

**CITY OF TEMPE
BOARD OF ADJUSTMENT**

**Meeting Date: 8/26/2020
Agenda Item: 2**

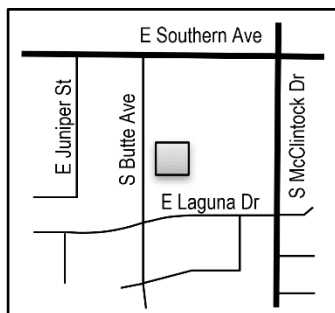
ACTION: Request a Variance to increase the maximum lot coverage from fifty percent (50%) to seventy-five percent (75%) for DISCOUNT TIRE COMPANY, located at 1709 East Southern Avenue. The applicant is Architectural Resource Team.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: DISCOUNT TIRE COMPANY (PL190191) operates in the McClintock & Southern Plaza, located on the southeast corner of East Southern Avenue and South McClintock Drive in the PCC-1, Planned Commercial Center Neighborhood District. The applicant is requesting a variance to increase the maximum lot coverage for a 1,376 square-foot addition to the south end of the retail tire store. The addition will allow two (2) additional service bays for the business. Should the variance be approved, the project will require a new Use Permit to expand the retail tire store use, and a Minor Development Plan Review for the site, landscape, and building elevation modifications. The Use Permit will be reviewed and heard by the Development Review Commission, and the Development Plan Review will be reviewed administratively. Neighborhood meeting requirements were met by establishing a comment period and soliciting comments by email, phone, and mail. The Mayor issued a proclamation on May 5th, 2020 to allow alternative neighborhood outreach methods other than a physical neighborhood meeting due to the COVID-19 global pandemic. The request includes the following:

VAR200002 Variance to increase the maximum lot coverage from fifty percent (50%) to seventy-five percent (75%) in the PCC-1, Planned Commercial Center Neighborhood District.



Property Owner	Reinalt Thomas Corp
Applicant	Quoc Truong, Architectural Resource Team
Zoning District	PCC-1
Site Area	25,744 s.f.
Building Area	19,136 s.f.
Lot Coverage	74.3% (50% max. allowed)
Building Setbacks	18'-10" front, 0' north side, 0' south side, 0' rear (0', 30', 30', 30' min. required)
Landscape Area	1.4% (15% min. required)
Vehicle Parking	5 spaces (64 min. required)
Bicycle Parking	2 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Lee Jimenez, Senior Planner
 Reviewed by: Steve Abrahamson, Planning & Zoning Coordinator

COMMENTS

DISCOUNT TIRE COMPANY (PL190191) is considered a legal non-conforming development pursuant to the City of Tempe Zoning and Development Code Section 3-503, Legal Non-Conforming Development, which states that all developments may be maintained but shall not be re-erected, relocated, or replaced unless brought into compliance with the zoning code. The provided landscape coverage and setbacks are considered legal non-conforming. Required parking is provided by five (5) on-site spaces and fifty-nine (59) off-site spaces through a cross-access and parking agreement with McClintock & Southern Plaza 2. The reason for the variance request is the result of a recorded subdivision plat that excepted out the DISCOUNT TIRE COMPANY (PL190191) parcel (133-37-022U), among other parcels on the northwest and southeast corners of the plaza. If the shopping center had existed as one lot or parcel, as originally developed, the lot coverage would calculate to twenty-seven percent (27%) with the tire store addition; far from the fifty percent (50%) maximum standard.

PUBLIC INPUT

- A neighborhood meeting is required for variance requests located within six hundred (600) feet from the lot line of a residential use.
 - On May 5th, 2020, the Mayor issued a proclamation authorizing alternatives to hosting physical neighborhood meetings during the COVID-19 global pandemic such as virtual meetings or comment periods.
 - The applicant chose the comment period method. He posted the site and mailed letters to property owners within 600 feet of McClintock and Southern Plaza on Monday, July 6th, 2020, soliciting feedback on the proposed addition. Letters were also emailed to residential associations within 1,320 feet of the shopping plaza. The comment period ran from Monday, July 6th through Thursday, July 23rd, 2020.
 - The applicant received two (2) comments during the neighborhood outreach citing concerns of increased noise pollution from the existing and expanded operations of the tire store. In response, the applicant conducted a noise analysis in preparation of the use permit application process that will be reviewed and decided-upon by the Development Review Commission should the variance request be granted.
 - Neighborhood responses are provided in the staff report attachments.
- Staff received an email from the same respondents of the neighborhood outreach, citing no concerns with the proposed addition, but rather the expansion of the tire store use, and the operational noise from the service bays. The email is provided in the attachments section of the staff report.

VARIANCE

The proposed design requires a variance to increase the maximum lot coverage from fifty percent (50%) to seventy-five percent (75%) in the PCC-1, Planed Commercial Center Neighborhood District.

Section 6-309(D) Variance Approval Criteria (*in italics*):

1. *That special circumstances are applicable to the property, including its size, shape, topography, location, or surroundings;* the special circumstance applicable to the property is its size. The PCC-1 zoning district usually consist of large lots due to the higher minimum setback requirements from the sides and rear which typically makes it easier for developments to conform with the fifty percent (50%) maximum lot coverage requirements.
2. *The strict application of this Code will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;* other property within the same shopping plaza and zoning district have the privilege to construct building additions without exceeding the maximum lot coverage standard of the PCC-1 zoning district.
3. *The adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;* the maximum lot coverage increase will provide consistency among the lots located within Southern and McClintock Plaza.
4. *A variance may not be granted if the special circumstances applicable to the property are self-imposed by the property owner;* the property size is the result of a subdivision plat approved by the City and is not considered self-imposed by the property owner.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received, and the above analysis staff supports the requested Variance. 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.

CONDITION(S) OF APPROVAL:

- 1. This Variance 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 storm water retention may be required to be verified or accomplished on this 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.

- Approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months of the approval or within the time stipulated by the hearing 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 variance.
- 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 all departments on each 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

HISTORY & FACTS:

July 11, 1968	City Council approved a General Development Plan for BASHAS PLANNED SHOPPING CENTER, located on the southwest corner of East Southern Avenue and South McClintock Drive in the PSC-1, Planned Shopping Center District.
February 12, 1970	City Council approved a General Plan of Development for BASHAS SHOPPING CENTER, UNIT 2, located on the southwest corner of East Southern Avenue and South McClintock Drive in the PSC-1, Planned Shopping Center District.
September 23, 1971	City Council approved a General Plan of Development for BASHAS SHOPPING CENTER, UNIT 3, located on the southwest corner of East Southern Avenue and South McClintock Drive in the PSC-1, Planned Shopping Center District.
January 27, 1972	City Council approved an Amended General Plan of Development for BASHAS SHOPPING CENTER, UNIT 3, located on the southwest corner of East Southern Avenue and South McClintock Drive in the PSC-1, Planned Shopping Center District.

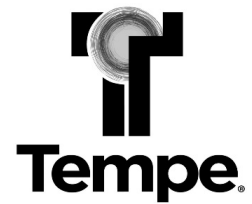
- November 1, 1972 Building Inspection Department issued a certificate of occupancy for DISCOUNT TIRE COMPANY, located at 1709 East Southern Avenue in the PSC-1, Planned Shopping Center District.
- January 8, 1976 City Council approved an Amended Final Plan of Development for BASHAS SHOPPING CENTER, located on the southwest corner of East Southern Avenue and South McClintock Drive in the PSC-1, Planned Shopping Center District.
- April 10, 2003 City Council approved an Amended General and Final Plan of Development consisting of 96,932 s.f. on 8.31 net acres for WALGREENS (SGF-2002.83 / REC02084), located at 1745 East Southern Avenue in the PCC-1, Planned Commercial Center Neighborhood District.
- August 16, 2007 City Council approved an Amended Final Subdivision Plat consisting of one (1) lot on 1.390 net acres for MCCLINTOCK & SOUTHERN PLAZA (PL060533 / SBD06016 / REC06068), located at 1717 East Southern Avenue in the PCC-1, Planned Commercial Center Neighborhood District.
- May 15, 2008 City Council approved a Final Subdivision Plat consisting of two (2) lots on 2.96 net acres for MCCLINTOCK & SOUTHERN PLAZA 2 (PL080045 / SBD08005 / REC08008), located at 1709 East Southern Avenue in the PCC-1, Planned Commercial Center Neighborhood District.

ZONING AND DEVELOPMENT CODE REFERENCE:

[Section 3-503, Legal Non-Conforming Development](#)

[Section 4-203, Development Standards for Commercial and Mixed-Use Districts](#)

[Section 6-309, Variances](#)



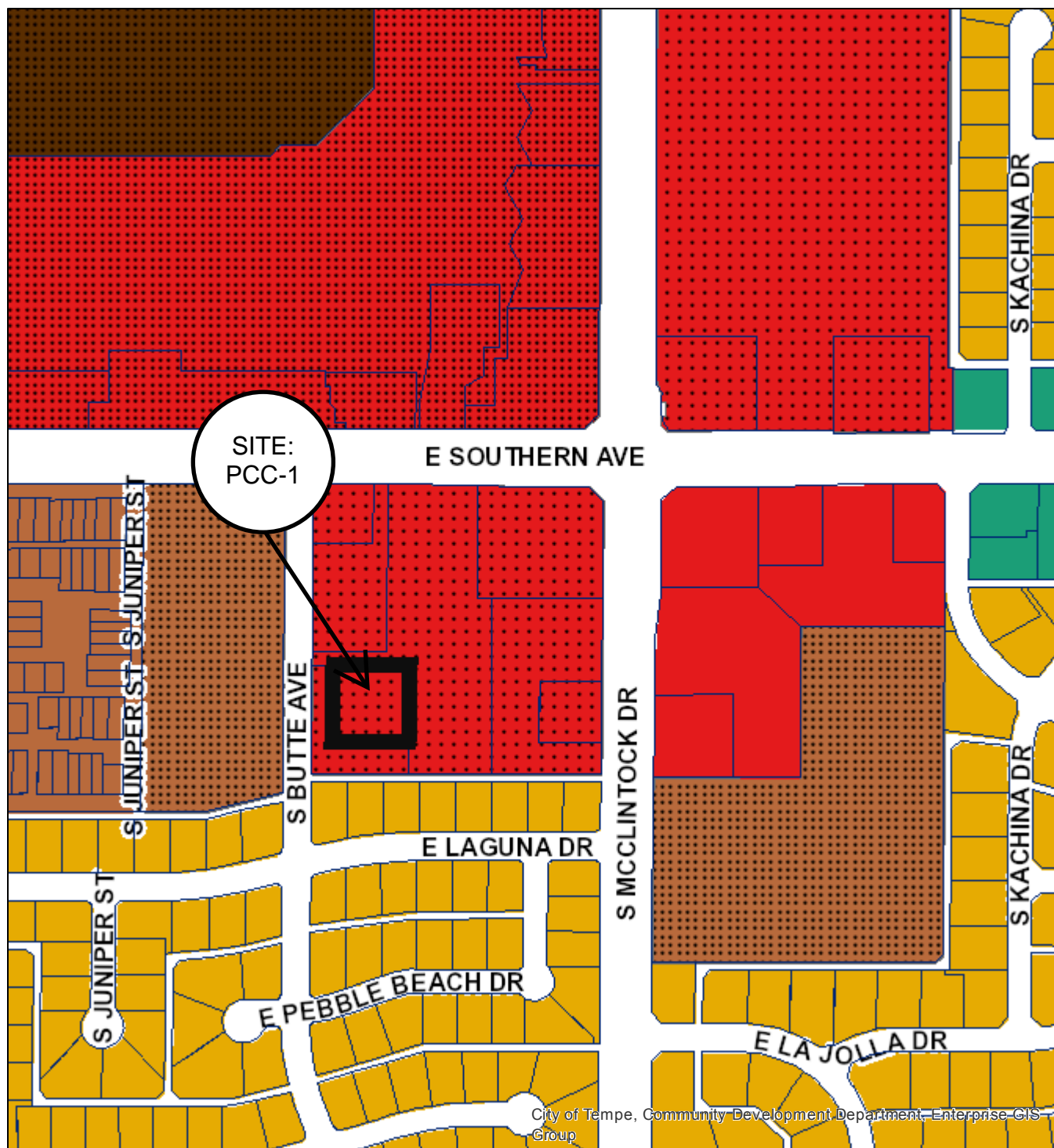
DEVELOPMENT PROJECT FILE
for
DISCOUNT TIRE COMPANY
(PL190191)

ATTACHMENTS:





1. Location Map
2. Aerial
3. Letter of Explanation
- 4-5. Site Plan
6. Building Elevations
7. Floor Plan
8. Building Sections
- 9-12. Site Context Photos
- 13-18. Neighborhood Outreach Summary
- 19-21. Public Input

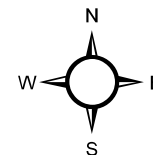
Discount Tire

PL190191



City of Tempe, Community Development Department - Enterprise GIS Group

- | | |
|--|--|
|  Commercial Shopping and Services (CSS) |  Single-Family Residential (R1-6) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential (R-2) |
|  Planned Commercial Center General (PCC-2) |  Multi-Family Residential Limited (R-3) |
|  Residential/Office (RO) |  Multi-Family Residential High (R-5) |

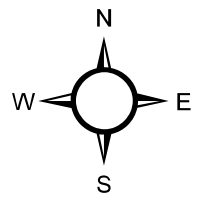


Discount Tire

PL190191



Aerial Map



City of Tempe, AZ
Community Development Department
Planning Division
31 East 5th St, Garden level
Tempe, AZ 85281
P: 757.664.6565

TRANSMITTAL

August 10th, 2020

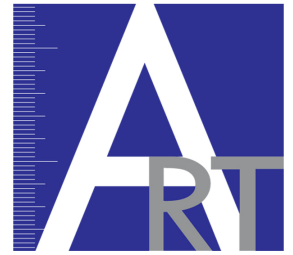
DATE

Variance Application

ATTENTION

19505 – AZP 05 – Tempe, AZ
Letter of Explanation (Revised)

RE:



ARCHITECTURAL
RESOURCE
TEAM

Principals:

Doug McCord, AIA, LFA, LEEDap
Dev Pawar, AIA, EDAC, LFA, LEEDap
Erica Quintana

In Parcel 133-37-002U, the lot coverage of the existing building is 71.2% which is considered legal non-conforming since the maximum lot coverage requirement in PCC-1 is 50%. We are requesting a variance because we are proposing a 1,376 sf addition to the south end of the building which would increase that lot coverage by only 5.5% to 75%. This addition is meant to accommodate the growing needs of the Discount Tire store and allow the business to meet consumer demands.

This subject parcel has been excepted from the plats processed for McClintock and Southern Plaza and this exception has created a condition unique to only parcel 133-37-002U as other parcels within the shopping center fall beneath the 50% lot coverage requirement for PCC-1 zoning.

The variance request shall not constitute a grant of special privileges as other properties in McClintock & Southern Plaza that allow for expansion.

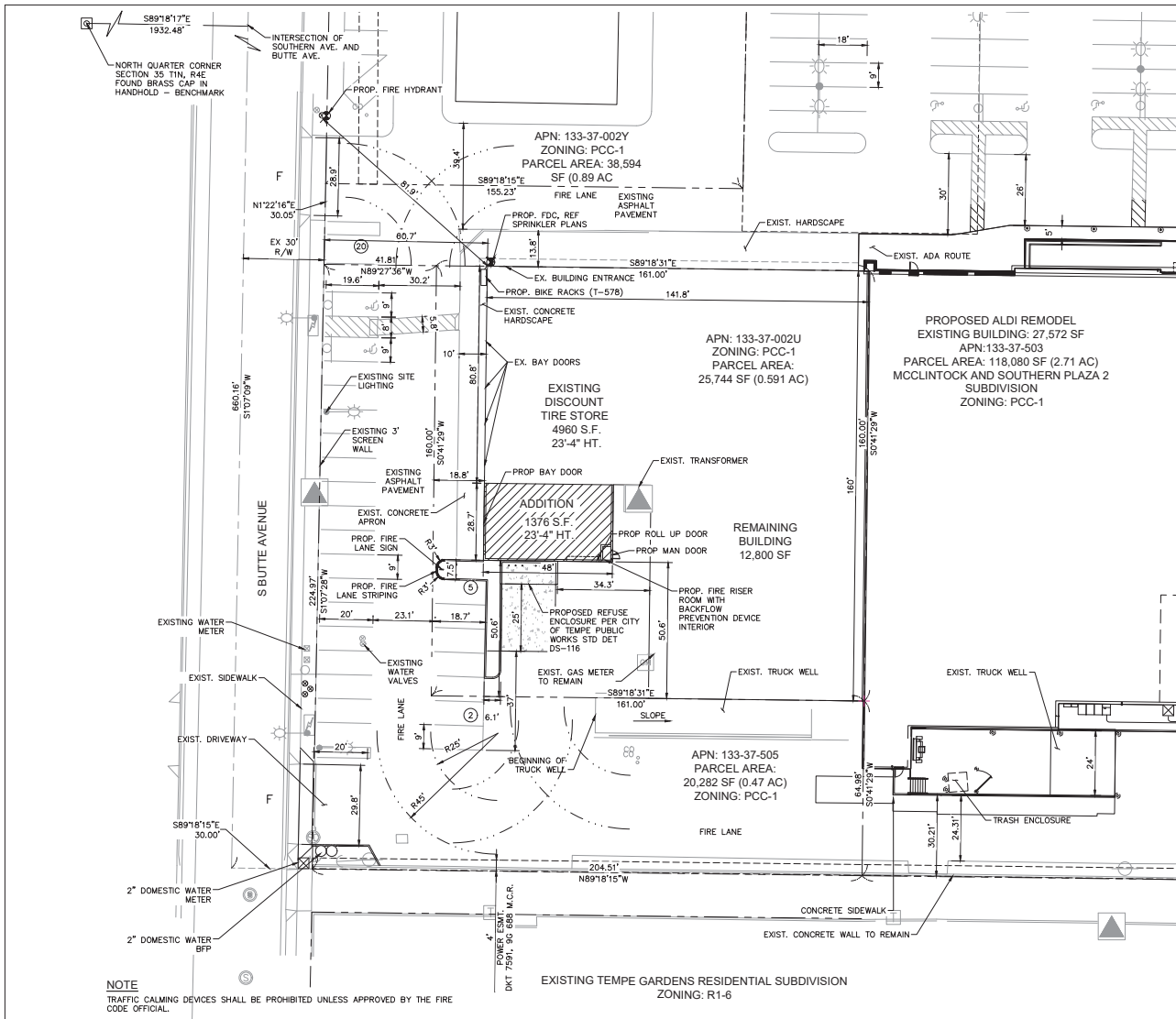
We are not changing the use or densities and are not requesting relief from any items expressly prohibited by this code.

Best Regards

Applicant: Quoc Truong
Architectural Designer
Architectural Resource Team
qtruong@art-team.com
480-463-0549

Architectural Resource Team, Inc.
1055 E Indian School Rd.
Phoenix, AZ 85014
V | 602.307.5399

www.art-team.com



CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W SOUTHERN AVE. SUITE 131
 MESA, ARIZONA 85210
 TEL: (480) 207-2666
 FAX: (602) 944-7423
 CONTACT: STERLING MARGETTS, PE
 EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 1°07'30" WEST 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 35; THENCE NORTH 89°18'15" WEST 455.75 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 35; THENCE NORTH 0°41'45" EAST 65.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°18'15" WEST 161.00 FEET; THENCE NORTH 0°41'45" EAST 160.00 FEET; THENCE SOUTH 0°41'45" WEST 160.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 0.5914 ACRES.

PROJECT DATA

ADDRESS: 1709 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 (APN:133-37-002U)

EX. ZONING: PCC-1
 PROP. USE: RETAIL TIRE STORE
 PROP. NET/GROSS LOT AREA: 25,744 SF (0.591 AC)
 BUILDING AREA:
 EXISTING TIRE STORE 4,960 SF
 ADDITION TIRE STORE 1,376 SF
 EXISTING REMAINDER 12,800 SF
 TOTAL AREA 19,136 SF
 BUILDING HEIGHT: 23' 4" PARAPET (35' MAX)
 CONSTRUCTION TYPE: 2-B
 OCCUPANCY CLASSIFICATION: S-1 (NON-SEPARATED)
 SPRINKLERS/FIRE ALARMS PROVIDED

LOT COVERAGE: 74.3% (19,136 SF / 25,744 SF) (50% MAX)
 LANDSCAPE COVERAGE MIN: 15% OF SITE
 LANDSCAPE AREA: 359 SF
 LANDSCAPE COVERAGE: 1.4% (359 SF / 25,744)*
 *DENOTES EXISTING LEGAL NON-CONFORMING

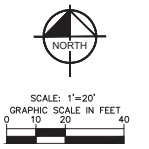
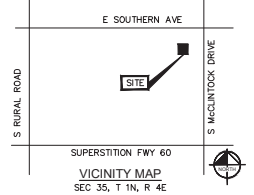
SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST) BUILDING WALL	0'	18.8'
PARKING	20'	0*
SIDE (NORTH) BUILDING WALL	30'	0*
SIDE (EAST) COMMON WALL	0'	0'
REAR (SOUTH) BUILDING WALL	30'	0*

PROJECT DESCRIPTION: THE PROJECT WILL CONSIST OF 1,376 SF OF BUILDING ADDITION AND 955 SF OF INTERIOR RENOVATION OF THE EXISTING DISCOUNT TIRE CENTER.
 LANDSCAPE: EXISTING LANDSCAPING TO REMAIN AND BE RESTORED AS NECESSARY
 UTILITIES: ADDITION OF FIRE LINE SERVICE, FIRE HYDRANT, AND RELOCATION OF ELECTRICAL LINE TO TRANSFORMER.
 RETENTION: NO CHANGES TO THE EXISTING DRAINAGE ON SITE ARE ANTICIPATED

PARKING SUMMARY - DISCOUNT TIRE SITE

REQUIRED PARKING RATIO	1 SPACE PER 300 SF	19,136 SF/300 SF = 64 SPACES
INDIVIDUAL PARKING:	REQUIRED	PROVIDED
STANDARD	5 (57 PROVIDED OFF-SITE*)	5 (57 PROVIDED OFF-SITE*)
ACCESSIBLE PER ADA	2	0 (2 PROVIDED OFF-SITE*)
TOTAL PARKING	64	5 (59 PROVIDED OFF-SITE*)

* OFF-SITE PARKING PROVIDED WITH MASTER SITE PLAN RECORDED IN MARICOPA COUNTY DOCKET 9923, PAGE 117.
 REQUIRED BICYCLE PARKING 1 SPACE PER 10,000 SF, 2 SPACE MIN 19,173 SF/10,000 SF = 2 SPACES
 BICYCLE PARKING: REQUIRED 2, PROVIDED 2



NOTE
 TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL.

DISCLAIMER:	NO.	REVISION	DATE
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN SUCH. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.			

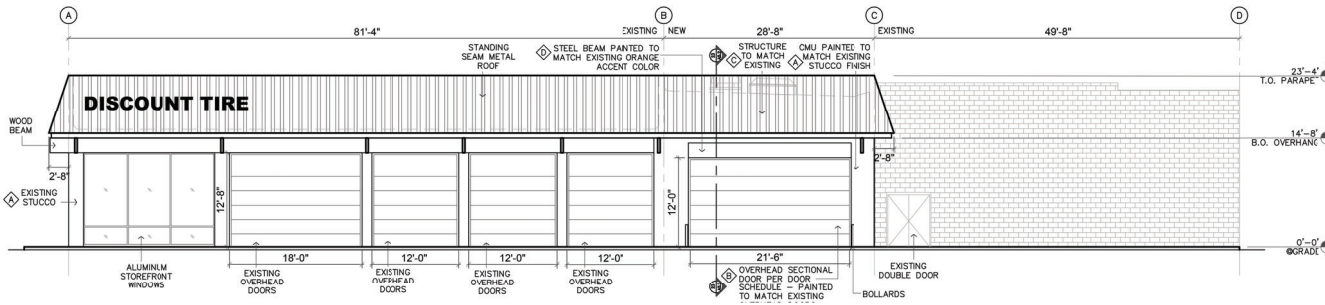
Kimley»Horn
 1001 WEST SOUTHERN AVE. SUITE 131
 MESA, ARIZONA 85210 (480) 207-2666



AZP 05
 SWC OF SOUTHERN AVENUE
 AND MCCLINTOCK DRIVE
 TEMPE, ARIZONA

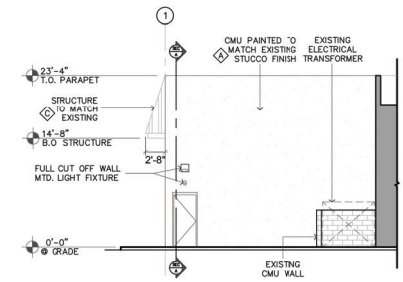
JOB NUMBER:
 PROJECT MANAGER:
 STERLING MARGETTS, P.E.
 DRAWN BY:
 BMC
 REVIEWED BY: DATE:
 STM 5/28/2020

SHEET TITLE:
 SITE PLAN
 SHEET DESIGNATION:
 SP1
 SHEET NUMBER:
 1 OF 2



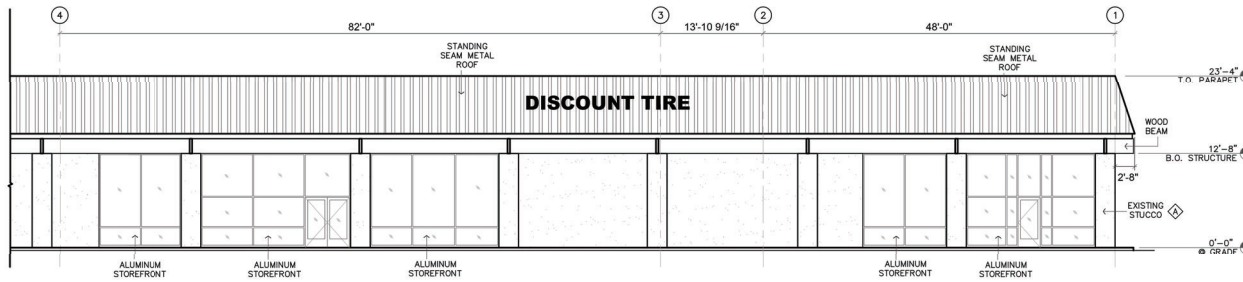
WEST ELEVATION

SCALE: 1/8" = 1'-0"



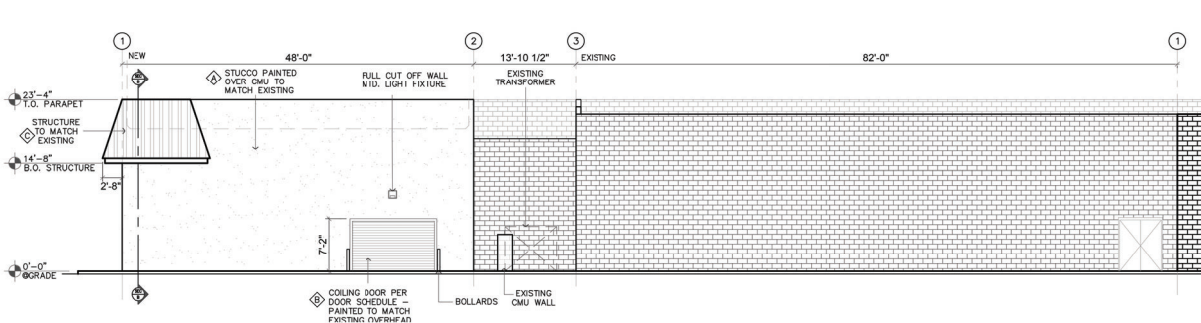
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

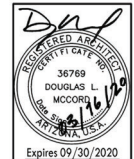


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

FINISH LEGEND

- COLOR / PAINT NOTES:**
- ◇ SW 774E "GREEN EARTH", STUCCO PAINTED OVER CMU TO MATCH EXISTING STUCCO WALL
 - ◇ SW 6165 "CONNECTED GRAY", PAINT TO MATCH EXISTING OVERHEAD SECTIONAL DOORS
 - ◇ SW 7892 "CUPOLA YELLOW", PAINT TO MATCH EXISTING STANDING SEAM METAL ROOF.
 - ◇ SW 2802 "ROOKWOOD TERRACOTTA", PAINT TO MATCH EXISTING OVERHEAD SECTIONAL DOORS



REV. 1
 DATE: 05.09.2019
 JOB No.: AZP 05
 DRAWN BY: QT



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CONCEPTUAL ELEVATIONS

1709 E. SOUTHERN AVE.
 TEMPE, AZ 85282



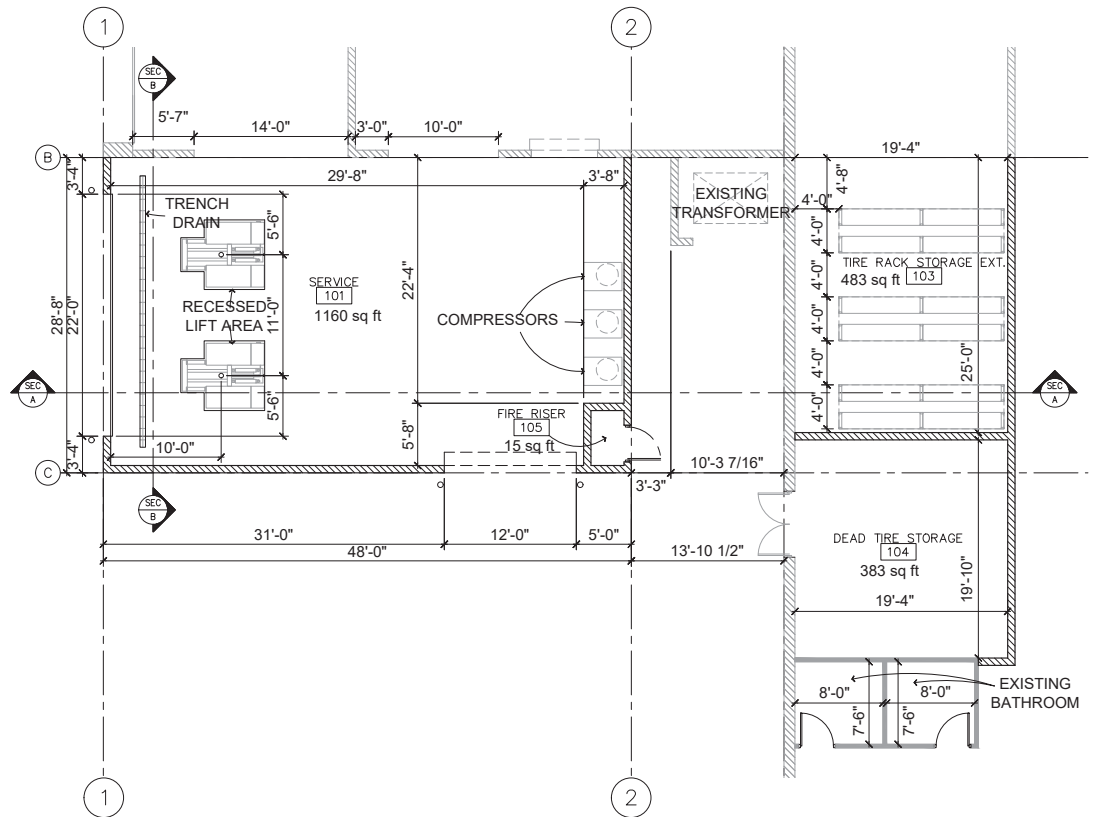
1055 e. Indian school rd.
 phoenix, az 85014
 602-307-5399 | v
 www.art.team.com

Sheet No.



NEW 8" x 8" x 16" CMU WALL
EXISTING CMU WALL

NORTH
FLOOR PLAN
SCALE: $\frac{3}{32}'' = 1'-0''$



NORTH
FLOOR PLAN - ENLARGED
SCALE: $\frac{3}{16}'' = 1'-0''$

REV. 0
DATE: 06/01/2020
JOB No.: AZP 05
DRAWN BY: QT



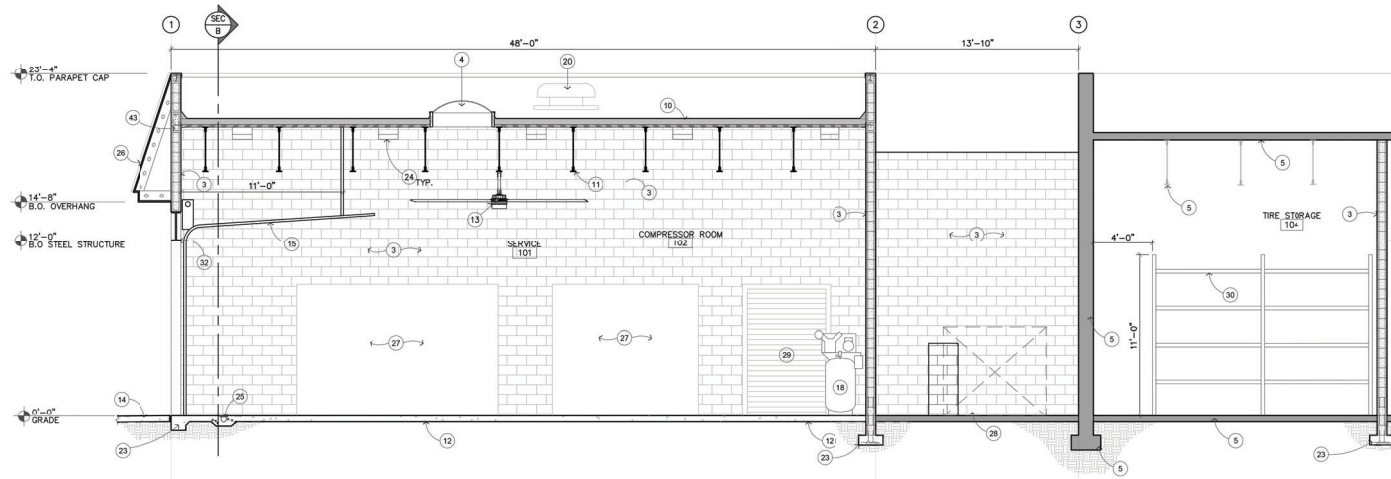
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CONCEPTUAL FLOOR PLANS
1709 E SOUTHERN AVE, TEMPE, AZ 85282

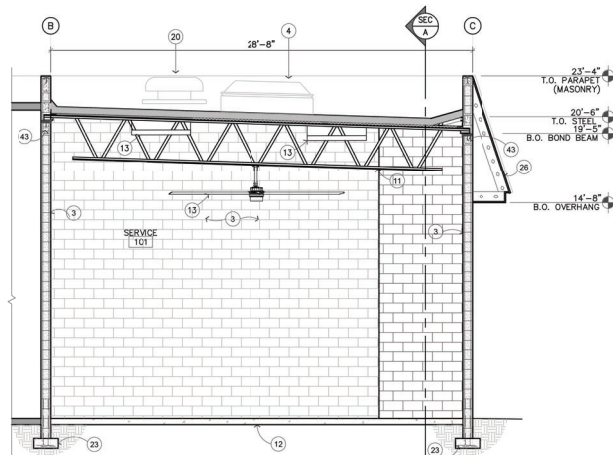


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Sheet No.



SECTION A SCALE: $\frac{1}{8}''=1'-0''$



SECTION B SCALE: $\frac{1}{8}''=1'-0''$

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 ELECTRICAL J-BOX FOR HVLS FAN - SEE ELECTRICAL DRAWINGS. 2 VENT STACK. SEE PLUMBING DRAWINGS. 3 C.M.U. WALL. SEE ROOM FINISH SCHEDULE. 4 METAL FRAMED SKYLIGHT - PER MECHANICAL DWGS. AND PROJECT SPECIFICATIONS. 5 EXISTING 6 HOLLOW METAL DOOR. REFER TO DOOR SCHEDULE. 7 FIRE EXTINGUISHER WITH F.E.C. 8 FIRE EXTINGUISHER IDENTIFICATION SIGN. 9 FIRE ALARM LOCATION. 10 ROOFING SYSTEM - SEE SHEET A3.4. 11 OPEN WEB STEEL JOIST. SEE STRUCTURAL DRAWINGS. 12 CONCRETE SLAB. SEE STRUCTURAL DRAWINGS. 13 12' DIA. HVLS FAN - SEE MECHANICAL DRAWINGS. 14 CONCRETE APRON. REFER TO CIVIL SITE PLAN. 15 OVERHEAD SECTIONAL DOOR AND TRACK. | <ul style="list-style-type: none"> 16 FULLY-GROUTED C.M.U. BLOCK - SEE STRUCTURAL DRAWINGS. 17 MECHANICAL EQUIPMENT PER MECHANICAL DRAWINGS. 18 AIR COMPRESSOR. SEE PLUMBING DRAWINGS. 19 RADIANT HEATER, HUNG FROM ROOF, PER MECHANICAL DRAWINGS. HEATER SUPPLIED BY OWNER. 20 EXHAUST FAN PER MECHANICAL DRAWINGS. 21 STEEL BEAM PER STRUCTURAL DRAWINGS. 22 FULLY-SCREENED ROOF HATCH. SEE MANUFACTURER'S INFORMATION FOR SIZE AND INSTALLATION INSTRUCTIONS. 23 SEE STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION DESIGN, AND FOR LOCATION OF BOND BEAMS. 24 LIGHT FIXTURE PER LIGHTING SCHEDULE. REFER TO REFLECTED CEILING PLAN FOR LOCATION DIMENSIONS. 25 TRENCH DRAIN. REFER TO PLUMBING DRAWINGS. 26 STANDING SEAM METAL ROOF 27 OPENING IN CMU WALL 28 EXISTING ELECTRICAL TRANSFORMER 29 EXISTING COILING DOOR 30 NEW TIRE RACKS |
|---|--|

KEY NOTES



REV. 0
 DATE: 05.09.2019
 JOB No.: AZP 05
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Sheet No.



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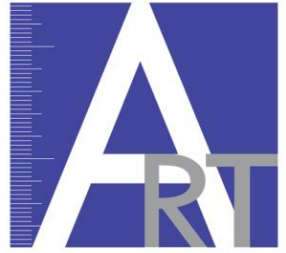
CONCEPTUAL FLOOR PLANS
 1709 E. SOUTHERN AVE.
 TEMPE, AZ 85282



1055 e. indian school rd.
 phoenix, az 85014
 602-307-5399 | v
 www.artteam.com

Discount Tire Store
AZP 05 - Tempe, Arizona
address: 1709 E Southern Ave
Tempe, AZ 85282

Context Photos



ARCHITECTURAL
RESOURCE
TEAM

Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana

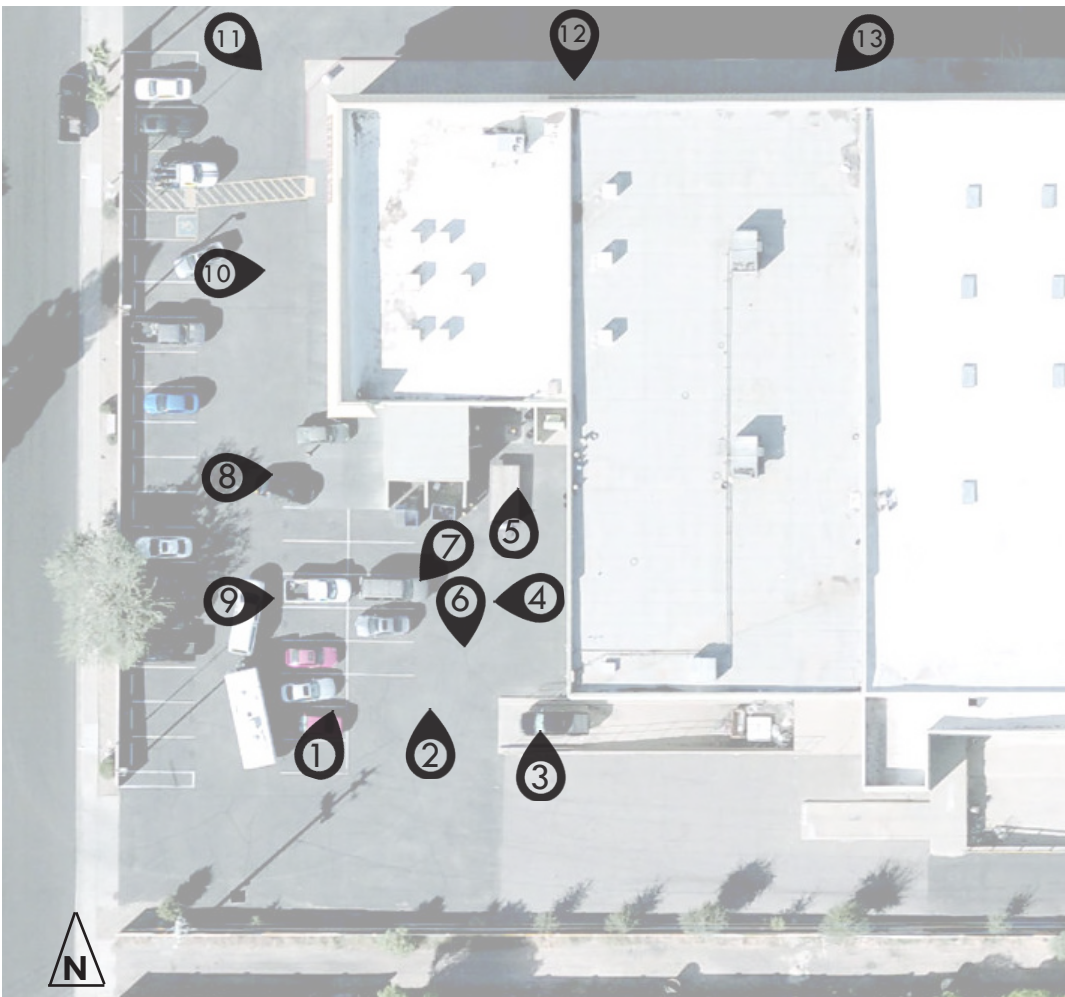


Photo Location Map

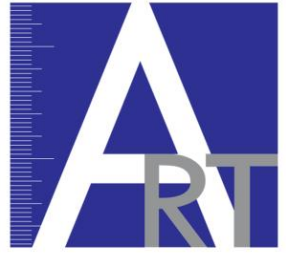
Architectural Resource Team, Inc.
1055 E Indian School Rd.
Phoenix, AZ 85014
V | 602.307.5399

www.art-team.com

Just.



1



ARCHITECTURAL
RESOURCE
TEAM

Principals:

Doug McCord, AIA, LFA, LEEDap

Dev Pawar, AIA, EDAC, LFA, LEEDap

Erica Quintana



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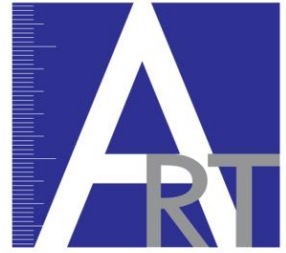
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6



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Erica Quintana



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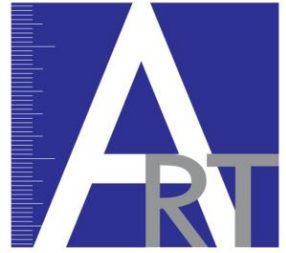
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11



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Erica Quintana



12



13

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Number of Individuals who Participated: 2

Participants:

1. Pierre Cote
2. Germaine Villeneuve

Complaints:

1. Noise (see attached PDF for more info)

“We already suffer from great noise pollution from Discount Tire as they operate with the garage doors open all day. Noise from their high speed drills is constant and is disruptive to our residents – units and balconies fronting Butte Avenue.”

“We oppose any additional noise that may negatively affect our residents ability to enjoy a peaceful life.”

In response to these complaints, our team is currently in the process of developing a noise analysis so that we can take an objective approach to the noise issues outlined by the neighbor.

Jimenez, Lee

From: Abrahamson, Steve
Sent: Monday, August 10, 2020 11:00 AM
To: Jimenez, Lee
Cc: Germain Villeneuve (GVilleneuve@livingwellhomes.com); Pierre Côté
Subject: RE: File 19505 - AZP 05 - Parcel 133-37-002U

Good Morning Mr. Côté,

I am forwarding your message to Lee Jimenez who is the Planner of record for the Discount Tire request. Lee will be responding to you and will provide your concerns to the Board of Adjustment at the hearing. Thank you.

Regards,

Steve Abrahamson
Principal Planner

City of Tempe
Community Development
Planning Division
31 East 5th Street
Tempe, AZ 85281

480.350.8359

Steve_abrahamson@tempe.gov



From: Pierre Côté <pcote@sheinergroup.com>
Sent: Monday, August 10, 2020 8:26 AM
To: Abrahamson, Steve <Steve_Abrahamson@tempe.gov>
Cc: Germain Villeneuve (GVilleneuve@livingwellhomes.com) <GVilleneuve@livingwellhomes.com>
Subject: File 19505 - AZP 05 - Parcel 133-37-002U

Steve,

I am not sure you are the right person for this email but I trust you will forward it to the urban planner in charge of that file.

We are writing today concerning an expansion project for a Discount Tire located at 1709 E Southern Avenue – file presented by Architectural Resource Team/Quoc Truong. We are the owners and operators of the 88-unit rental community called The Gallery, located directly across Butte Avenue.

We already suffer from great noise pollution from Discount Tire as they operate with the garage doors open all day. Noise from their high speed drills is constant and is disruptive to our residents – units and balconies fronting Butte Avenue.

We oppose any additional noise that may negatively affect our residents ability to enjoy a peaceful life.

Our property and the residents have already been impacted with the approval of the Clean Freak car wash at 1604 E Southern Avenue last year. The constant loud sound from the vacuum system is disruptive and also hinders our ability to rent our apartments located on Southern Avenue.

We ask that you intervene in this matter and think of the well-being of these residents whom now, more than ever in these pandemic times are at home all day and deserve peace and quiet.

The undersigned and Germain Villeneuve ([REDACTED]) remain available for any questions.

Thanks for your collaboration.



Pierre Côté *Director of Development, Living Well Homes*

Tel: [REDACTED] | Cell: [REDACTED]

Address: 4119 Sherbrooke Street West, Westmount, QC H3Z 1A7

pcote@sheinergroup.com | <http://www.livingwellhomes.com>



Quoc Truong

From: Quoc Truong
Sent: Wednesday, July 22, 2020 10:16 AM
To: Pierre Côté
Subject: RE: Discount Tire
Attachments: Elevation - Color.pdf; Site Plan.pdf

Hello Pierre,

Thank you for engaging with this project! Please see attached for the elevation and site plan.

The intended use of this expansion to provide an additional service bay in order to meet growing consumer demands on the business.

Let me know if you have any other questions.

Best Regards,

quoc truong, AIA Associate | architectural designer |
Architectural Resource Team | community.creativity.collaboration
architecture | master planning | interiors | sustainable design | construction management
1055 e. Indian school rd, phoenix, az 85014 | m 480.463.0549
www.art-team.com

From: Pierre Côté <pcote@sheinergroup.com>
Sent: Wednesday, July 22, 2020 4:32 AM
To: Quoc Truong <QTruong@art-team.com>
Subject: RE: Discount Tire

Forgot to ask: I would also need elevation of the building and expansion and the intended use.

Thanks.

Pierre

From: Pierre Côté
Sent: Wednesday, July 22, 2020 7:30 AM
To: gtruong@art-team.com
Subject: Discount Tire

Quoc,

Regarding the Discount Tire project on E. Southern Avenue, could you please send me at your earliest convenience a site plan that would show the proposed expansion of the building with property limit, parking area, ...

Thanks.



Pierre Côté *Director of Development, Living Well Homes*

Tel: [REDACTED] | Cell: [REDACTED]

Address: 4119 Sherbrooke Street West, Westmount, QC H3Z 1A7

pcote@sheinergroup.com | <http://www.livingwellhomes.com>



Quoc Truong

From: Germain Villeneuve <GVilleneuve@livingwellhomes.com>
Sent: Wednesday, July 22, 2020 11:55 AM
To: Quoc Truong
Cc: Pierre Côté
Subject: Discount Tire Expansion _ Butte Ave Tempe

Quoc,

In reference to our telephone conversation today regarding the proposed expansion of the Discount Tire on Butte Avenue in Tempe, I appreciate you hearing our concerns regarding the excessive noise.

I look forward to hearing from you on Discount Tire's proposed plan to reduce this noise.

Regards,

Germain



Germain Villeneuve V.P. of Acquisitions & Operations, Living Well Homes

Tel: (623) 466-5849 | Address: 15333 North Pima Road, Suite 130, Scottsdale, AZ 85260

germain@livingwellhomes.com | <http://www.livingwellhomes.com>



Jimenez, Lee

From: Pierre Côté <pcote@sheinergroup.com>
Sent: Monday, August 10, 2020 11:23 AM
To: Jimenez, Lee
Cc: Germain Villeneuve (GVilleneuve@livingwellhomes.com)
Subject: RE: File 19505 - AZP 05 - Parcel 133-37-002U

Lee,

To be clear, we have no problem that the building be expanded for the existing usage. Our problem is more with the way they operate and the noise they generate outside of their property.

I also understand that their phone line would be connected to an outdoor speaker, so that every time the phone rings you hear it from our property...

Thanks.

Pierre

From: Jimenez, Lee [mailto:Lee_Jimenez@tempe.gov]
Sent: Monday, August 10, 2020 2:05 PM
To: Pierre Côté
Cc: Germain Villeneuve (GVilleneuve@livingwellhomes.com); Abrahamson, Steve
Subject: RE: File 19505 - AZP 05 - Parcel 133-37-002U

Mr. Cote,

Thank you for your comments. I will add this email to the record.

Sincerely,

Lee Jimenez



LEE JIMENEZ
Senior Planner
Community Development, Planning Division
31 East 5th Street Tempe, Arizona 85281
Direct Phone: 480.350.8486 Email: Lee_Jimenez@tempe.gov
Web: <http://www.tempe.gov/planning>

From: Pierre Côté <pcote@sheinergroup.com>
Sent: Monday, August 10, 2020 11:01 AM
To: Abrahamson, Steve <Steve_Abrahamson@tempe.gov>; Jimenez, Lee <Lee_Jimenez@tempe.gov>
Cc: Germain Villeneuve (GVilleneuve@livingwellhomes.com) <GVilleneuve@livingwellhomes.com>
Subject: RE: File 19505 - AZP 05 - Parcel 133-37-002U

Thanks Steve, I appreciate.

Pierre

From: Abrahamson, Steve [mailto:Steve_Abrahamson@tempe.gov]
Sent: Monday, August 10, 2020 2:00 PM
To: Jimenez, Lee
Cc: Germain Villeneuve (GVilleneuve@livingwellhomes.com); Pierre Côté
Subject: RE: File 19505 - AZP 05 - Parcel 133-37-002U

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Principal Planner

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Steve_abrahamson@tempe.gov



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Sent: Monday, August 10, 2020 8:26 AM
To: Abrahamson, Steve <Steve_Abrahamson@tempe.gov>
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Pierre Côté *Director of Development, Living Well Homes*

Tel: [REDACTED] | Cell: [REDACTED]

Address: 4119 Sherbrooke Street West, Westmount, QC H3Z 1A7

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