



G.



MEMORANDUM **Planning Division – PZ Memo No. 14-027**

DATE: APRIL 16, 2014
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
FROM: KEVIN MAYO, PLANNING MANAGER *[Signature]*
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 Staff recommends 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.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff, upon finding consistency with the General Plan, recommends 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.

PROPOSED MOTION

Motion to recommend approval of PDP14-0002 CLEANFREEAK CARWASH, Preliminary Development Plan for the site layout and building architecture for a new carwash, subject to the conditions as recommended by Planning Staff.

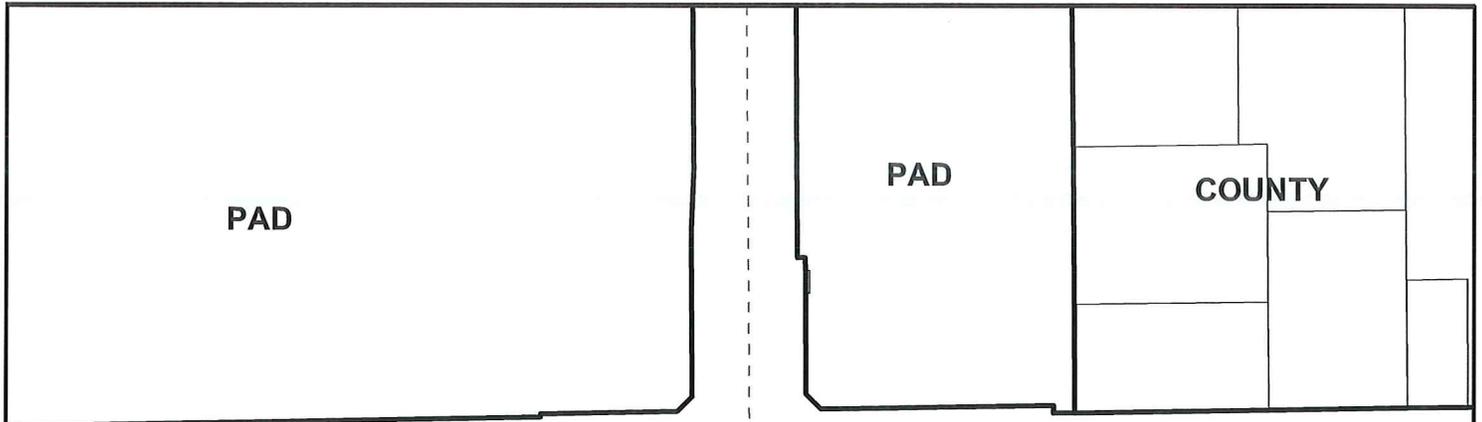
PZ Memo 14-027

Page 4

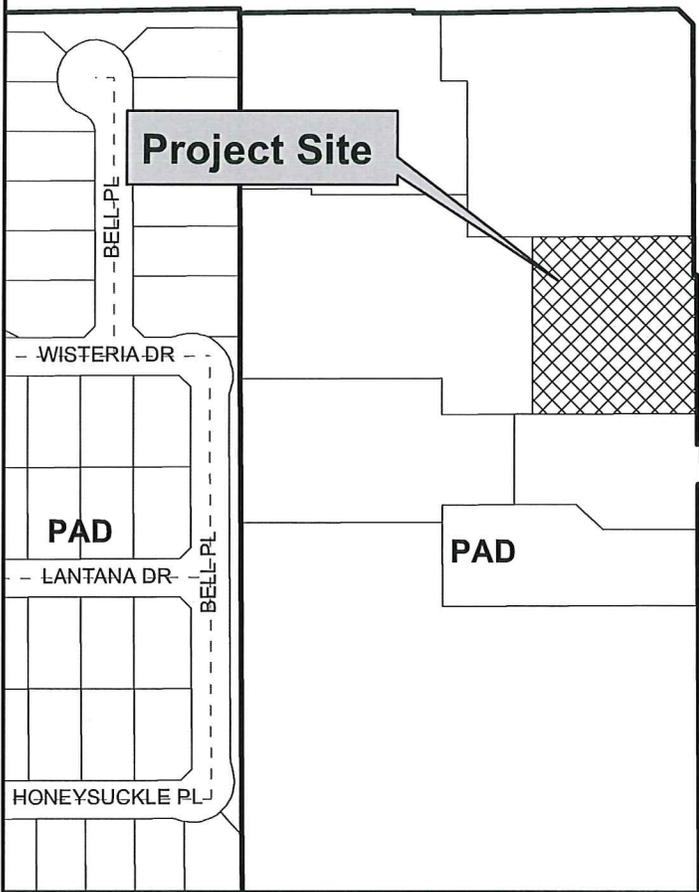
April 16, 2014

Attachments

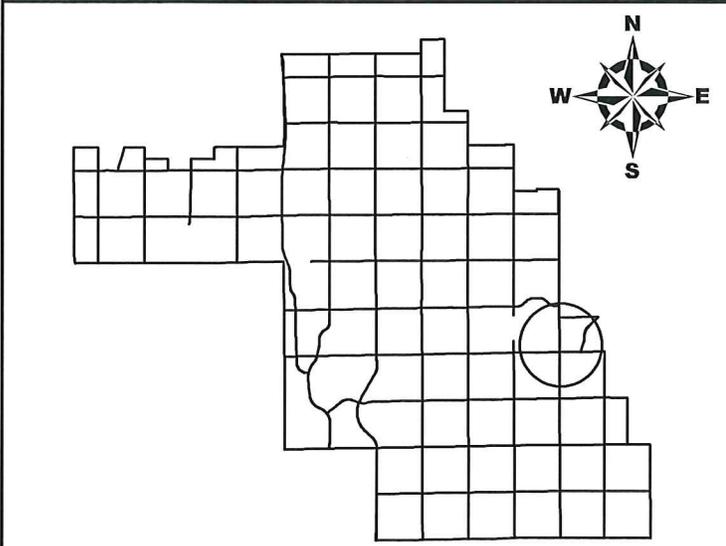
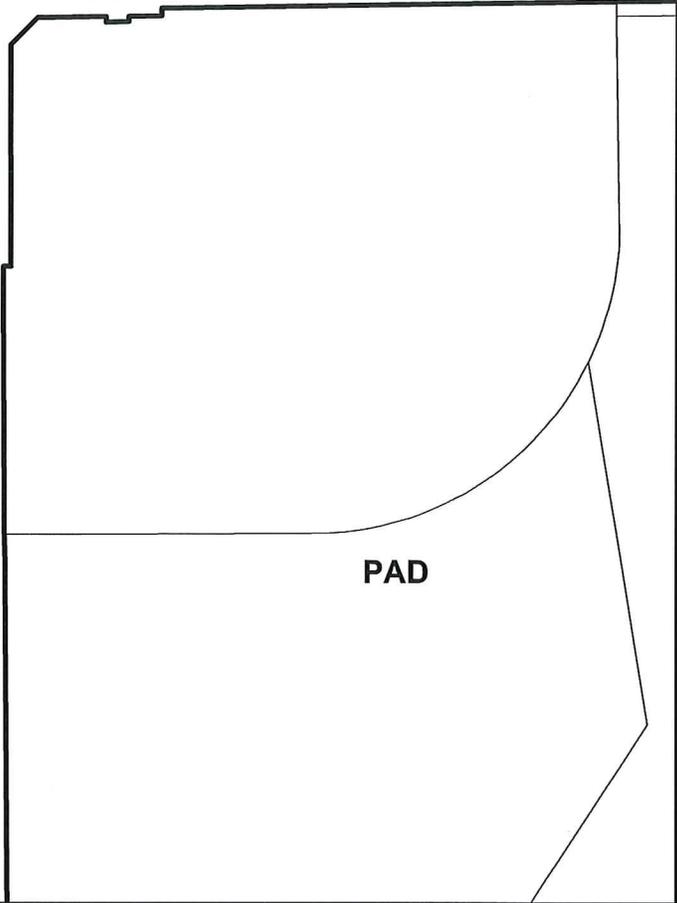
1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



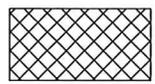
Queen Creek Rd.



Gilbert Rd.



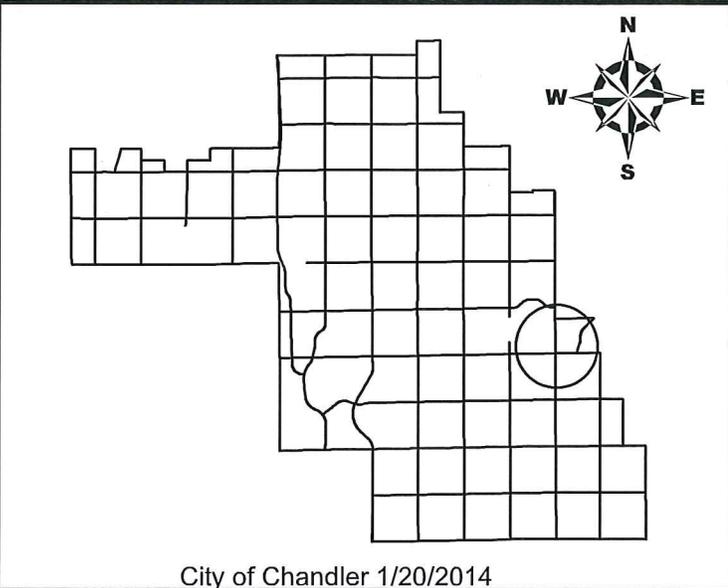
Vicinity Map



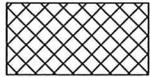
PDP14-0002

Cleanfreak Carwash

Exhibit A



Vicinity Map



PDP14-0002

Cleanfreak Carwash

Exhibit A

General Notes:

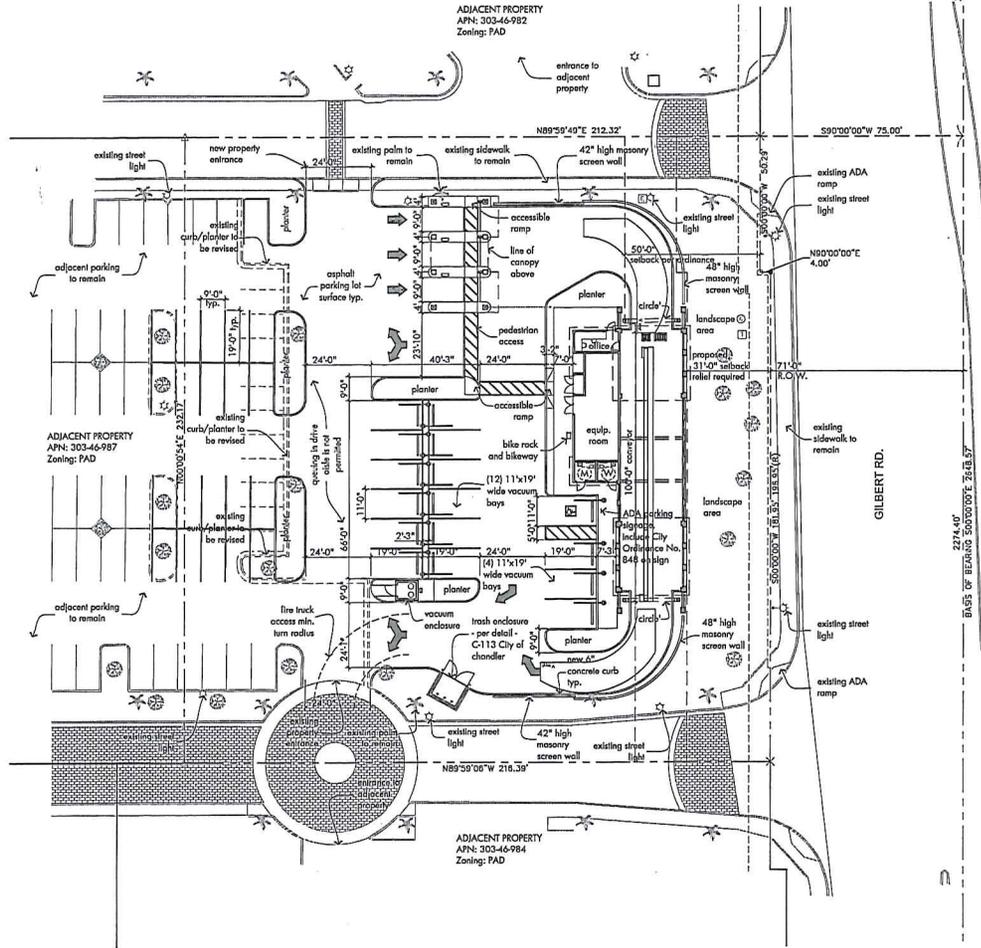
- All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.
- The Fire Department double check assembly shall be painted to match adjacent wall color.
- Signs require separate permit.
- Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional coordination beyond paint accents. Section 35-1902 (B)(e) 15, Zoning Code.
- Screening shall be architecturally integrated for the Service Entrance Section (SES) and all utilities. All ground-mounted equipment shall be screened from public view by a concrete or masonry wall, or landscaping equal to or greater in height of the mechanical equipment. Section 35-1902 (B)(e) 15, Zoning Code.
- All roof mounted mechanical equipment shall be fully screened by parapet walls equal to or greater than the highest point on the mechanical equipment.
- All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.

Street Frontage Notes:

- A maximum of 50% of street frontage landscape area may be used for storm water retention (excluding right-of-way).
- Soil excavated for retention basins must be used to create complimentary earth mounds. Height of earth berms shall be measured from adjacent street curb elevation.
- Earth mounds, natural and pleasing in size and shape, with a maximum slope of 4:1, shall be located and designed to minimize street views into retention basins. Future build-out of street improvements must be considered in berm design so that improvements do not result in removal of required berms.
- Storm water retention is prohibited against retaining walls where adjacent to a street/right-of-way. Retention basins shall be designed to appear natural and pleasing, avoiding rectangular shapes or straight side slopes. See Section 1903(b)(c)(7), Zoning Code.

Landscape Plan Information:

Total Site Area: 50,037 Sq. ft. 1.1486 Ac.
 Total Bldg. Area: 4,907 Sq. ft. 10% of total site area
 Total Pkg. Area: 10,671 Sq. ft. 21% of total site area
 Total Trk. Area: 19,870 Sq. ft. 39% of total site area
 Total Turf Area: 2,428 Sq. ft. 12% (10% minimum of parking lot interior surface area shall be landscaped.)
 Total Turf Lsc. Area: 1,564 Sq. ft. 15% of total lsc. area
 Shrubs/Grnd. Cvr: 2,595 Sq. ft. 24% of total lsc. area
 Inorganic/Gravel: 6,512 Sq. ft. 41% of total lsc. area



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, landscape and parking, landscaping throughout the property, trash enclosure / driveway accesses to meet City of Chandler standards and site signage.

Project Data

Owner: Cleanfreak Carwash
 9237 E. Via De Ventura #110
 Scottsdale, AZ 85258
 ph: 480.990.8136
Architect: CW Architecture
 Contact: Cory Wiebers AIA (#41657)
 Address: 7400 E. McDowell Dr. Suite #122
 Scottsdale, AZ 85250
 Ph: 480.264.7273

SITE DATA:

Address: 3100 S. Gilbert Road
 Chandler, Arizona 85286
APN: 303-46-993
Zoning: PAD
Lot Area: 50,037 s.f. (1.1486 ac)
MCN: 88435
Section Township Range: 13-25-5E
Subdivision: Camel Village Plaza
Lot: 3

PARKING CALCULATIONS:
 (per City of Chandler Ordinance No. 4375 Sec. 38-1804, B.)

Spaces Required: 3 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 + 21 standard parking stalls. 37 total.

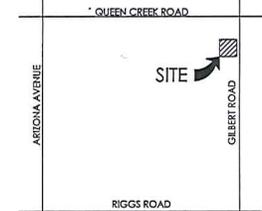
Existing Spaces Removed: 12 spaces
Existing Spaces Added: 21 spaces
Total New Spaces: 9 spaces

PROPOSED BUILDING DATA:

Building & Wash Tunnel: 3,773 s.f.
Pay Canopy: 1,134 s.f.
Total Proposed Area: 4,907 s.f.

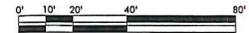
LOT COVERAGE DATA:

Total Lot Area: 50,037 s.f.
Building Footprint: 4,907 s.f.
Lot Coverage: 10% of Total Lot Area



Vicinity Map

n.t.s.



1 overall site plan
 scale 1"=20'



Cleanfreak \$3 Carwash - Gilbert Rd
 3100 S. Gilbert Road - Chandler, Arizona 85268
 revisions:
 issue date:
 03.26.2014
 sheet:
 010
 job:
 1326

Chandler FDP Submittal

CLEAN FREAK CARWASH

((landscape & concept drawing))

project consultants

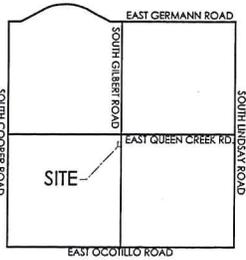
architect
 CW ARCHITECTURE
 7400 EAST WICKONALD SUITE #122
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: CORY WIEBERS
 PHONE: 480.324.7273
 EMAIL: cory@cwarchitect.com

engineer
 SBL ENGINEERING LLC
 1957 EAST SUNBURST LANE
 TEMPE, ARIZONA
 PROJECT CONTACT: CRAIG BAKER
 PHONE: 602.324.5848
 EMAIL: craig@sbl-eng.com

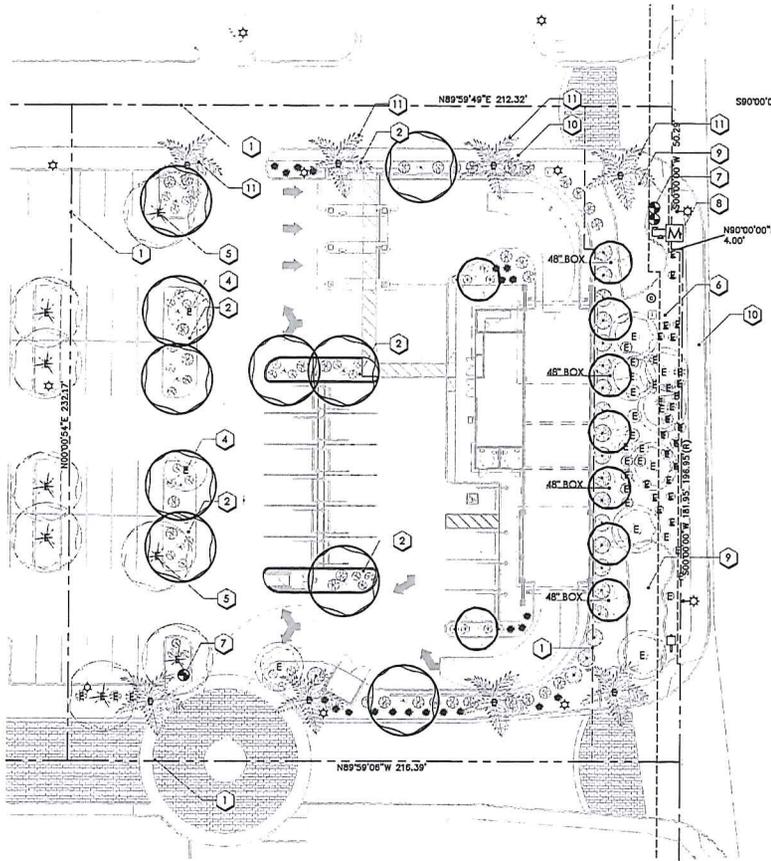
landscape architect
 DESIGN ETHIC, LLC
 8524 EAST MITCHELL DRIVE
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: BRANDON PAUL
 PHONE: 480.225.7077

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 REMOVE EXISTING STANDARD OLEANDER (2)
- 5 REMOVE EXISTING SISSOO TREE (2)
- 6 EXISTING LANDSCAPE WITHIN R.O.W TO REMAIN
- 7 EXISTING IRRIGATION VALVE
- 8 EXISTING WATER METER & EXISTING EFFLUENT PUMP
- 9 EXISTING TURF AND CONCRETE HEADER TO REMAIN.
- 10 EXISTING SIDEWALK
- 11 ALL EXISTING DATE PALMS TO REMAIN IN PLACE (TYPICAL)



vicinity map



existing plant legend

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

existing palms			
PHOENIX DACTYLIFERA	DATE PALM	8	REMAIN IN PLACE

existing accents			
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	92	REMAIN IN PLACE
NERIUM OLEANDER	PETITE PINK OLEANDER	5	REMAIN IN PLACE
RUELLIA PENINSULARIS	BAJA RUELLIA	7	REMAIN IN PLACE
SENNA ARTEMISIOIDES	FEATHERY CASSIA	6	REMAIN IN PLACE

existing shrubs			
HESPERALOE PARVIFLORA	RED YUCCA	5	REMAIN IN PLACE

existing groundcover			
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	-	REMAIN IN PLACE
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	12	REMAIN IN PLACE
LANTANA MONTEVIDENSIS	PURPLE LANTANA	4	REMAIN IN PLACE

proposed plant legend

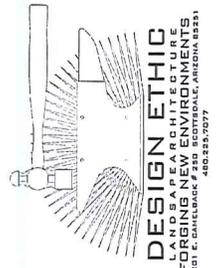
botanical name	common name	size
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trees		
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
ACACIA SALICINA	WILLOW ACACIA	36" BOX 48" BOX

shrubs		
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL
CALLIANDRA ERIOPHYLLA	PINK FAIRY DUSTER	5 GAL
LEICOPHYLLUM CANDIDUM	THUNDER CLOUD	5 GAL
NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL
RUELLIA PENINSULARIS	BAJA RUELLIA	5 GAL
SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL

accents		
HESPERALOE PARVIFLORA	RED YUCCA	5 GAL

groundcover		
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL
LANTANA MONTEVIDENSIS	PURPLE LANTANA	1 GAL
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL



CLEAN FREAK CAR WASH
 CARMEL PROFESSIONAL PLAZA
 CHANDLER, ARIZONA

preliminary landscape plan

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

PL.01 of PL.01



3/8
1/10
1/8

General Notes:

1. All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.
2. Solid masonry walls and gables equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment.
3. Signs require separate permit.

REVISING
RESPONSE
RENEWAL

7800 N. McDowell Dr.
Suite 1120
Scottsdale, AZ 85257
P: 480.244.7273
F: 480.244.7873

These drawings are preliminary in nature and are not to be used for construction. They are subject to change without notice. The contractor shall verify all dimensions and conditions on site prior to construction. The contractor shall be responsible for obtaining all necessary permits.

PRELIMINARY
NOT FOR
CONSTRUCTION

updates 12/31/13

Cleanfreak \$3 Carwash - Gilbert Rd
3100 S. Gilbert Road Chandler, Arizona 85268

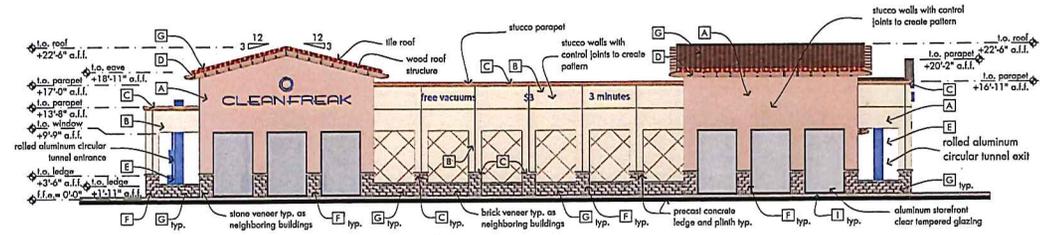
Chandler RFP Submittal

revisions:

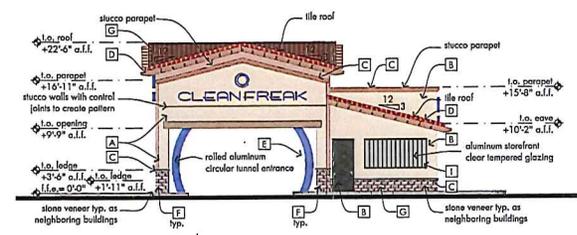
issue date:
03.26.2014

sheet:

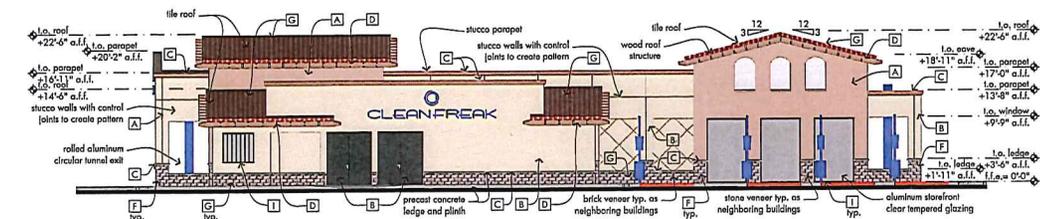
job: 1326



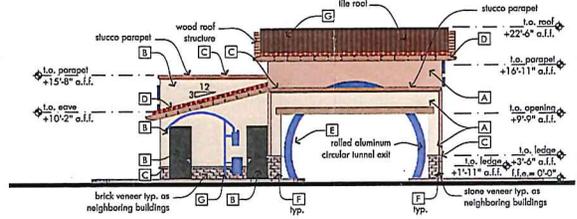
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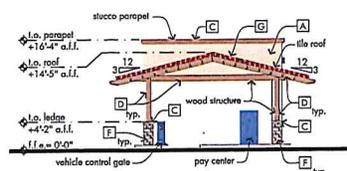
2 elevation north
scale 1/8"=1'0"



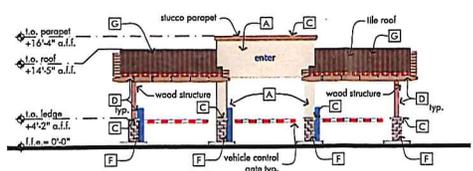
3 elevation west
scale 1/8"=1'0"



4 elevation south
scale 1/8"=1'0"

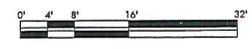


5 pay canopy elevation south
scale 1/8"=1'0" north sim. mirror



6 pay canopy elevation west
scale 1/8"=1'0" east sim. mirror

COLOR & MATERIALS LEGEND			
mark	description	manufacturer	name
A	Field Color	Frazee	8222W "Lullied Belga"
B	Accent Color #1	ICI	472 "Forever Stone"
C	Accent Color #2	ICI	420 "Fantazizing Tan"
D	Accent Color #3	ICI	410 "Nubly Brown"
E	Accent Color #4	Dunn Edwards	dup559 "The Blues"
F	Stone Veneer	Cultured Stone	Country Ledgestone
G	Brick Veneer	Cultured Stone	Chardonnay CSV20006
H	Roof Tile	Menier Life Tile	Cultured Brick Callionie Drift C84075
I	storefront	ICBO WFSR-1647	Mixtion "S" Desert Mirage C/71 IMSCS 364
J	Roof Fabric	Southwest Aluminum	Dark Anodized Bronze w/ clear glass Solis 922021





ARCHITECTURE

7400 East McDonald Drive
Suite 122
Scottsdale, AZ 85250
p: 480.264.7273
www.cwarchitecture.net

Cleanfreak \$3 Carwash
Chandler, AZ

March 26, 2014