## REQUEST

Requesting Development Plan Review, Use Permit (carwash) and Use Permit (17 additional parking)

## DEVELOPMENT PLAN REVIEW

- 1) The placement of the structure is in a north south direction with the building centrally located separating the queuing lanes from the self vacuum area, this shows less building mass fronting Warner road. Using the cross access up front in lieu of parking moves the vehicles to the south further and softens the intensity along Warner Road. We taken the standard rectangular building and angled the exit mass at a 45 degree and continued the building with different parapet heights to break the length of the building into smaller sections.
- 2) The north south direction with the self vacuum on the east side will provide the late afternoon shade to that side of the building and along with the shade covering on the vacuum stanchions we have covered a significant portion of the paved surface area. The use of concrete paving in lieu of the asphalt also helps reduce at the vacuum area.
- 3) Use of the synthetic stucco system and desert tan colors (which complement the building to the west) with accent colors added, we have added a wainscoat of split face block to pull a material from the east building and stone veneer from the buildings across Warner Road. The stone on the front element provides for a strong reinforcement of the element while the split face at the base of the remaining building provides for a good base for the stucco walls.
- 4) The height of the front element matches with the overall height of the building to the west while the parapet of the tunnel and equipment room brings in more of the height of the building on the west.
- 5) We have broken up the mass of the tunnel wall with pilasters of scored masonry units between panels of stucco wall sitting on the base of the split face wainscoat with a heavy parapet cap around the top.
- 6) The angle of the front element extended out with vehicles exiting from the tunnel from back side provides definite depth of the front and interest from the customer experiencing the process, the openings have a small horizontal awning over the openings at that point.
- 7) Our patrons remain in and drive their vehicle thru the process without getting out except to finish their car after the cash process.
- 8) The layout provides for the vehicle to proceed thru the process with the minimum of cross circulation points with an easy ingress and egress from the site and one point the pedestrian from the street to our facility does cross the cross access circulation in the front but at a point of good visibility for the pedestrian and the operator of the vehicle.
- 9) Our building layout gives the maximum visibility from the street with little area at the south to be out of site line and with our security lighting around the building and under the canopies we have good perimeter exposure and night lighting.
- 10) We were able to add landscaping at the corners of the cross access drive as it loops back into the connections on the east and west with a large landscape island at the end of the parking rows.
- 11) Signs by separate permit
- 12) Our security lighting will provide a continuity of night light from one building to the other as not to create a difference between the three sites.

## USE PERMIT (carwash)

- a) The carwash use does not have any greater number of vehicles trips than that of several of the other accepted uses for this zoning and minimum to none pedestrian traffic in adjacent areas.
- b) All of our equipment is contained within building structure as not to cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare) exceeding that of ambient conditions .
- c) The car wash use provides a service to the surrounding area and will not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City

- d) We are compatible with the surrounding structures, automotive user and the drive thru facility. Sited our building as to have the vacuum use adjacent to the automotive user and the queuing adjacent to the drive lane.
- e) Our use will not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.
- f)

USE PERMIT (additional parking)

- a) The additional parking consist of self serve vacuum parking which is available to the customer after the carwash process to dry and vacuum their car. This will not cause any significant vehicular or pedestrian traffic in adjacent areas.
- b) The additional parking will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare) exceed that of ambient conditions. The spaces used for vacuuming only have the vacuum hoses and the vacuum equipment is housed within the building structure and not exposed to the surrounding area.
- c) The additional parking will not contribute to the deterioration of the neighborhood or be in conflict with goals, objectives and policies of the City. The additional parking is setback from the front by landscaping and a drive connection between adjacent businesses.
- d) The additional parking is located between the automotive user on the east and the carwash building on the west and setback from Warner Road visually.
- e) The additional parking is provided for the users of the carwash customers and is only operational during business hours. The area is maintained during business hours by employees for noise and cleanliness as not to result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

NARRATIVE

The project is located east of the SEC of Warner and Priest, this is just east of the Credit Union Bank and next to the automotive shop. The existing zoning is GID with the property to the east, west and south zoned GID. We are requesting the development of an exterior car wash concept. The car wash entrance will be along the west property line, which will provide a queuing of 3 lanes of 110+ feet into one of three pay stations and entering the tunnel at the south and exiting at the north. The site has a cross access across the front along Warner Road for connection into the development at the east and west.

The customer has the option of drying and vacuuming their vehicle at the covered parking stalls with complimentary vacuums. A vending area, which will have security roll down door for after hours, and restroom is provided within the building adjacent to the self serve vacuum stalls. All of the mechanical equipment ie: motors, vacuum motors and blowers are housed within the masonry building structure as to minimize any sound transmission. The hours of operation are from 7:00 am to 8:00 pm in the summer and shorter hours (daylight) during the winter months 7 days a week. When closed the tunnel will have roll down doors along with the vending area for security and the vacuum system will only be operational during the open hours. The facility during operational hours always has 1 to 4 employees working to assist customers thru the automated pay stations, onto the conveyor in the tunnel and in the vacuum area, along with maintaining a clean site.

The building is constructed of masonry with areas of synthetic stucco system and stone veneer columns. Colors for the major mass areas will be in the tan family range with red accent color. The vacuum area will have an architectural designed shade canopies and the same at the pay stations, these canopies will be in the accent color of red.

The site will be paved with concrete to provide for a durable surface from the water dripping and the vehicle turning throughout the site. The street frontage will be landscaped and have a parking screen wall across the front the parking that will be complementary to the building structure. A monument sign will be located on the site along Warner Road, its architectural character will be similar to the building.

John Reddell Architects  
  
 John Reddell



# Super Star Express Carwash

East of SEC W. Warner Road and S. Priest Drive  
**Tempe, Arizona**  
**PRELIMINARY LANDSCAPE PLAN**

## Vicinity Map



## Sheet Index

Sheet No.	Sheet Description
CVR	cover sheet
L-1	preliminary landscape plan

## Project Information

### DEVELOPER

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 Reza Amirrezaei  
 14425 W. McDowell Road, Suite F108  
 Goodyear, AZ 85395  
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 (602) 421-6717

### ARCHITECT

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 Scottsdale, Arizona 85251  
 Contact: John Reddell  
 (480) 946-0242  
 (480) 946-0182 FAX

### LANDSCAPE ARCHITECT

Wildwood Design Studio  
 15207 Staghorn Drive  
 Fountain Hills, Arizona 85268  
 Contact: Richard Schubert  
 (480) 816-5529  
 wildwooddesign@cox.net



## General Construction Notes:

- NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH ALL WORK ELEMENTS SHOWN ON THE ENCLOSED PLANS.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK. NOTIFY OWNER'S REPRESENTATIVE SHOULD CONFLICTS ARISE.
- ANY SIDEWALK OR HARDSCAPE LAYOUT SHOWN ON THESE PLANS IS FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING FOR HORIZONTAL AND VERTICAL CONTROL, DETAILS AND METHODS OF CONSTRUCTION. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS, ENGINEERING OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- WALLS AND SITE FEATURES SHOWN ON THESE PLANS ARE SCHEMATIC. FIELD VERIFY TO ACTUAL PROPERTY LINES, GRADING, UNDERGROUND CONFLICTS OR EXISTING CONDITIONS THAT MAY REQUIRE ADJUSTMENT OR INTERPRETATION TO PLAN AND DETAILS PROVIDED. WILDWOOD DESIGN ASSUMES NO RESPONSIBILITY FOR CONFLICTS THAT ARE NOT ADDRESSED IN ADVANCE OR BEYOND OUR CONTRACTUAL AGREEMENT FOR FIELD INSPECTION.
- REFER TO ENGINEERING PLANS FOR CONSTRUCTION AND GRADING CONSIDERATIONS OF THE SITE. CROSS REFERENCE WORK THAT MAY IMPACT IMPROVEMENTS SHOWN ON THESE DOCUMENTS.
- ALL CONSTRUCTION MUST CONFORM TO 1991 UNIFORM BUILDING CODE (UBC), COUNTY AND LOCAL STANDARDS.
- SIGHT VISIBILITY TRIANGLES SHOWN ON THESE PLANS (BUT ARE FOR REFERENCE ONLY. REFERS TO ENGINEERING AND RESPECTIVE CITY FOR SPECIFIC GUIDELINES.
- PROVIDE SOIL TEST OF JOB SITE PRIOR TO BEGINNING WORK TO ANALYZE COMPACTION POSSIBLE CONTAMINANTS, STABILITY OF SOILS AND COMPOSITION.
- CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, AND/OR FEDERAL LAWS PERTAINING TO THE PROJECT'S WORK.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH THE LOCATIONS OF UNDERGROUND SERVICES AND IMPROVEMENTS.
- THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS UNDER THIS CONTRACT. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT.
- PRIOR TO DIGGING, EXCAVATION, OR UNDERGROUND WORK, CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UTILITIES AND SUBSURFACE SYSTEMS. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
- CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL PAVEMENT, SIDEWALK, AND CURB DETAILS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THROUGH ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH SYMBOLS SHOWN ON PLANS. QUANTITIES INDICATED ARE FOR REFERENCE ONLY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
- THE CONTRACTOR WILL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE, AND SUBCONTRACTOR SUPERVISION FOR ITS PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
- THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAGMEN OR OTHER NECESSARY SAFEGUARD.
- WILDWOOD DESIGN SHALL NOT BE DEEMED SUPERVISION OR CONTROL OF CONSTRUCTION BY CONTRACTOR OR SUBCONTRACTORS.
- ALL CONTRACTS SHALL BE WRITTEN DIRECTLY BETWEEN CONTRACTOR AND OWNER'S REPRESENTATIVE. SPECIFIC TERMS OF WORK SHALL BE NEGOTIATED DIRECTLY BETWEEN PARTIES. WILDWOOD DESIGN SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES IN CONTRACT, PAYMENT AMOUNTS, SCHEDULE OR QUALITY OF WORKMANSHIP.
- WILDWOOD DESIGN HAS NOT AGREED TO REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES SUBMITTED BY THE CONTRACTOR FOR THE SOLE PURPOSE OF COMPLIANCE WITH THE DESIGN CONCEPT AND WITH INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. WILDWOOD DESIGN SHALL BE ENTITLED TO ADDITIONAL COMPENSATION IF THE OWNER OR CONTRACTOR REQUESTS DESIGN MODIFICATIONS. WILDWOOD DESIGN ASSUMES NO LIABILITY FOR CHANGES THAT HAVE NOT BEEN REVIEWED AND AUTHORIZED IN WRITING.
- WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS CONFLICTING IN KIND OR LEVELS OF QUALITY, THE MORE STRINGENT REQUIREMENTS OR THE HIGHER QUALITY LEVEL IS INTENDED, AND WILL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.

NOTE:  
 THERE IS NO FIRELINE BACKFLOW PREVENTER ON THIS PROJECT.  
 THERE IS NO EXISTING PLANT MATERIAL ON-SITE THAT QUALIFIES FOR A REQUIRED INVENTORY/SALVAGE PLAN.

DRAWN:	RPS
CHECKED:	RPS
DATE:	04-14-15
REVISION:	
REVISION DATE:	
JOB NUMBER:	1504
SHEET:	CVR

SHEET 1 OF 2

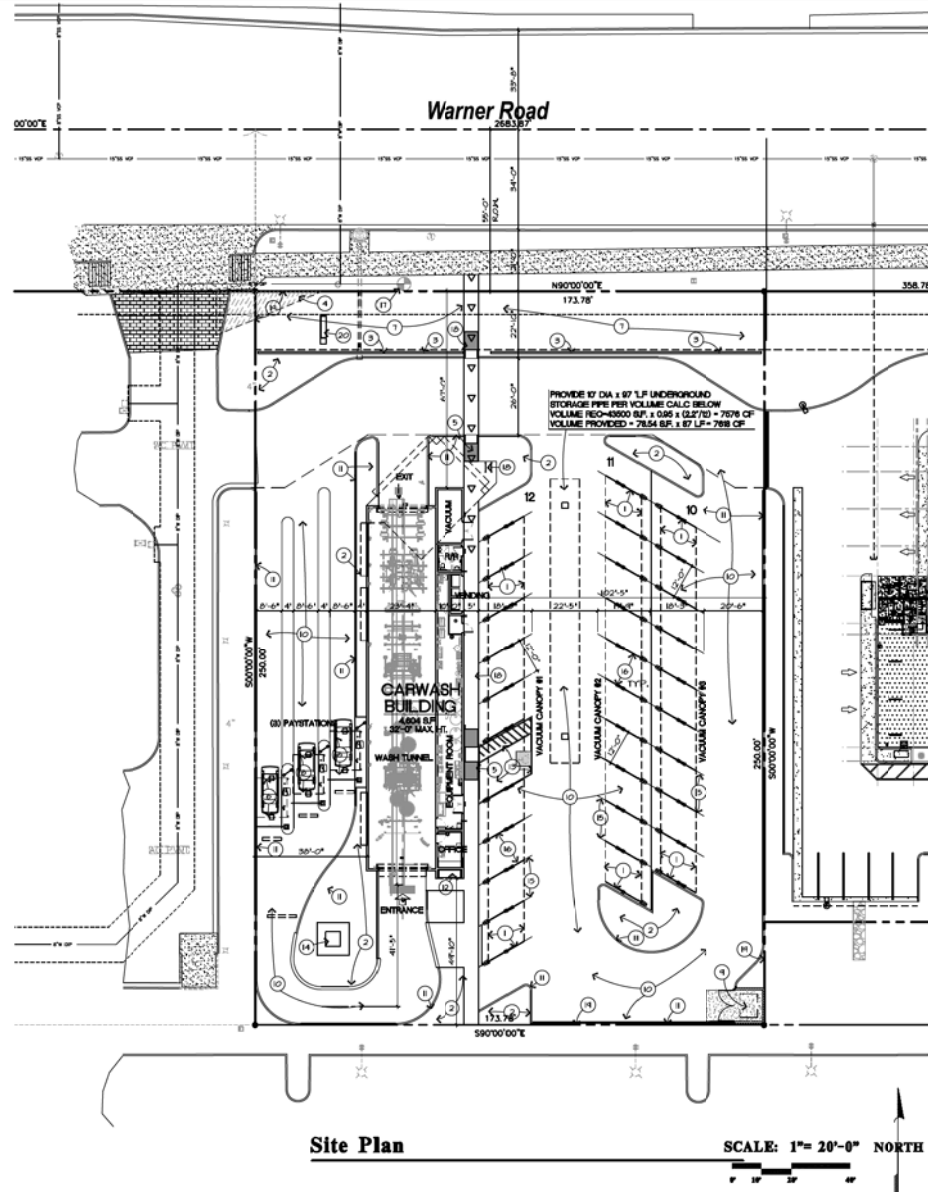


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## Site Data

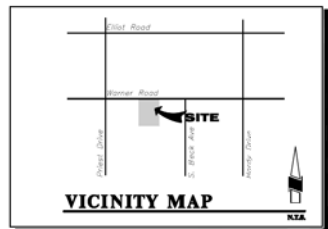
Description	EXPRESS OL MCR 004-21
Site Area	51,449 SF. (GROSS)
Landscape Area Required	2,872 SF. (5%)
Landscape Area Provided	8,142 SF. NET SITE + 22,098 SF. IN ROW + 10,350 SF. (GROSS)
Zoning	G/D
Landscape Coverage Provided	+/- 6.21% SF. (+/- 6.0%)
Water Intensive Landscape Area	0@ SF.
Parking Lot Area	11,918 SF.
Parking Lot Landscape Area	2,000 SF.
% Parking Lot Landscape Area	1%

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PROVIDE 12" DIA. x 87' L.F. UNDERGROUND STORAGE PIPE PER VOLUME CALC BELOW  
 VOLUME REQ=43600 SF. x 0.06 x (0.27/70) = 7676 CF  
 VOLUME PROVIDED = 78555 SF. x 87' L.F. = 7898 CF

- SITE PLAN NOTES**
1. COVERED PARKING (VACUUM CANOPIES)
  2. NEW LANDSCAPE AREA
  3. 5'-0" HIGH FENCING SCREEN HALL
  4. 30x30' VISIBILITY TRIANGLE
  5. ADA ACCESSIBLE RAMP
  6. COVERED PAYSTATION
  7. LANDSCAPE RETENTION AREA
  8. SAND / GIL INDICATORS FOR RECLAIM (CIVIL 25.180)
  9. CONCRETE PAVING (TYP)
  10. CONCRETE CURB (TYP)
  11. SEE LOCATION
  12. HIGH PARKING W/ 5' ACCESS
  13. UTILITY TRANSFORMER
  14. PARKED PARKING STRIPS
  15. VACUUM FEEDRAL LOCATION
  16. FIRE HYDRANT LOCATION
  17. 5' ACCESSIBLE PATH OF TRAVEL (CONCRETE SIDEWALK)
  18. PROPERTY LINE
  19. SINGLE TENANT MONUMENT SIGN LOCATION
  20. BICYCLE PARKING



**PROJECT DATA:**

DEVELOPER:  
 SSC4  
 Reza Amrezevari  
 8425 WEST MCDONELL ROAD SUITE F100  
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 (602) 451-0171  
 Contact: Reza Amrezevari

ARCHITECT:  
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 Scottsdale, AZ 85251  
 (480) 946-0242 (OFFICE)  
 (480) 946-0182 (FAX)  
 Email: johnreddell@architects.com  
 Contact: John Reddell

ZONING: G1D

BUILDING USE: EXPRESS CARWASH

EXISTING SITE AREA: 43,445 SQ. FT. (99 AC)

LOT (NET): 43,445 SQ. FT. (99 AC)

ASSESSOR PARCEL: 301-66-567

BUILDING AREA:

HASH TUNNEL	2,640 SF.
OFFICE / RESTROOM	213 SF.
EQUIPMENT ROOM / VENDING / RISER	973 SF.
<b>TOTAL BLDG.</b>	<b>3,744 SF.</b>

CANOPY AREA:

PAY STATION CANOPIES	418 SF.
VACUUM CANOPY #1	1,753 SF.
VACUUM CANOPY #2	1,508 SF.
VACUUM CANOPY #3	1,508 SF.
VACUUM CANOPY #4	840 SF.
VACUUM CANOPY #5	178 SF.
<b>TOTAL CANOPIES</b>	<b>1,185 SF.</b>

LOT COVERAGE: 16.5%

TOTAL LANDSCAPE AREA: 8,142 SF.

LANDSCAPE COVERAGE: 18.7%

BUILDING OCCUPANCY: B

BUILDING CONSTRUCTION TYPE: V-B

AUTOMATIC EXTINGUISHING SYSTEM: YES

MAX. BUILDING HEIGHT: 33'-0"

PARKING:

PARKING REQUIRED:

1 PER 300 SF. / 3714 SF. +	13 SPACES
MAX. ALLOWED 1/4000 +	16 SPACES

PARKING PROVIDED: 33 SPACES  
 (8K, 1 ADA, 4 SPACES)

BICYCLE PARKING: 4 SPACES

**REQUEST**  
 USE PERMIT, SITE PLAN APPROVAL AND PARKING VARIANCE

**LEGAL DESCRIPTION**  
 LOT 2 "EXPRESS OIL - AMENDED"

**PROJECT DESCRIPTION**  
 EXPRESS SERVICE CARWASH WITH SELF SERVICE VACUUM AREA

**NOTES:**

1. ALL ACCESSIBLE ROUTES INCLUDING RAMPS MUST MEET ADA STANDARDS. 100 (20) MAXIMUM CROSS SLOPES ARE 1/2 MAXIMUM LONGITUDINAL SLOPES. ACCESSIBLE PARKING SPACES AND ACCESSIBLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1/50 (2%) IN ALL DIRECTIONS.
2. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED BY SEPARATE PERMIT.
3. ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW.

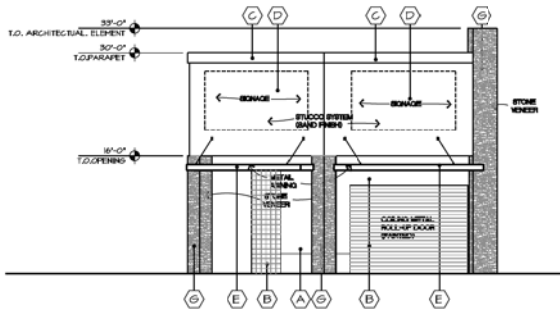
**SuperStar Express Carwash**  
 1325 West Warner Road  
 Tempe, Arizona

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 Architecture Interiors Land Planning  
 7524 E. Angus Drive, Scottsdale, Arizona 85251  
 Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnreddellarchitects.com

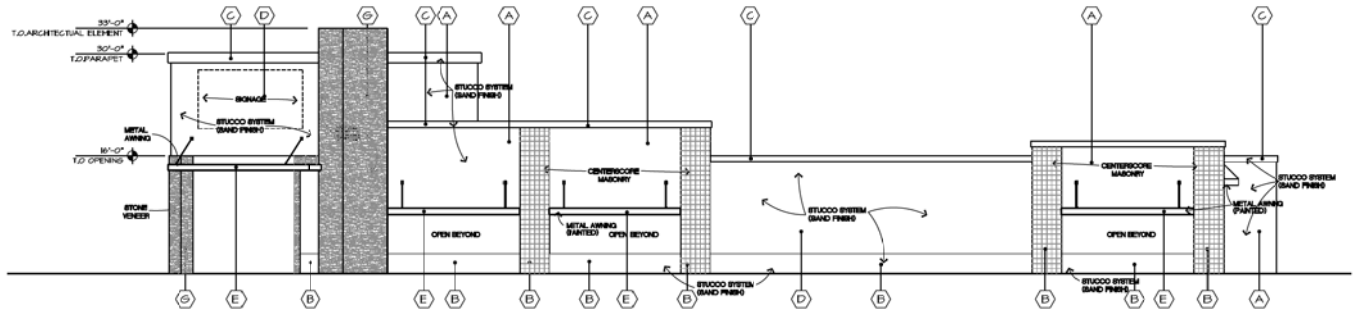


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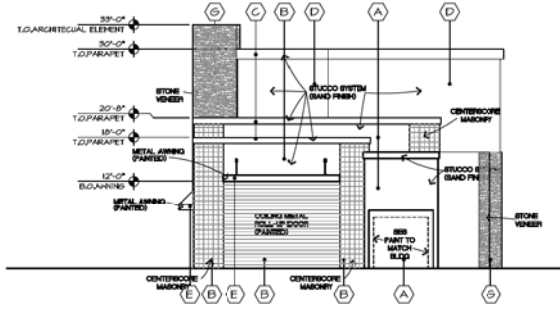




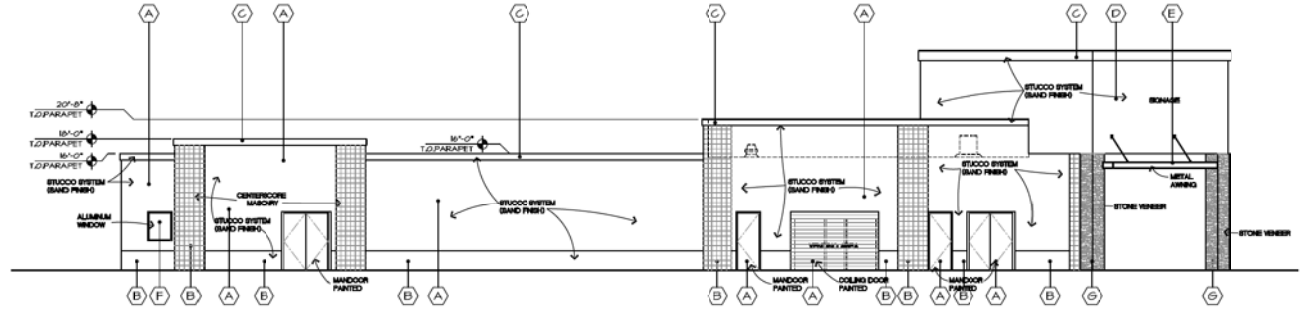
WEST



SOUTH



EAST



NORTH

**BUILDING ELEVATIONS**

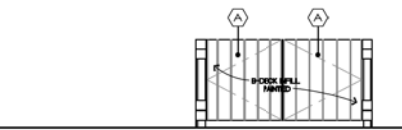
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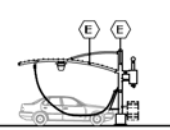
PARKING SCREEN WALL  
SITE WALL ELEVATIONS

TRASH ENCLOSURE WALL

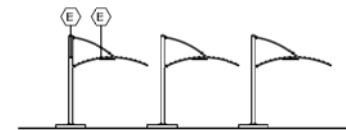
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SELF SERVICE VACUUM CANOPIES



PAY STATION CANOPY



CANOPIE ELEVATIONS

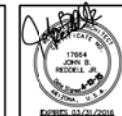
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**COLOR SCHEDULE**

Painted DAN EDWARDS Aston Ledge - DES18	(A)
Painted DAN EDWARDS Tasty Bear - DES18	(B)
Painted DAN EDWARDS Sunflower - DES18	(C)
Painted DAN EDWARDS SUB. Box - DES18	(D)
Painted WOODRUFF COLONY Red	(E)
ALUMINUM FINISHING WALL DE BRONZE ALUMINUM FRAME 1/4" BRONZE TINT	(F)
Stone Veneer 1/4" BRONZE 1817	(G)
Canopy Shade Cloth Pulsar Gold 1817	(H)
Painted GENERAL FINISHES 1004-BODY (DESIGNER BODY)	(J)

**SuperStar Express Carwash**  
1325 West Warner Road  
Tempe, Arizona

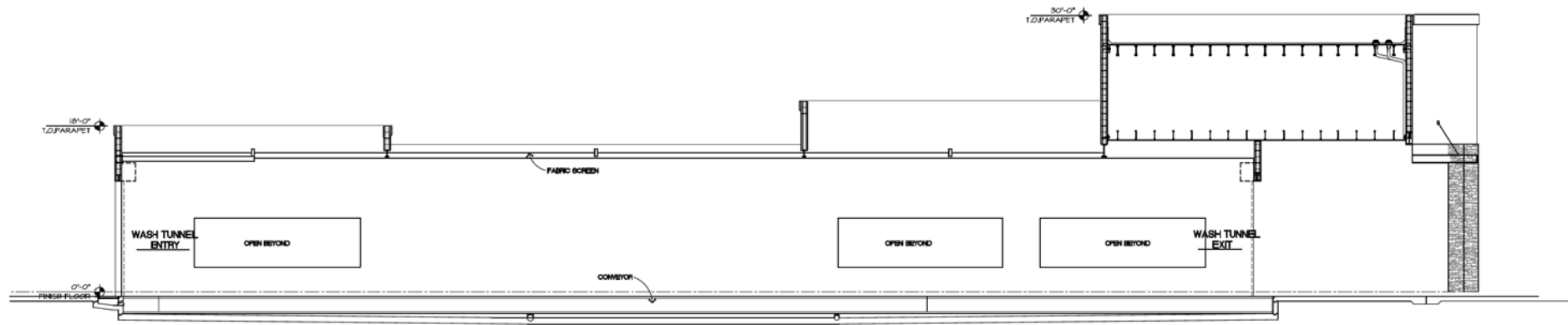
**John Reddell Architects, Inc.**  
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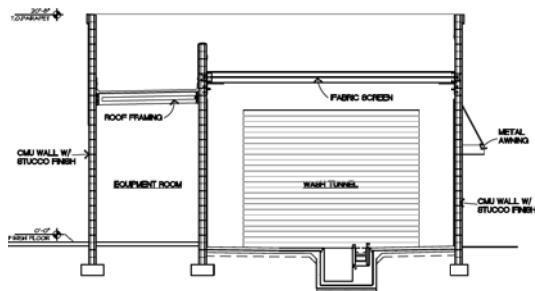
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Revisions:



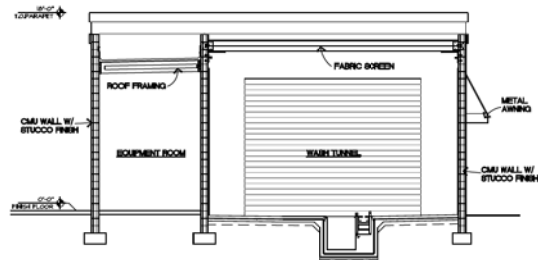




SECTION A-A



SECTION B-B

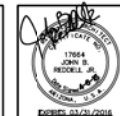


SECTION C-C

SECTIONS

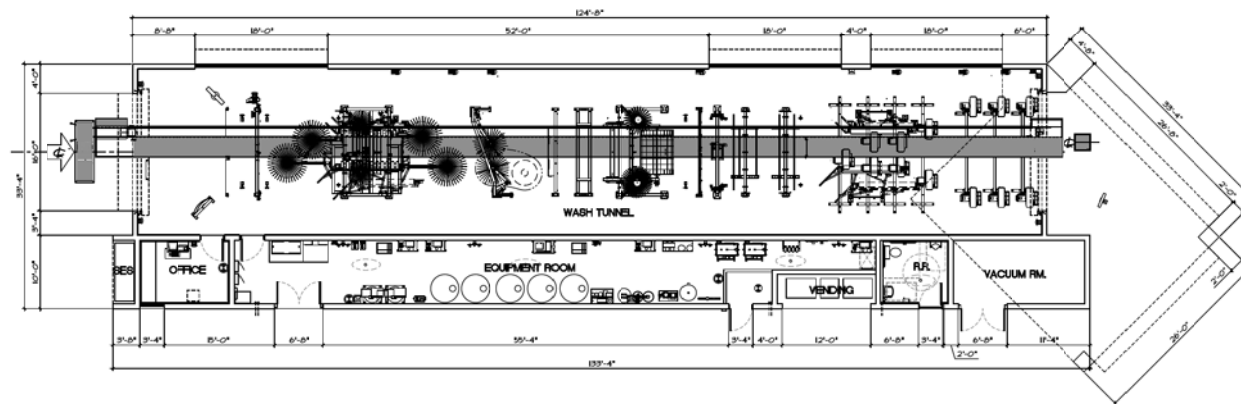
**SuperStar Express Carwash**  
 East of SEC Warner & Priest  
 Tempe, Arizona

**John Reddell Architects, Inc.**  
 Architecture Interiors Land Planning  
 7524 E. Angus Drive, Scottsdale, Arizona 85251  
 Office: (480) 946-0242 Fax: (480) 946-0182 Email: johnreddellarchitects.com



Date:	4-6-15
Revisions:	

3/16"=1'-0"  
**D**

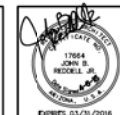


**Floor Plan**

1/8"=1'-0"

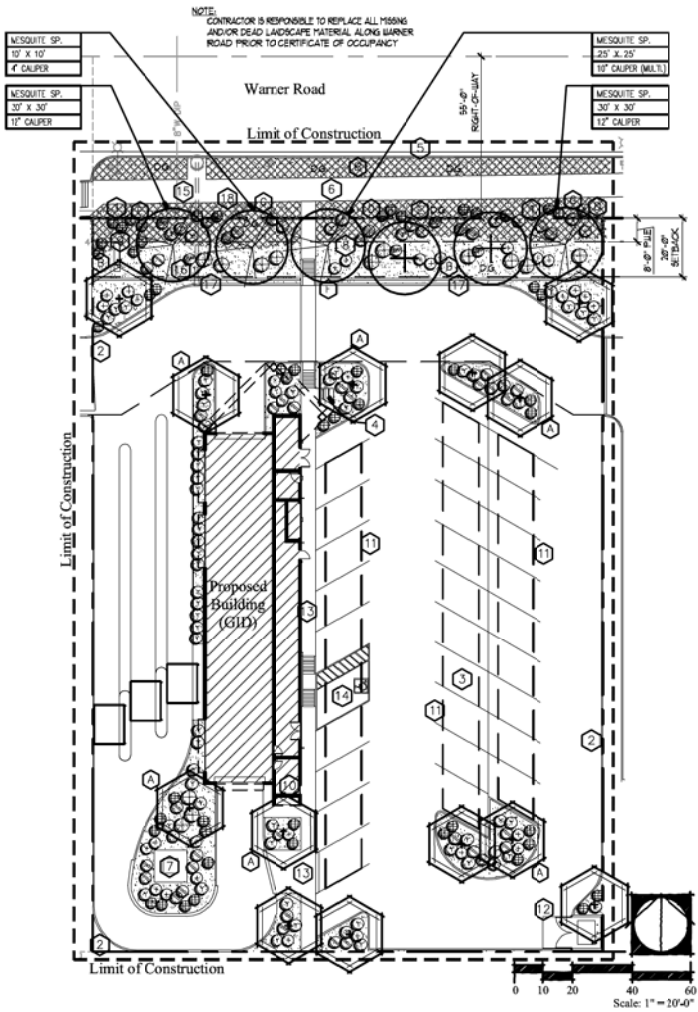
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 Revision:

**B**



NOTE: CONTRACTOR IS RESPONSIBLE TO REPLACE ALL MISSING AND/OR DEAD LANDSCAPE MATERIAL ALONG WARNER ROAD PRIOR TO CERTIFICATE OF OCCUPANCY

MESQUITE SP. 12' X 10' 4" CALIPER	MESQUITE SP. 25' X 25' 10" CALIPER (MALL)
MESQUITE SP. 30' X 30' 12" CALIPER	MESQUITE SP. 30' X 30' 12" CALIPER

### Master Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
	PROSOPIA VELUTINA	NATIVE MESQUITE	2	24" BOX	SINGLE TRUNK, LOW BRANCHING MINIMUM 8.0' HEIGHT, 4.0" WIDE, 50" CALIPER AVAIL. THRU BASELINE TREES (6/07-9/07'S)
	ACACIA SALICINA	WILLOW ACACIA	3	24" BOX	TALL UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE 8'-0" TALL, 4'-0" WIDE, 150" MIN. CALIPER AVAIL. THRU BASELINE TREES (6/07-9/07'S)
	CALLIANDRA ERIOPHYLLIA	PINK FAIRYDUSTER	41	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	RELLIA PENNULARIS	BALL RELLIA	31	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	13	5 GAL.	SPACE 6' O.C., 3' FROM HARDSCAPE
	HEPERALOE PARVIFLORA	RED YUCCA	74	5 GAL.	FULL AND BUSHY
	DYALONIA SHELLERII	DESERT SPOON	5	5 GAL.	FULL AND BUSHY
	LANTANA SP. NEW GOLD	NEW GOLD LANTANA	53	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE

\* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.  
\* NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8" (7'-0" IN SIGHT VISIBILITY AREAS)

### Existing Tree Tag:

SPECIES
HEIGHT X WIDTH
CALIPER SIZE

### Key Notes:

- |  |                                   |  |  |
|--|-----------------------------------|--|--|
|  | RIGHT-OF-WAY AS NOTED             |  | PROPOSED OVERHEAD CANOPY (TYP)               |
|  | PROPERTY LINE                     |  | PROPOSED TRASH ENCLOSURE                     |
|  | PROPOSED PARKING                  |  | PROPOSED SIDEWALK                            |
|  | PROPOSED BICYCLE RACK             |  | PROPOSED ADA PARKING                         |
|  | EXISTING CURB                     |  | EXISTING UTILITY LINES (REFER TO CIVIL PLAN) |
|  | EXISTING SIDEWALK                 |  | SETBACKS AS NOTED                            |
|  | PROPOSED ELECTRICAL TRANSFORMER   |  | PROPOSED 3' HIGH PARKING SCREEN WALL         |
|  | EXISTING PUBLIC UTILITY EQUIPMENT |  | EXISTING FIRE HYDRANT                        |
|  | PROPOSED MONUMENT SIGN            |  |  |
|  | PROPOSED SES LOCATION             |  |  |

### Legend

Sym.	Common Name	Qty.	Remarks
	DECOMPOSED GRANITE (5/4" SCREENED)	10350 SF	MATCH EXISTING ALONG WARNER ROAD STREET FRONTAGE. BOTH SIZE AND COLOR. PROVIDE SAMPLE FOR OWNER'S REPRESENTATIVE FINAL APPROVAL.
	EXISTING LANDSCAPE AREA (PROTECT IN PLACE AND LANDSCAPE MATERIAL DURING CONSTRUCTION)	OPEN	CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED INSIDE AND OUTSIDE THE LIMIT OF CONSTRUCTION SHOWN ON THIS SHEET EITHER DAMAGED OR DESTROYED WITH LIKE VARIETY AND SIZE AT NO ADDITIONAL COST TO OWNER.
	EXISTING MESQUITE TREE	4	SEE PLAN FOR TAG (PROJECT IN PLACE)

### Granite Note:

INSTALL A 1" LAYER OF DECOMPOSED GRANITE CONTIGUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 80% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, BE TO 1/2" DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

### General Landscape Notes:

IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE TREE OR SHRUB SIZE CALLED OUT ON THE PROJECT PLAN (I.E. CALIPER OR TREE HEIGHT) THE SPECIFIED PLANT MUST MEET THE REQUIREMENTS OF THE PLAN REGARDLESS OF THE CONTAINER SIZE AT NO ADDITIONAL COST TO THE OWNER.  
IF THE SPECIFIED VARIETY OF PLANT IS NOT AVAILABLE AT THE TIME OF INSTALLATION, CONTRACTOR IS TO PROVIDE SUBSTITUTIONS TO THE OWNER'S REP. WHICH CLOSELY MATCHES THE SPECIES, MATURE SIZE, AND GROW HABIT AS SHOWN ON THE PROJECT PLANS FOR FINAL APPROVAL.

### Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
  - THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
  - LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
  - ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
  - STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
  - PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
- GRANULAR TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
  - LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
  - COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
  - GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
  - REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
  - REFER TO GENERAL CONSTRUCTION NOTES BELOW FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

### Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCH-LIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCH-LIST ITEMS ARE CORRECTED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
  - CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
  - PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
  - PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
  - IN ORDER TO PROTECT HIS GUARANTEE, LANDSCAPE CONTRACTOR SHALL GIVE TYPEWRITTEN MAINTENANCE INSTRUCTIONS FOR THE YEARLY CARE AND FEEDING OF THE LANDSCAPE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

NOTE: TREE HEIGHTS AND CALIPERS WILL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE. ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR G.I.) MUST BE GRADED TO 1/4" BELOW CONCRETE OR OTHER PAVED SURFACE. TREES MUST BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.  
THERE SHALL BE NO CONSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE BOX IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.  
ALL TREES IN PARKING ISLAND PLANTERS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 5'-0".  
SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.  
FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.  
GRADES SHOWN ON THE CIVIL PLANS ARE FINISH GRADE. SUB GRADE SHALL BE VERIFIED PRIOR TO INSTALLATION OF THE DECOMPOSED GRANITE.  
ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.  
CONTRACTOR IS RESPONSIBLE TO "PULL" ASPHALT AND ANY OTHER DEMOLITION AND CONSTRUCTION DEBRIS OUT OF PLANTER AREAS PRIOR TO LANDSCAPE INSTALLATION.



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preliminary landscape plan

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PROJECT NUMBER: 1504  
DATE: 04.14.15  
REVISIONS:  
REVISIONS:

