

#14

JUL 09 2015



Chandler - Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – CC Memo No. 15-087

DATE: JULY 9, 2015

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *J*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: PDP15-0001 EXPRESS CAR WASH

Request: Preliminary Development Plan (PDP) approval of site layout and building architecture for a new car wash facility

Location: East of the southeast corner of Ray Road and McClintock Drive

Applicant: Michael Jorgensen, MDJ Studios, Inc.

Project Info: 1 acre site, 5,392 sq. ft. building

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Preliminary Development Plan (PDP) request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The approximate 1-acre site is located at the southeast corner of Ray Road and McClintock Drive (within the Ray and McClintock Plaza). Circle K, O'Reilly Auto Parts, Tutor Time, and other retail uses are within the shopping center. Commercial developments are north and northeast of the site. The Golden Keys East single-family subdivision is approximately 300 ft. south.

The Ray and McClintock development received Planned Area Development (PAD) zoning approval in December 1987, for commercial retail uses. The site is a vacant parcel created through a minor land division approved in July, 2013. A portion of the site is used as a retention basin that serves the shopping center. This project provides drainage through a combination of underground tanks and existing basins.

The request is for Preliminary Development Plan (PDP) approval of site layout and building architecture for a new car wash facility. The request includes a 5,392 sq. ft. car wash building, 16 vacuum stalls, and a pay station.

The site is almost three times longer than its width, with dimensions approximately 131 ft. by 327 ft. which is analogous to the linear form of a car wash building. On-site circulation is designed to distance the car wash driveway entrance from the existing driveway from Ray Road. Adequate queue length is provided to the pay station.

Building architecture respects the shopping center's design through use of concrete masonry bases at each vacuum canopy, selected colors, and paint banding. The shed like design of the metal tower element further characterizes the "Hog Wash" theme. Two designs of fabric canopies are proposed. Vacuum stall canopy structures include vacuum equipment and a trash container. A steel channel canopy design covers the pay station and car wash tunnel entrance.

Planning Staff worked extensively with the applicant to identify a color palette complementary to the center combined with select new colors. The color palette of the shopping center includes earth toned colors ranging in intensity from beige to brown. The car wash building's color palette takes cues from the shopping center by intermingling blue and a subtle yellow. Blue fabric canopies stalls match the blue shade structures located within the center. A subtle yellow is placed on the blue metal tower element.

Car wash and vacuum equipment is contained within the building. Roof mounted mechanical equipment is fully screened by the parapet. Screening of the tunnel exit is addressed by installing a 50 inch tall woven mesh green screen along the south side of the existing parking screen walls for approximately 36 linear feet. Landscape on both sides of the tunnel exit further screen associated equipment. Existing landscaping along Ray Road remains and enhanced with additional plantings to fill in gaps. Several existing trees on the site remain with new landscape.

Signage will comply with the City of Chandler sign code for shopping centers. Due to the narrow width of the building, the west elevation length is utilized to calculate signage allowances. Wall mounted signage is on the tower feature, utilizing internally illuminated pan channel letters, and a cabinet sign for the "Hog Wash" logo. Glass enclosed lifestyle imagery displays are located on the west elevation as part of the wall mounted signage allowance.

Additional details can be found within the attached Development Booklet.

DISCUSSION

Planning Staff finds the request to represent a compatible completion to the shopping center. Site layout and building architecture take into consideration the existing shopping center and nearby developments through building location, vehicular circulation, access, and scale.

Due to ownership complexities, Planning Staff has not received the Agreement For Waiver of Claim form to date. Planning Staff recommends the item remain for consideration by City Council and Condition no. 12 is added to provide four weeks from City Council approval for the owner to submit the Proposition 207 consent to conditions waiver form.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 18, 2015. The seller of the land attended the meeting.
- As of the writing of this memo, Planning Staff is not aware of any opposition. Planning Staff received an inquiry from a resident of Golden Keys East subdivision who asked about noise generation, number of cars per day, and building design.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

During Study Session, Commissioners discussed the proposed tree species and sizes. Concerns related to replacing the Texas Mountain Laurel with another species and upsizing several trees from 24 inch box to 36 inch box. Condition no. 11 is added to address modifying the landscape palette and upsizing some trees to 36 inch box.

RECOMMENDED ACTION

Preliminary Development Plan

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "EXPRESS WASH" kept on file in the City of Chandler Planning Division, in File No. PDP15-0001, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1909 in case Z87-156 RAY & MCCLINTOCK, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. Raceway signage shall be prohibited within the development.
5. The fabric canopy structures shall be maintained in a manner similar to that at the time of installation.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. 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.

10. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
11. The Applicant shall work with Planning Staff to modify the landscape palette including upsizing some trees to 36 inch box.
12. In order for the PDP to be valid, a signed and completed Agreement For Waiver of Claim form under A.R.S. §12-1134 shall be provided to Planning Staff within four (4) weeks of City Council approval.

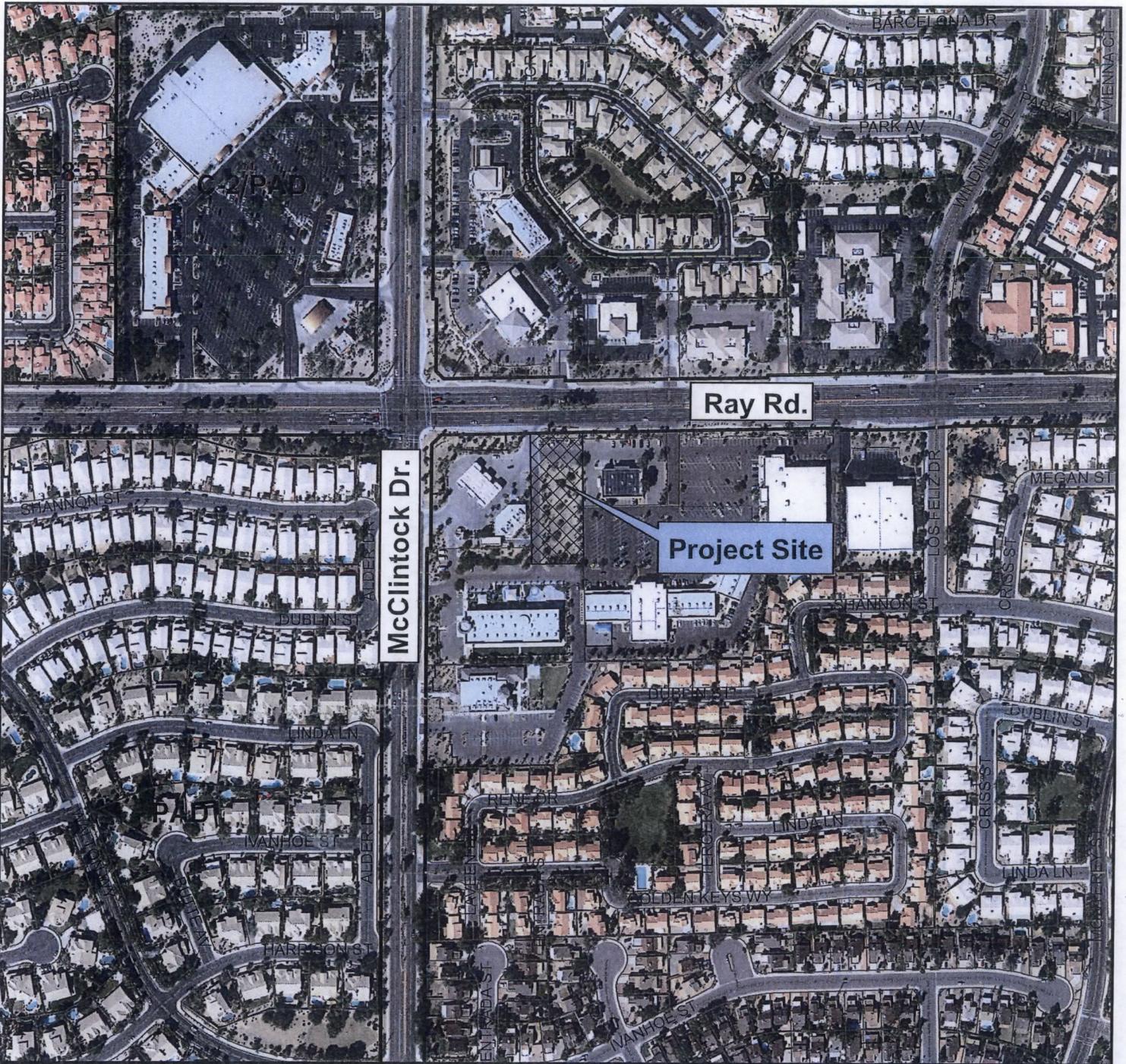
PROPOSED MOTION

Preliminary Development Plan

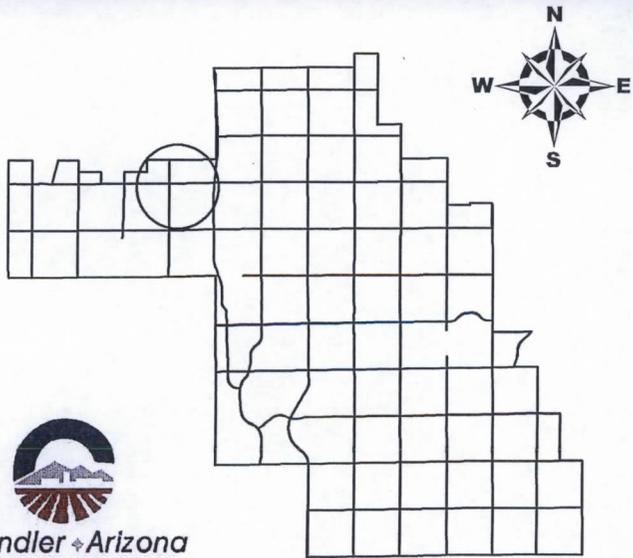
Move to approve Preliminary Development Plan request, PDP15-0001 EXPRESS CAR WASH, for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

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

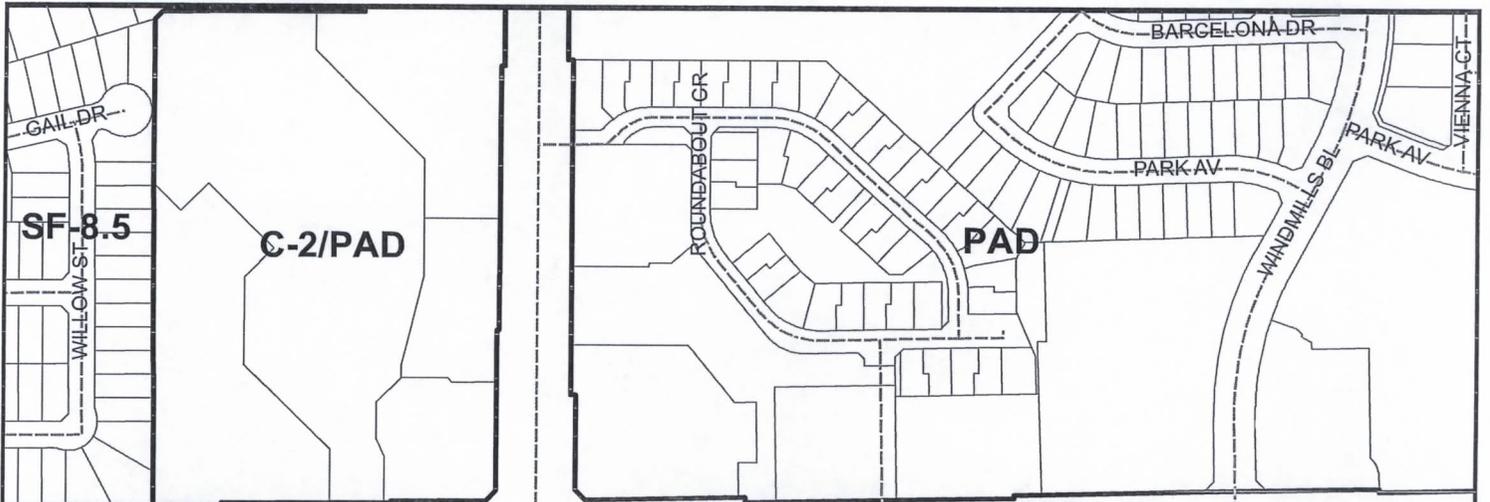


Vicinity Map

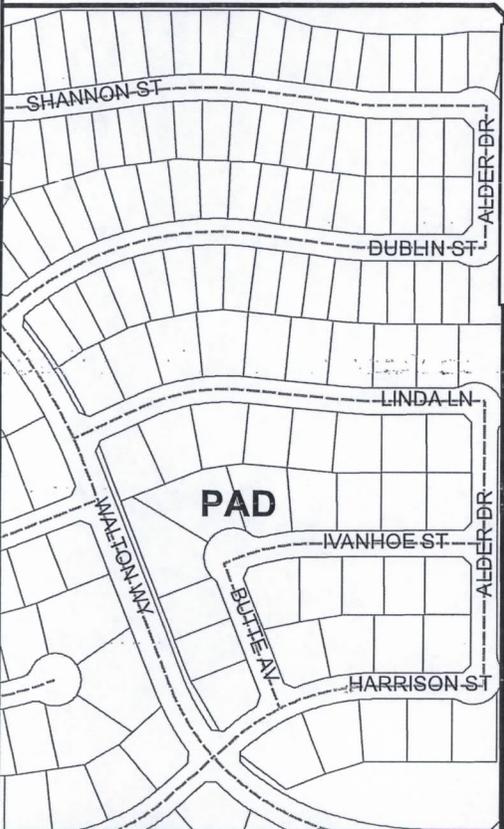


PDP15-0001

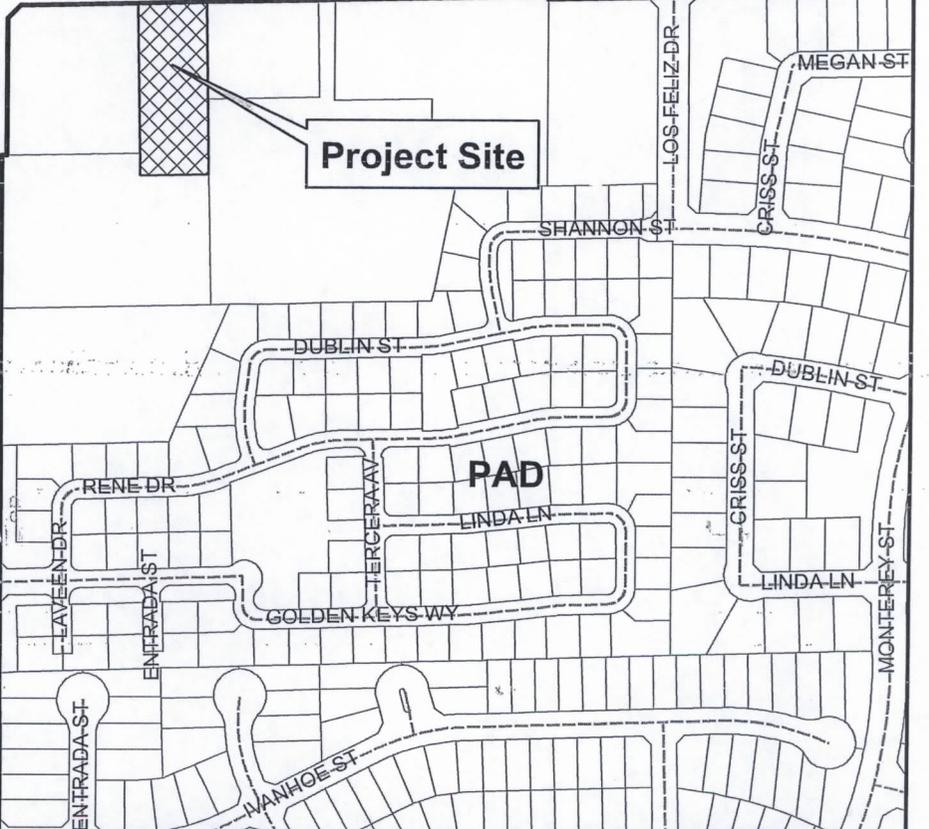
Express Wash



Ray Rd.



McClintock Dr.

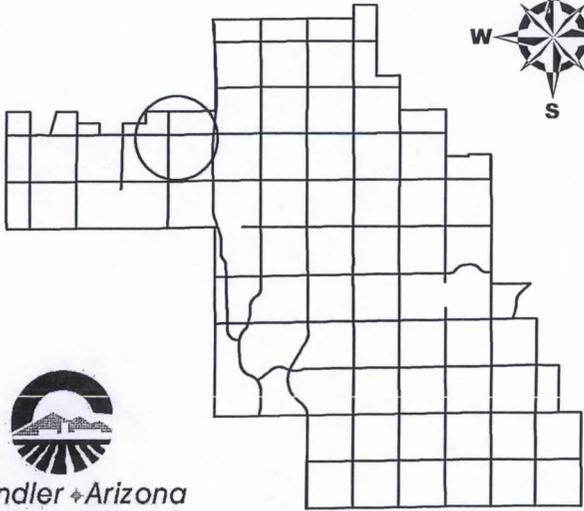


Vicinity Map



PDP15-0001

Express Wash



Chandler Arizona
Where Values Make The Difference



2111 E. Franklin Rd
Phoenix, AZ 85040
602.703.7913

EXPRESS
WASH

SOUTHEAST
CORNER OF
RAY RD AND
MCCLINTOCK DR
CHANDLER, AZ

DATE
05.19.15

**CITY OF CHANDLER
LANDSCAPE NOTES:**

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEARANCE, MUST BE COMPLETED PRIOR TO THE START OF CONSTRUCTION FOR ANY BUILDING WITHIN A PHASE.

NO OBSTRUCTIONS TO VIEW SHALL BE ERECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6'. ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902.6(I)(H)

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903.6(I)(G). ZONING CODE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903.6(I)(C) (1). ZONING CODE

TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A F.H INDICATES HYDRATE LOCATIONS. SEE SECTION 1902.6(I)(1). ZONING CODE

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1902.6(I)(G). ZONING CODE

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED, CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT PASS THE SIGN IN THE FIELD. ON ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT

HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

REGISTERED LANDSCAPE ARCHITECT DATE 04.23.15

LANDSCAPE CALCULATIONS:

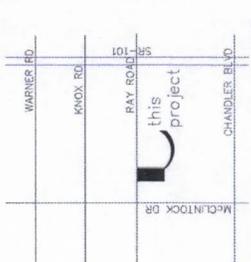
TOTAL SITE AREA: 42,860 SQ. FT. = .98 AC
TOTAL TURF AREA: 11,156 SQ. FT. = .25 % OF SITE AREA
TOTAL LANDSCAPE AREA: 11,156 SQ. FT. = .25 % OF SITE AREA
TOTAL PARKING AREA: 9,562 SQ. FT. = .22 % OF SITE AREA
LANDSCAPE IN PARKING AREA: 1,045 SQ. FT. = .11 % OF SITE AREA
PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED
TOTAL TURF AREA: 11,156 SQ. FT. = .25 % OF SITE AREA
TOTAL LANDSCAPE AREA: 11,156 SQ. FT. = .25 % OF SITE AREA
TOTAL PARKING AREA: 9,562 SQ. FT. = .22 % OF SITE AREA
LANDSCAPE IN PARKING AREA: 1,045 SQ. FT. = .11 % OF SITE AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS



LANDSCAPE PLAN
SCALE: 1"=20'-00"
0" 10' 20' 40'



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LANDSCAPE ARCHITECTURE
SITE PLANNING
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Phoenix, AZ 85048
P: (602) 265-2320 F: (602) 264-8919
EMAIL: tmcqueen@tjma.net



VICINITY MAP
N.T.S.

LANDSCAPE LEGEND

- EXISTING TREE
- PROTECT FROM CONSTRUCTION
- CERCIDIUM 'DESERT MUSEUM'
- DESERT MUSEUM (NG) 6" TALL, 4" WIDE, 1.5" CALIPER, QTY. 8
- 36" BOX (MATCHING) 8" TALL, 6" WIDE, 3" CALIPER, QTY. 5
- CHITRALPA
- 24" BOX 36" BOX
- LEUCOPHYLLUM FRUTESCENS
- 'GREEN CLOUD' 5 GALLON (89)
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (20)
- TECOMA 'ORANGE JUBILEE' 5 GALLON (11)
- ORANGE JUBILEE
- HERPESALOE PARVIFLORA
- RED YUCCA 5 GALLON (51)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (61)
- MATCH EXISTING GRANITE
- DECOMPOSED GRANITE 2" DEPTH IN ALL AREAS
- BOUGAINVILLEA 'BARBARA KASBT'
- BOUGAINVILLEA (TRAIN TO RELLIS) 5 GALLON (6)



ADJ. P.A.D. ZONING

EXISTING C-2B

