

MEMORANDUM

Planning Division - CC Memo No. 14-049

DATE: MAY 8, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: PDP14-0002 CLEANFREAK CARWASH

Request: Preliminary Development Plan (PDP) approval for the site layout and building architecture for a new carwash

Location: South of the SWC of Gilbert and Queen Creek roads, within the Carmel Village shopping center

Applicant: Cory S. Wiebers
CW Architecture, Inc.

Project Info: 1.15-acre site, 4,907 total square-foot carwash facility

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The approximate 1.15-acre site lies within the 20-acre Carmel Village commercial development located at the southwest corner of Gilbert and Queen Creek roads. The Carmel Village development received zoning approval in April 2006, including approximately 12.48 acres for retail uses and 7.03 acres for medical/general office uses. The subject site was the Vacant Pad Parcel 1, within the retail portion, as shown in the original Development Booklet.

The subject site is surrounded to the west by the residential subdivision Abralee Meadow, and to the north by Queen Creek Road. Vacant land zoned PAD, planned for light industrial, office, and retail uses under the Airpark Area Plan, is located north of Queen Creek Road. Gilbert Road is located on the site's east side. East of Gilbert Road is the future Layton Lakes development, and Athlos Charter School. South of the subject site is the balance of the Carmel Village commercial development.

The request includes an approximate 3,773 square-foot carwash building/tunnel, as well as a 1,134 square-foot freestanding entrance/pay canopy. Central within the site are the vacuum facilities, screened from street view by the carwash building. The carwash building is located parallel with Gilbert Road within a landscaped setting. The majority of existing landscaping along Gilbert Road will remain and be further enhanced with additional plantings. The landscaping chosen matches the palette previously established in the Carmel Village Plaza. Vehicular access to the site is provided by the two adjacent entry drives into the Carmel Village center.

The subject site has remained vacant since the center's construction in 2007. The center's success including the Fitness Works facility and childcare/learning center has resulted in the subject site utilized for overflow parking. Various attempts have occurred over the years to site a future user on the subject site; however parking continued to remain the issue at hand. The proposed carwash presents a compatible solution as the onsite parking demand is far less than other traditional users. In fact, the proposal extends existing parking aisles adding 9 spaces to the center's common parking field in addition to providing sufficient on-site dedicated parking spaces for carwash patrons, all while straightening out a circuitous circulation path. The additional parking spaces are accommodated by moving the carwash building parallel to Gilbert Road to an approximate 30-foot building setback versus the typical 50-foot setback along an arterial road.

The building architecture continues the modern rural-theme established by the Carmel Village Plaza. Architectural features include elements such as exposed wood beams, and tiled sloped-roof elements, exposed structural steel, clerestory windows, scored stucco, brick and stone accent materials. Building massing has been broken up by the use of vertical and horizontal plane changes, as well as a combination of flat-roof and sloped-roof elements. Effectively the building resembles a multi-tenant retail building versus a motor vehicle carwash. Even the Cleanfreak Carwash rolled aluminum circular tunnel entrance is pulled within the building behind exterior building elements appearing as if the vehicles drive into a retail building. Building mounted signage will include individual mounted illuminated lettering consistent with the balance of the Carmel Village development.

Planning Staff supports the request finding it to represent a quality compatible completion to the Carmel Village Plaza, which also addresses a periodic parking issue created by the center's success. The applicant should be commended for the level of architectural quality and integration utilized on the carwash building. Finally, Planning Staff supports the setback deviation finding the building's orientation, and high degree of architectural detailing

meritorious. Additional exhibits and development details can be found in the attached Development Booklets.

PUBLIC/NEIGHBORHOOD NOTIFICATION

The request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on March 18, 2014. No neighbors were in attendance.

At the time of this writing, Staff has not received any calls or letters in opposition of this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3788, in case DVR05-0052 CARMEL VILLAGE PLAZA, except as modified by condition herein.
2. Development shall be in substantial conformance with the attached Development Booklet, entitled "CLEANFREEAK CARWASH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0002, except as modified by condition herein.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Planning Administrator and Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.
5. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
7. The applicant shall work with Staff to add 2 additional trees at the north and south corners of the carwash building.

CC Memo 14-049

Page 4

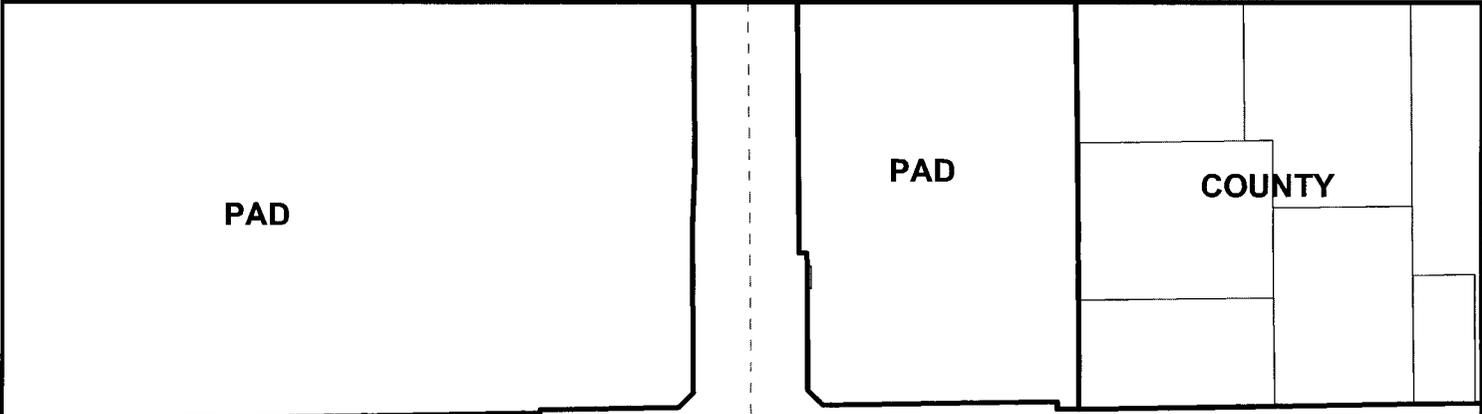
May 8, 2014

PROPOSED MOTION

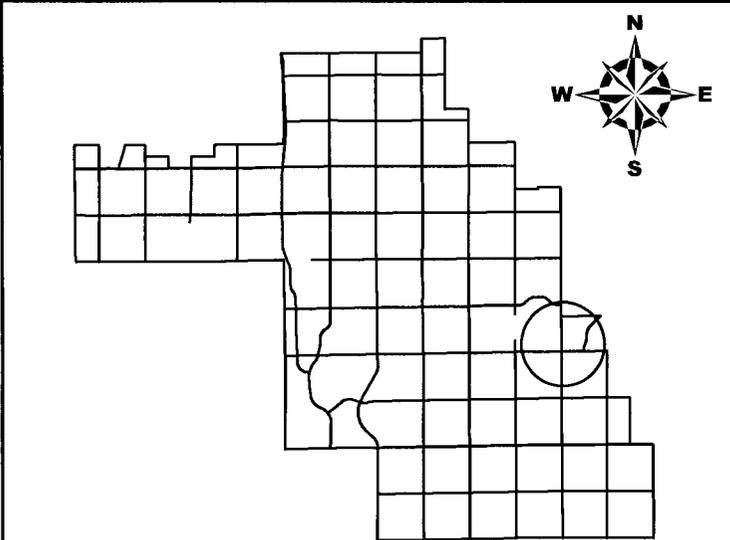
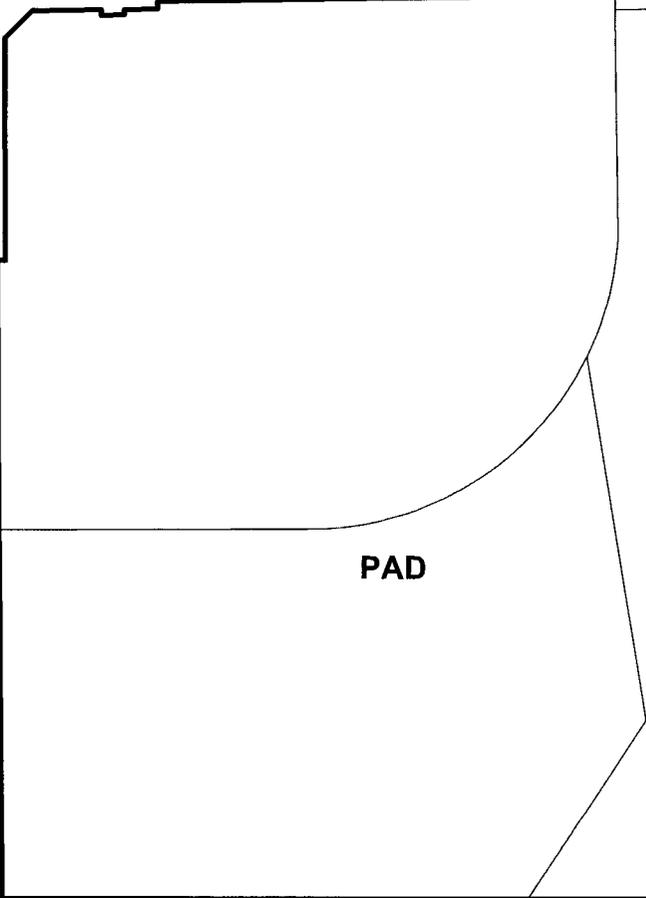
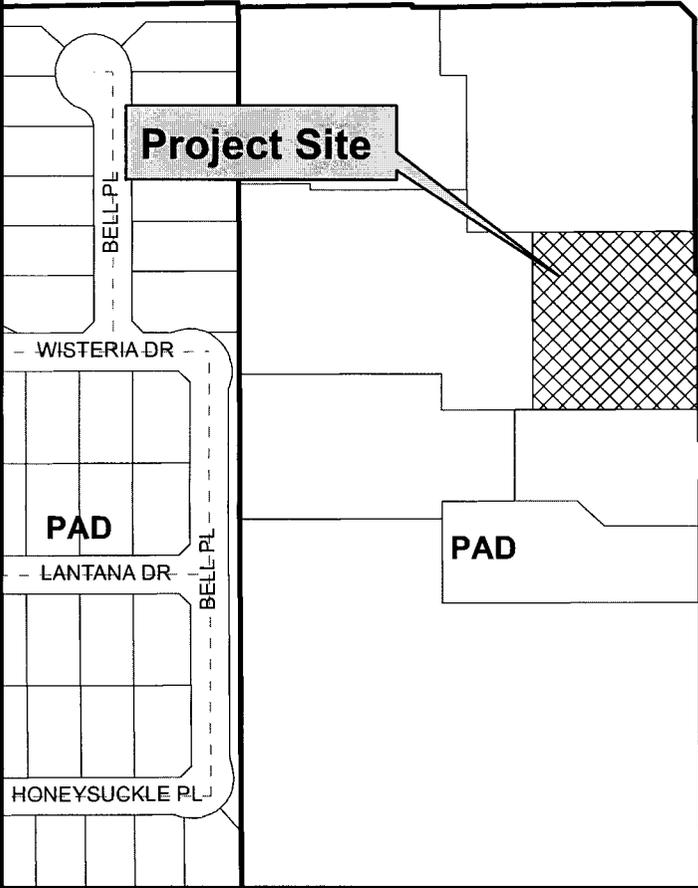
Move to approve PDP14-0002 CLEANFREAK CARWASH, Preliminary Development Plan for the site layout and building architecture for a new carwash, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

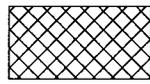
1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



Queen Creek Rd.



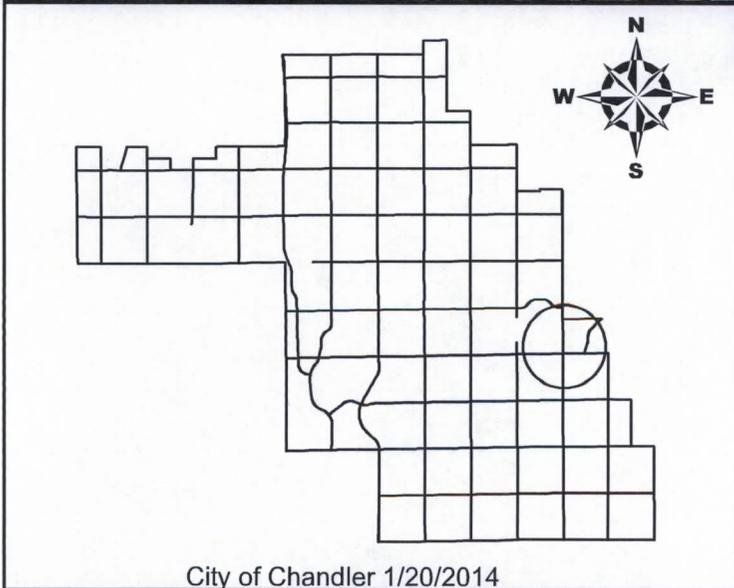
Vicinity Map



PDP14-0002

Cleanfreak Carwash

Exhibit A



Vicinity Map

PDP14-0002

Cleanfreak Carwash

Exhibit A

General Notes:

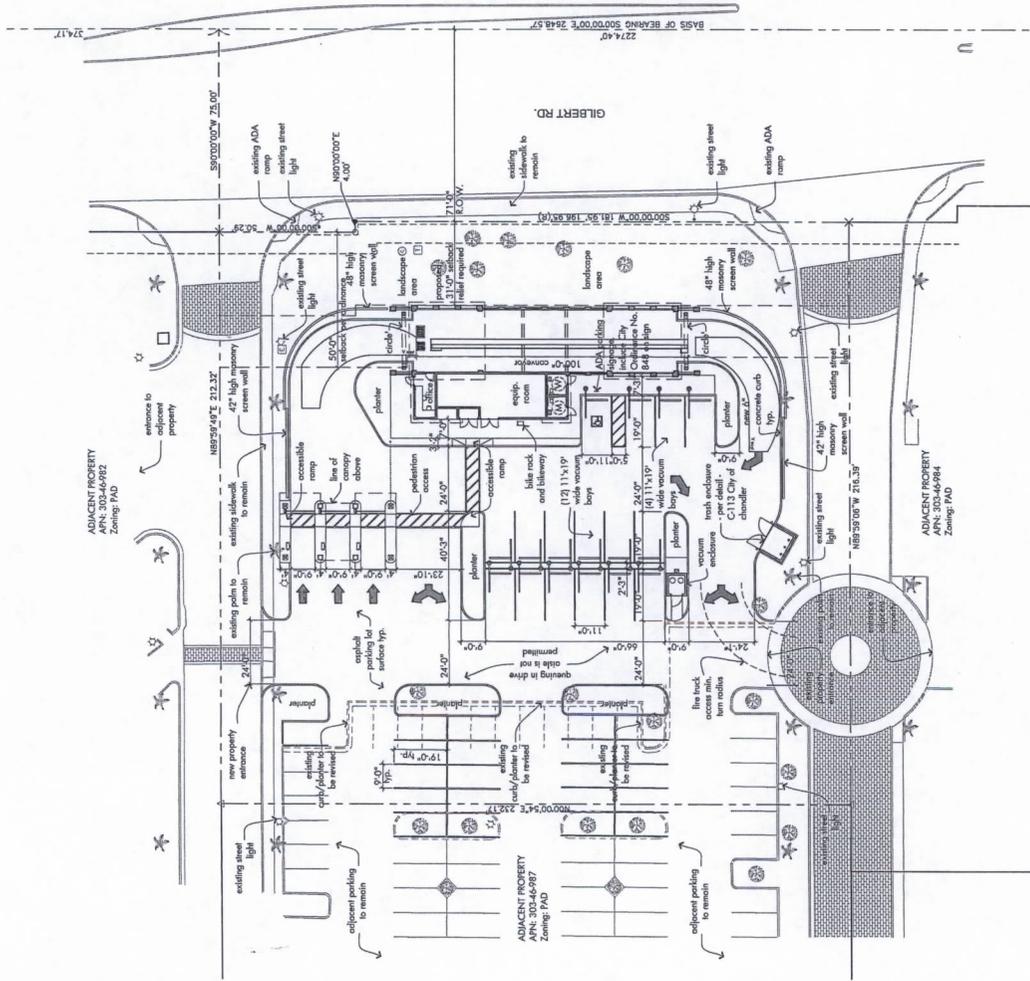
1. All site improvements, including landscaping and site drainage, must be completed prior to the start of construction.
2. Coefficient of Occupancy for any building within a phase.
3. Signs require separate permits.
4. The building, roof drainage shall utilize interior roof drains or be architecturally integrated into the building design.
5. The building shall be designed to meet or exceed the minimum standards for additional calculation beyond point occupants. Section 35-1902(B)(4) 15, Zoning Code.
6. The building shall be designed to meet or exceed the minimum standards for additional calculation beyond point occupants. Section 35-1902(B)(4) 15, Zoning Code.
7. All roof mounted mechanical equipment shall be screened from public view by a concrete or masonry wall. The height of the mechanical equipment shall be in height of the mechanical equipment. Section 35-1902(B)(4) 15, Zoning Code.
8. All roof mounted mechanical equipment shall be screened from public view by a concrete or masonry wall. The height of the mechanical equipment shall be in height of the mechanical equipment. Section 35-1902(B)(4) 15, Zoning Code.

Street Frontage Notes:

1. A maximum of 50% of street frontage landscaping may be used for storm water retention including lighting.
2. Setbacks for signs shall be measured from the earth berm shall be measured from adjacent sidewalk.
3. Earth walls, natural and planting in size and slope, with a maximum slope of 4:1, shall be located and designed to maintain street views.
4. All improvements shall be designed to meet or exceed the minimum standards for additional calculation beyond point occupants. Section 35-1902(B)(4) 15, Zoning Code.

Landscape Plan Information:

Total Site Area: 50,037 Sq. Ft. 1.1486 Ac.
 Total Imp. Area: 19,870 Sq. Ft. 0.4536 Ac.



Project Description

The scope of work will include new construction of car wash tunnel, equipment room, office space and restrooms, vacuum stalls and a covered free standing pay canopy. Site construction will include vacuum stalls, landscaping and parking. Landscaping, site construction, and parking shall be designed to meet or exceed the minimum standards and site signage.

Project Data

Owner: Chandler City
 Address: 3100 S. Gilbert Road, Phoenix #110
 Scottsdale, AZ 85258
 Phone: 480.990.8136
 Architect: CW Architects
 Contact: Cory Wilborn AA (#41667)
 Address: 7400 E. McDowell Dr. Suite #122
 Phoenix, AZ 85020
 Phone: 480.264.2723

SITE DATA:

Address: 1003 S. Gilbert Road
 Chandler, Arizona 85286
 APN: 200-000-000
 Zoning: M2D
 Lot Area: 50,037 s.f. (1.1486 ac)
 Section Township Range: 32S-5E
 Subdivision: Central Village Plaza
 Lot #: 3

PARKING CALCULATIONS:

(per City of Chandler Ordinance No. 4275 Sec. 3B-1804, 1805, 1806)
 Spaces Required: 23 spaces: 2 spaces for wash tunnel plus 1 space per 250 sq. ft. (136 square feet)
 Spaces Provided: 16 vacuum spaces, one of which is ADA accessible + 7 standard parking stalls, 23 total.

Existing Spaces Removed: 12 spaces
 Existing Spaces Added: 21 spaces
 Total New Spaces: 9 spaces

PROPOSED BUILDING DATA:

Building & Wash Tunnel: 1,779 s.f.
 Building Footprint: 6,907 s.f.
 Total Proposed Area: 4,907 s.f.

LOT COVERAGE DATA:

Total Lot Area: 50,037 s.f.
 Building Footprint: 6,907 s.f.
 Lot Coverage: 10% of Total Lot Area

Cleanbreak \$3 Carwash - Gilbert Rd

3100 S. Gilbert Road Chandler, Arizona 85286

revision:

issue date: 03.26.2014

sheet: 010

job: 13226



Vicinity Map
 n.i.s.



overall site plan
 scale 1"=20'

CLEAN FREAK CARWASH

(landscape & concept drawing)

Project consultants

W&A ARCHITECTURE
 400 EAST McDONALD SUITE #1122
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: CORY WEBBERS
 PHONE: 480.264.7293
 EMAIL: cwebbers@wandaarch.com

S&L ENGINEERING LLC
 1957 EAST SUNBURST LANE
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: CRAIG BATER
 PHONE: 480.224.8846
 EMAIL: cbater@sl-eng.com

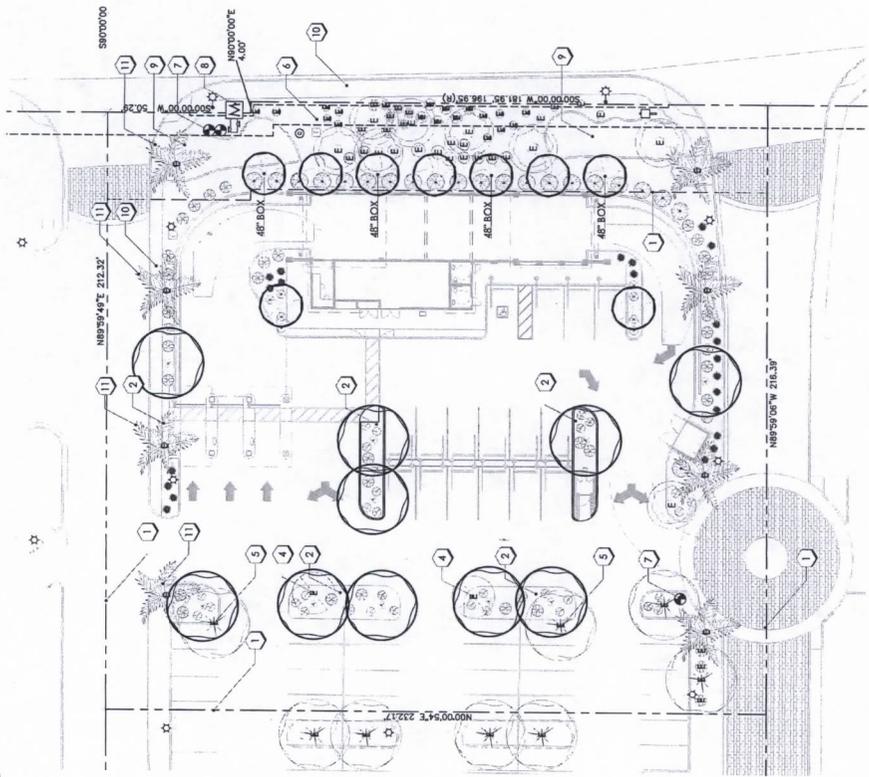
DESIGN ETHIC
 5501 E. GARDENWAY # 200
 CHANDLER, ARIZONA 85226
 PROJECT CONTACT: JEFFREY HARRIS
 PHONE: 480.225.2077

planting key notes

- PROPERTY LINE / RIGHT OF WAY LINE
- DECOMPOSED GRANITE IN ALL PLANTING AREAS
- SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- REMOVE EXISTING STANDARD CLELANDER [2]
- REMOVE EXISTING SISSOO TREE [2]
- EXISTING LANDSCAPE WITHIN 8.0 M TO REMAIN
- EXISTING IRRIGATION VALVE
- EXISTING WATER METER & EXISTING EFFLUENT PUMP
- EXISTING CURB AND CONCRETE HEADER TO REMAIN.
- EXISTING SIDEWALK
- ALL EXISTING DATE PALMS TO REMAIN IN PLACE (TYPICAL)



vicinity map
 not to scale



existing plant legend

botanical name	comment	qty
DALBERGIA SISSOO	REMAIN IN PLACE	6
SISSOO TREE	REMOVE	2
OLEA EUROPAEA	REMAIN IN PLACE	8
SWAN HILL OLIVE	REMAIN IN PLACE	8
NERIUM OLEANDER STANDARD	REMOVE	2
STANDARD OLEANDER	REMOVE	2

existing accents

botanical name	comment	qty
PHOENIX DACTYLIFERA	REMAIN IN PLACE	8
DATE PALM	REMAIN IN PLACE	8
CALLIANDRA CALIFORNICA	REMAIN IN PLACE	92
BAJA FAIRY DUSTER	REMAIN IN PLACE	92
NERIUM OLEANDER	REMAIN IN PLACE	5
PETITE PINK OLEANDER	REMAIN IN PLACE	5
RIUELLA PENINSULARIS	REMAIN IN PLACE	7
BAJA RUELLIA	REMAIN IN PLACE	7
SENNA ARTEMISIODES	REMAIN IN PLACE	6
FEATHERY CASSIA	REMAIN IN PLACE	6

existing groundcover

botanical name	comment	qty
CONVOLVULUS CHEIRIUM	REMAIN IN PLACE	12
BUSH MORNING GLORY	REMAIN IN PLACE	12
LANTANA NEW GOLD	REMAIN IN PLACE	12
NEW GOLD LANTANA	REMAIN IN PLACE	12
LANTANA MONTEVIDENSIS	REMAIN IN PLACE	4
PURPLE LANTANA	REMAIN IN PLACE	4

proposed plant legend

botanical name	comment	qty
HERPESALOE PARVIFLORA	REMAIN IN PLACE	5
RED YUCCA	REMAIN IN PLACE	5
QUERCUS VIRGINIANA	REMAIN IN PLACE	24
SOUTHERN LIVE OAK	REMAIN IN PLACE	24
ACACIA SALICINA	REMAIN IN PLACE	36
WILLOW ACACIA	REMAIN IN PLACE	48

proposed groundcover

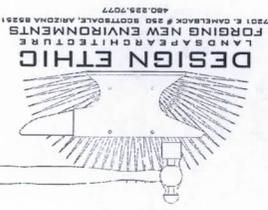
botanical name	comment	qty
CAESALPINA MEXICANA	REMAIN IN PLACE	5 GAL
MEXICAN BIRD OF PARADISE	REMAIN IN PLACE	5 GAL
CALLIANDRA ERIOPHYLLA	REMAIN IN PLACE	5 GAL
PINK FAIRY DUSTER	REMAIN IN PLACE	5 GAL
LEUCOPHYLLUM CANDIDUM	REMAIN IN PLACE	5 GAL
THUNDER CLOUD	REMAIN IN PLACE	5 GAL
NERIUM OLEANDER	REMAIN IN PLACE	5 GAL
PETITE PINK OLEANDER	REMAIN IN PLACE	5 GAL
RIUELLA PENINSULARIS	REMAIN IN PLACE	5 GAL
BAJA RUELLIA	REMAIN IN PLACE	5 GAL
SENNA ARTEMISIODES	REMAIN IN PLACE	5 GAL
FEATHERY CASSIA	REMAIN IN PLACE	5 GAL

proposed accents

botanical name	comment	qty
HERPESALOE PARVIFLORA	REMAIN IN PLACE	5 GAL
RED YUCCA	REMAIN IN PLACE	5 GAL

proposed groundcover

botanical name	comment	qty
CONVOLVULUS CHEIRIUM	REMAIN IN PLACE	1 GAL
BUSH MORNING GLORY	REMAIN IN PLACE	1 GAL
LANTANA MONTEVIDENSIS	REMAIN IN PLACE	1 GAL
PURPLE LANTANA	REMAIN IN PLACE	1 GAL
LANTANA NEW GOLD	REMAIN IN PLACE	1 GAL
NEW GOLD LANTANA	REMAIN IN PLACE	1 GAL



CLEAN FREAK CAR WASH
 CHANDLER, ARIZONA
 preliminary landscape plan

PROJECT: PROJECT TITLE:
 JOB NO: 13-082
 DATE: 04.09.2014
 DRAWN BY: B. PAUL
 SUBMITTED: 04.09.2014
 REVISED:
 SHEET
 PL.01 of PL.01

CALL FOR INFORMATION
 BEFORE YOU BUY
 602-263-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

Cleanfreak \$3 Carwash - Gilbert Rd

3100 S Gilbert Road Chandler, Arizona 85268

revision:

issue date: 03.26.2014

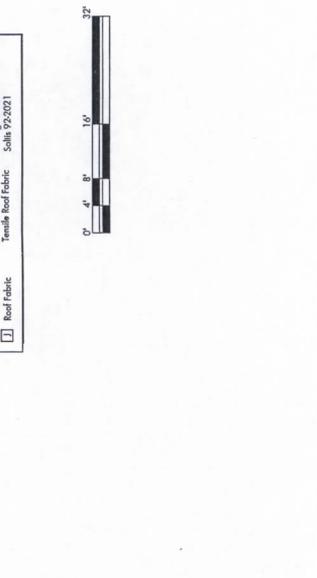
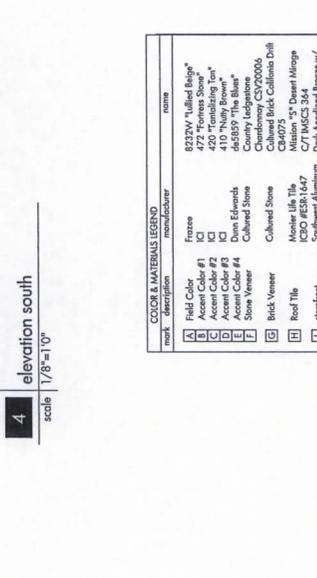
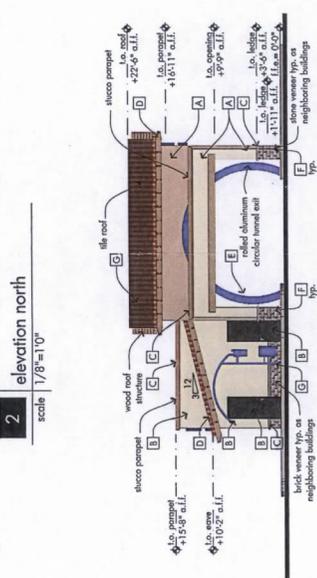
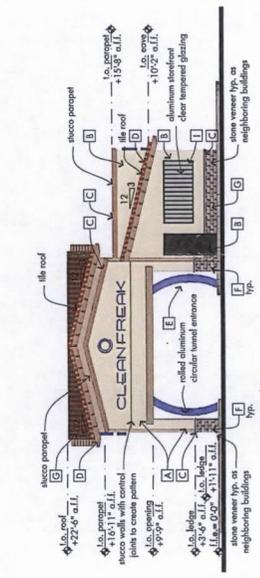
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job: 13226

General Notes:

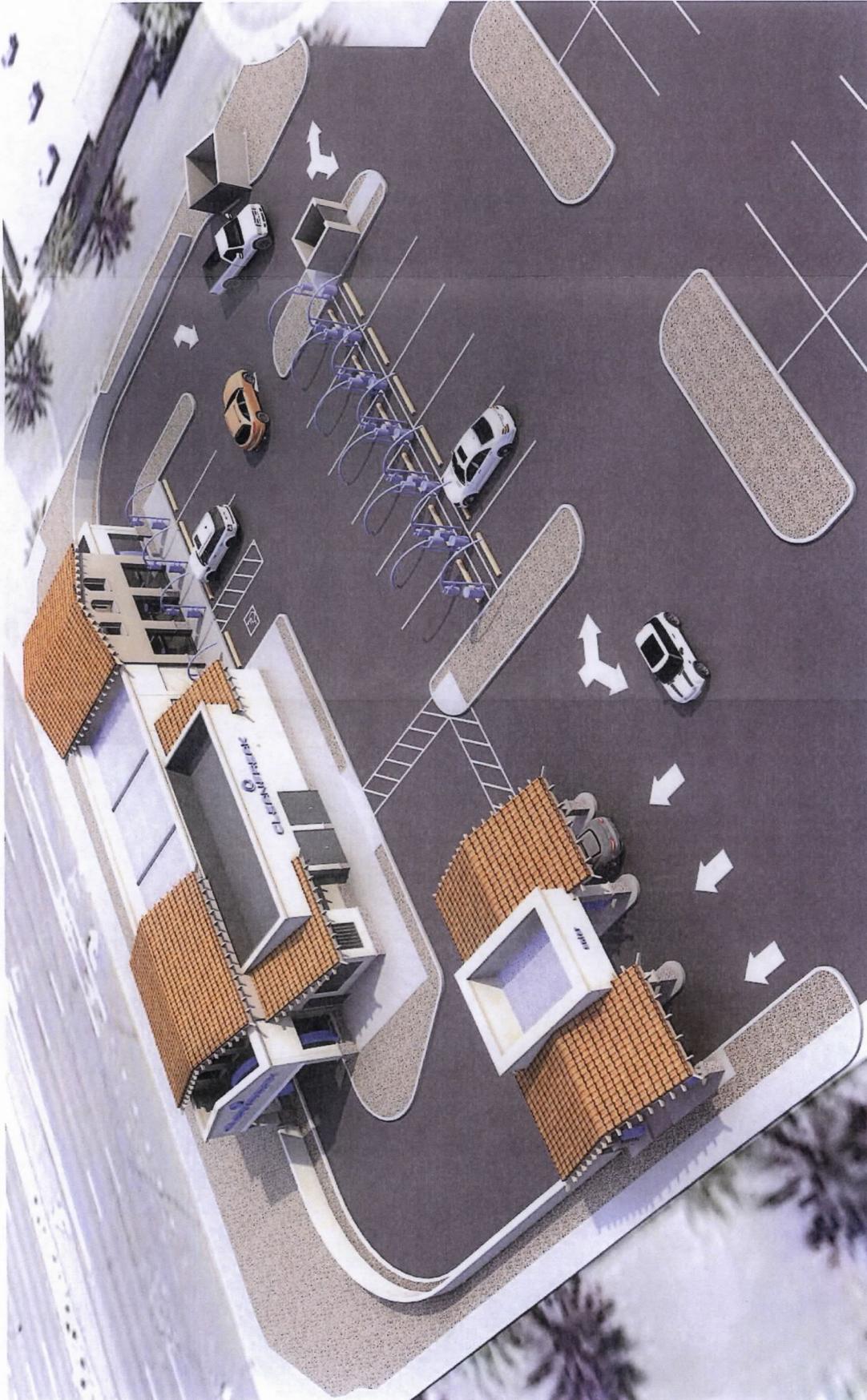
- All roof mounted mechanical equipment shall be mounted on a structural steel support, or greater than, the highest point on the mechanical equipment.
- Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
- Signs require separate permit.

PRELIMINARY
NOT FOR
CONSTRUCTION
03/26/2014



mark	description	manufacturer	name
A	Field Color	Freese	8222W "Lilied Blige"
B	Accent Color #1	KCI	420 "Tomahawk Tan"
C	Accent Color #2	KCI	410 "Nubly Brown"
D	Accent Color #3	Dove Edwards	de5829 "The Blue"
E	Accent Color #4	Coloured Stone	Chantonnay CSY20005
F	Stone Veneer	Coloured Stone	Cultured Brick Callstone Duff
G	Brick Veneer	Coloured Stone	Q94075 "Dove Mingo"
H	Roof Tile	Motor Tile Tile	C71 MASCS 364
I	stone/roof	Southwest Aluminum	Dark Anodized Bronze w/ Silver Grey
J	Roof fabric	Tensile Roof fabric	Sulu P92021





Cleanfreak \$3 Carwash Chandler, AZ

ARCHITECTURE
7400 East McDowell Drive
Suite 122
Scottsdale, AZ 85250
p. 480.264.7273
www.cwarchitecture.net

