

Staff Summary Report

Development Review Commission Date: 12/14/10

Agenda Item Number: ___

SUBJECT: Hold a public Hearing for a General Plan Amendment, Zoning Map Amendment, Use Permit, Development Plan Review and Subdivision Plat for PHOENIX PUMPS located at 1212 North McClintock Drive.

DOCUMENT NAME: DRCr_PHPUMPS_121410.doc **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **PHOENIX PUMPS (PL090460)** (Don Vise, Phoenix Pumps Inc, property owner; Michael Jorgensen, Cawley Architects, applicant) consisting of a two story building containing light manufacturing, office and warehouse functions of +/-36,018 s.f. on a +/- 2.27 net acre site and located at 1212 North McClintock Drive in the CSS, Commercial Shopping and Service District, the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The request includes the following:

- GEP10002 – (Resolution No. 2010.140)** General Plan 2030 Projected Land Use Map Amendment from Commercial to Industrial Use.
- ZON010002 – (Ordinance No. 2010.44)** Zoning Map Amendment from CSS, Commercial Shopping and Service District to GID, General Industrial District.
- DPR10185** – Development Plan Review including site plan, building elevations, and landscape plan.
- ZUP10124** – Use Permit Standard to allow a twenty percent (20%) street side yard setback reduction from 25.0 ft. to 20.0 ft.
- SBD10021** – Preliminary Subdivision Plat to unify eight (8) parcels and dedicate public right of way.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Community Development Deputy Director (480-350-8989) 

LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions**
Rio Salado Advisory Commission -- Approval

ADDITIONAL INFO:

Gross/Net site area	+/- 2.320 gross acres / +/- 2.272 net acres
Total Building area	+/- 36,018 s.f.
Lot Coverage	32 % (100 % maximum allowed)
Building Height	35.00 ft. provided and maximum allowed
Building Setbacks	25.00 ft. front, 20.00 ft. street side (per Use Permit standard), 0.00 ft. side and rear minimum allowed
Landscape area	26.7 % (15% minimum required)
Vehicle Parking	66 spaces (54 minimum required, 68 maximum allowed)
Bicycle Parking	4 spaces (4 minimum required)

	Weber Dr	
Miller Rd		Salt River, Pima, Maricopa Indian Community
	Curry Rd	
	McClintock Dr.	
	Loop 202	

A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 - 2-7. Comments / Reasons for Approval
 - 8-11. Conditions of Approval
 - 12-13. Code-Ordinance Requirements
 - 14-15. History & Facts / Zoning & Development Code Reference / City Code Reference

- ATTACHMENTS:**
1. Resolution No. 2010.140
 - 2-4. Ordinance No. 2010.44
 - 5-8. Waiver of Rights and Remedies form
 9. Location Map
 10. Aerial Photo
 11. Proximity to Residential Zoning District
 - 12-17. Project Narrative
 - 18-19. Site Plan & Project Data
 20. Memo: SRP 69Kv Transmission Line on McClintock
 21. Memo: Vacant Site
 - 22-23. First and Second Floor Plans
 - 24-25. Building Elevations & Notes
 26. Building Sections
 27. Conceptual Grading & Drainage Plan
 - 28-29. Landscape Plan & Landscape Legend
 - 30-32. Subdivision Plat
 - 33-44. Photographs

COMMENTS:

The subject site is located at the southwest corner of Weber Drive and McClintock Drive in north Tempe. To the south is Curry Road and farther south is the 202 Freeway. Approximately one-half mile to the north is McKellips Road and the City of Scottsdale. Approximately one-quarter mile to the west is the Indian Bend Wash. Immediately to the east, across McClintock Drive, is the Salt River Pima Maricopa Indian Community.

Existing land use to the east is agricultural, to the west is industrial and to the north and south along McClintock Drive is a mixture of commercial and industrial. The only commercially zoned property in the area is a narrow strip on the west of McClintock Drive between Weber and Curry, including a portion of the subject site. The largest existing commercial uses on McClintock in this vicinity are Big Surf and Oceanside Ice Arena, located to the north in the General Industrial District. The largest industrial use in the area is the Federal Express shipping facility immediately north of Oceanside. There are some vacant parcels facing McClintock, including on the southern border of the subject site and north, across Weber Drive from the site. The nearest residences are west of the site along the east side of Miller Road and are slightly less than one-half mile away.

The subject site is located in the Commercial Shopping and Service District except for the southwestern portion (parcel 1, the largest of the eight parcels that make up the subject site) which is located in the General Industrial District. Due to the proximity of the Indian Bend Wash, the entire site is within the Rio Salado Overlay District.

The subject site has seen commercial uses since the 1970's, including a night club (the Asylum) and a boat sales and service dealer (Surfside Boat). Currently, most of the site is fenced and paved with a patchwork of asphalt. A paved access drive on the south of the site connects the McClintock driveway to a gate at the northwest corner of Richmond Industrial Park. The nightclub building south of Surfside Boat has been demolished and the area is paved. Surfside Boat's Buildings still exist on the north of the site near the intersection of Weber and McClintock (a painted building sign facing McClintock is still faintly visible). A 2,000 sf. work canopy south of the buildings has been removed. The Surfside Boat buildings were most recently used by Best Buy Automotive Center. Best Buy is now closed and the site is vacant.

There are no existing entitlements that remain in effect for this property. Typically the Variances that were granted for night club and boat uses were tied to those uses by condition of approval and have expired.

This request includes the following:

1. General Plan Projected Land Use Map Amendment from Commercial to Industrial land use on 2.320 gross acres (the subject site)
2. Zoning Map Amendment from Commercial Shopping and Service to General Industrial District on 1.365 acres (the subject site except for parcel 1). The inclusion of the subject site within the Rio Salado Overlay District would be unchanged.
3. Use Permit Standard to allow a street side yard setback reduction on McClintock Drive.
4. Development Plan Review which includes: a two story building containing light manufacturing, office and warehouse functions of +/-36,018 s.f. on a +/- 2.27 net acre site.
5. Preliminary and Final Subdivision Plat for the unification of eight parcels and the dedication of +/- 0.05 acres to public right of way on McClintock to create one +/- 2.27 net acre site.

The applicant is requesting the Development Review Commission take action on the Development Plan Review, Use Permit Standard and Preliminary Subdivision Plat listed above, and provide recommendations to City Council for The General Plan Land Use Amendment and Zoning Map Amendment. The Final Subdivision Plat will also be heard by the City Council.

PUBLIC INPUT

A neighborhood meeting is not required and was not held due to the lack of residences near the subject site. As of publication of this report, there was been one contact by the public to the Planning Division. The property owner to the south was interested in understanding about the proposed use of the site and particularly the landscape and grading site re-development along the south property line, immediately adjacent to his property. In this case no opposition to the proposal for an industrial facility was indicated.

PROJECT ANALYSIS

GENERAL PLAN

Design and Development

Land Use Element:

The Projected Land Use Map for General Plan 1985 included this site as an industrial land use. Succeeding General Plans, beginning with General Plan 2000, identified a narrow strip of commercial land use between Weber Drive and Curry Road on the west of McClintock Drive. To the west of this strip is an Industrial land use designation. Land use projected for this site in General Plan 2030 is Commercial (work). This category encourages a variety of work uses such as retail, service, light industrial and medical. The proposed amendment of the Projected Land Use Map from Commercial (work) to Industrial (work) to allow use of the site for manufacturing of commercial pumps represents a shift in the projected land use. The border of Industrial land use in this area would be slightly enlarged but would reflect the land use in general operation in the area to the west of McClintock Drive. The Projected Land Use Amendment to Industrial (work) is also compatible with the open space agricultural land use to the east of McClintock. This amendment to the Projected Land Use Map will allow a vacant site to be put into service for work within the City.

There is no projected residential density for this site. The proposal does not seek to add residential, although the Zoning and Development Code does allow a caretaker residence. The developer has not indicated that a caretaker residence will be included.

Accessibility Element:

Meet all requirements set forth in the Americans with Disabilities Act Design Guidelines for new developments. Implementing design for accessibility includes (but is not limited to) the following: accessible parking spaces, accessible access from the main entrance to the public sidewalk and paved walkways from each required building exit. This project shall provide three accessible vehicle parking spaces and fully accessible walkway access from McClintock Drive sidewalk to the business entrance. The project has incorporated universal accessibility design in the site and floor plan layouts.

Community Design Element:

The overall design allows the project the flexibility to consider energy efficient concepts, including the selective use of natural lighting, electrical generation via rooftop solar collectors and utilization of advances in building materials and technology to provide an energy efficient operation.

Historic Preservation and Housing Elements:

These elements are not applicable to this request.

Neighborhoods Element:

The site is not close to any residences but is almost one-half mile east of the nearest residential development.

Redevelopment Element:

The site is not within a defined redevelopment area.

Economics and Growth

Economic Development Element:

The project is of general benefit in that a private developer is converting an underutilized property into the location of a viable business. This in turn will provide a center for employment and will broaden the tax base of the City.

Cost of Development Element:

Existing City infrastructure appears to be of size to suit the needs of this proposal. The Water Utilities Department has not indicated a need to increase the size of water or waste water mains that will be of service to the project. A water demand study prepared by the developer will verify that existing capacity is sufficient.

Growth Areas Element:

The site is not within a defined growth area.

Conservation and Resources**Environment (Air, Noise, Ambient Temperature, Energy) Element:**

Building layout in proximity to McClintock Drive fosters noise management by blending on-site manufacturing and traffic noise with that of the arterial street. Manufacturing operational details will address methods of noise and odor mitigation.

Land (Remediation, Habitat, Solid Waste) Element:

The project has no foreseen negative impact on this element. Of positive impact is the amount of landscape area provided with the proposal, including over one-quarter of the entire site coverage. As part of the landscape the developer is directed by condition of approval to preserve the existing mesquites on the McClintock site frontage, a State of Arizona 'protected' tree. Consider recycling of existing materials on site that will be removed during demolition to mitigate landfill impacts. Consider implementation of energy efficient design details and systems in the building and manufacturing operation to reduce business operation cost. Contact the Tempe Solid Waste Division to implement a commercial grade materials recycling program as part of the business operation.

Water (Water, Wastewater, Storm water) Element:

The project site design includes a storm water retention system concept to retain water on site from a 100 year, one hour storm and allow the water to dissipate without an off site out flow within a 36 hour period. As part of the water and wastewater system, the developer is directed to provide an estimate of flow rate in gallons per minute for average day water demand.

Transportation**Pedestrian Network, Bikeways, Transit and Travel-ways Elements:**

The project will enhance the existing pedestrian way in the site vicinity with the addition of a sidewalk on Weber Drive in front of the property. The existing bus stop on McClintock will be preserved and incorporated into the site landscape design.

Motorists, Parking & Access Management Elements:

The proposal will dedicate land to the public right of way along McClintock Drive to create a uniform 65.0 ft. half street width on the side half of McClintock Drive. The driveways for the site layout have been limited to two--one on Weber Drive and one on McClintock Drive. Each driveway is positioned well away from the intersection and the McClintock bus stop in order to maximize safe ingress and egress from the site. Vehicle parking on site is greater than the minimum quantity required but is under the 125% of required quantity that is the maximum allowed.

Aviation Element:

The site is slightly north of the noise contour planning boundary that marks the eastern aircraft corridor. This element is not applicable to this request.

Open Space, Recreation and Cultural Amenities**Open Space Element:**

The on-site landscape area of twenty six percent (26%) of the total site area, including a large open landscaped retention area along the southern border, a narrow western landscape buffer, parking area landscape including street side landscape setbacks combine with the long, narrow landscape areas in the two public street frontages to provide a generous area for trees and other plants.

Recreational Amenities Element:

No exterior recreational amenities have been identified on this site other than an employee break area. The site is within walking distance of the Indian Bend Wash via McClintock Drive and Curry Road. This green belt with a walking and biking pathway is approximately one-half mile to the west.

Public Art & Cultural Amenities Element:

Public art is not required. The project is non-residential but is under 50,000 s.f.

Public Facilities

Public Buildings, Public Services and Human Services Elements:

These elements are not applicable to this request.

Public Safety Element:

Crime prevention design principles such as access control and natural visual surveillance of areas used by people, including for parking of vehicles and pathways to building entrances, has been employed and will continue to be fostered in the site, landscape and building design in order to deter crimes of opportunity.

Section 6-303 D. Approval criteria for General Plan Land Use Amendment:

1. *Appropriate short and long term public benefits* of the project are demonstrated particularly in the Land Use and Economic Development Elements. Under this proposal, a deteriorated commercial site will be replaced with a functioning industrial site that features 26% landscape/lot coverage.
2. The project *mitigates impacts on land use, water infrastructure or transportation* as indicated in the Land, Transportation, Open Space and Recreational Amenities Elements. This proposal fits the context of current industrial development in the vicinity but provides a fresh contour that may in turn facilitate other industrial and commercial redevelopment in the area.
3. The project *helps the city attain applicable objectives of the General Plan*, particularly as indicated in the Land Use Element. Redevelopment of an unused property and creation of employment is in conformance with the objectives of the General Plan.
4. The project *provides public right-of-way* as described in the Motorists Element. The site layout is generous with landscaped *open space*. Employees may conveniently utilize *multi-modal transportation*—the site is adjacent to a bus transit stop on McClintock and has access to the walking and bike riding lanes of the Indian Bend Wash.
5. *Potentially negative influences* of the project consisting of noise and odor *are mitigated and deemed acceptable by the City Council*. The removal of buildings on a vacant, dilapidated property and their replacement with a functioning manufacturing, office and warehouse facility in a new site and landscape is a positive influence for the surroundings.
6. The *judgment* is favorable as to *the appropriateness of the amendment*. The proposal responds *to market demands for commercial pumps*. The *impacts on surrounding land uses as well as on City services, fiscal health, traffic and public utilities* are within tolerances.

ZONING

The proposal seeks a Zoning Map Amendment in order to bring the entire site within the GID, General Industrial District. Currently the southwestern portion of the site--parcel 1, which at 0.955 acres consists of forty-two percent (42%) of the total net site area--is within the industrial district, as is the neighboring developed property to the west as well as the undeveloped property to the north, across Weber Drive. The proposed Zoning Map Amendment is appropriate to anchor the existing industrial uses to the west and southwest with a similar use on this property. The historical record of this property demonstrates that commercial uses repeatedly have not prospered here. It is appropriate to allow a request for industrial use and to amend to Zoning Map to support that use.

Section 6-304 C.2. Approval Criteria for Zoning Map Amendment:

1. *The proposed Zoning Map Amendment is in the public interest*. The amendment to the zoning map is required to support a private industrial development on this site. This industrial development is in context with neighboring existing industrial developments to the west. The proposal promises an employment base and a viable, occupied site.
2. *The proposed Zoning Map Amendment is made in conjunction with a General Plan Land Use Amendment*. In the context of the proposed General Plan amendment, *the project conforms with and facilitates implementation of the General Plan* by extending an industrial area in north Tempe and removing a commercial area that has proven with past developments to not be viable.

DEVELOPMENT PLAN REVIEW

Site Plan

The paved portion of the proposed site layout is divided into two smaller parking and maneuvering areas with the building in between. The open north lot is served by Weber Drive and includes the main business entrance. The business entrance is linked to

McClintock Drive in the vicinity of the bus stop. The access-controlled southwest lot is served by McClintock Drive and includes the service and loading areas as well as employee parking. The southwest lot is secured with an minimum 8.0 ft. high masonry perimeter wall and gate. Twenty foot wide on-site landscape and retention yards are placed along the McClintock and Weber public right of ways. The principal site retention basin is along the southern border of the site.

Building Elevations

The proposal features is a concrete tilt slab building with fenestration, score lines and volumetric reveals that along with subtle gray color modulations skillfully combine to break up the simple planar nature of this building type. Refer to the Architect's Project Narrative for the design description of the building.

Landscape Plan

The landscape site layout features twenty-six percent (26%) of total lot coverage. This includes 20.0 ft wide on-site landscape strips adjacent to McClintock Road and Weber Drive which are extended into the public right of way to the edge of the sidewalks, a broad retention basin on the southern edge of the property, narrow landscape buffers on the west edge of the property as well as parking area landscape. The position of the lowest part of the site, which dictates retention basin configurations, in this case lends itself well to a balanced distribution of planting areas throughout the site. The proposed plant palette is arid-adapted. Re-use of existing mesquite in the public right of way on the street frontages is included in the site landscape by condition of approval.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of building elevations plus the use of existing trees in conjunction with new landscape all combine to provide variety in the streetscape;*
2. *Building design and orientation including a large roof plane capable of supporting solar collection devices as well as concentration of fenestration to north and east and use of a shade canopy to the west all combine to mitigate heat gain/retention and provide strategies for energy conservation and human comfort;*
3. *Pre-cast concrete tilt slab panels, reflective glazing and anodized aluminum glazing frame building materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;*
4. *Building and landscape elements are appropriately scaled, relative to the site and surroundings;*
5. *Building massing is sufficiently articulated to relieve monotony and is skillfully composed, and in conjunction with the landscape design features an enhanced pedestrian experience at and near street level;*
6. *Site layout including business entrance access take into account convenient access to inter-city bus public transportation and supports the potential for transit patronage. Site is within reach of the pedestrian and bicycle corridor of the Indian Bend Wash park system.*
7. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation. The site features two vehicular parking and maneuvering zones, one to the southwest that is predominately for employees, deliveries and departures, and one to the northeast that is predominately for customers, vendors and administrative personnel. Primary pedestrian access to the site and business entrance via the bus stop at McClintock Drive is in between these two zones.*
8. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control and activity support so there are no isolated, unsecured areas on this site.*
9. *Landscape, including principally the placement of trees and the reuse of existing trees, accents and provides delineation from parking, building, driveways and pedestrian walkways;*
10. *Design exterior security lighting to the provisions of the Zoning and Development Code, Part 4, Chapter 8. Lighting will be made compatible with the proposed building, adjoining uses and public right of way so the design will not create negative effects such as uncontrolled glare, inappropriately dark or over-illuminated zones.*

USE PERMIT STANDARD

The proposal requests a Use Permit Standard to allow reduction of the street side yard set back adjacent to McClintock Drive to allow articulation of the east building elevation by means of pop-out extensions and flying spandrels. The reduction would be up to twenty percent (20%), allowing the pop-outs and spandrels to extend up to 20.0 ft. of the right of way line while the bulk of the building remains 25.0 ft to the west of the right of way line.

Section 6-308 E Approval criteria for Use Permit:

1. *The manner of conduct of the proposed building and 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. The use will be in full conformity to any*

conditions, requirement or standards prescribed therefore by this code. The set back reduction will allow articulation to occur in the long elevation facing McClintock Drive while preserving the minimum setback for the main part of the building. The setback reduction retrieves area lost by dedication of 5.0 ft. of the salient portions of the site along McClintock to the public right of way.

2. *The proposal does not contribute to the deterioration of the neighborhood or to the downgrading of property values. The proposal 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 articulation of the building mass, where the long elevation facing McClintock Drive is broken in smaller pieces, will enhance the attractiveness of the building. The creation of an attractive building is an enhancement to the neighborhood, both at the vehicular and pedestrian perspectives.
3. *Demonstrate compatibility with existing surrounding structures and uses.* Along with the Okland Construction Office at the southwest corner of McClintock Drive and Larkspur Lane, the building-forward design of the subject site sets a standard that will enhance the commercial-industrial use corridor that is beginning to emerge on the west side of McClintock Drive between McKellips Road and the Loop 202.

SUBDIVISION PLAT

A preliminary and final subdivision plat is being undertaken to unify eight (8) separate parcels into one lot and at the same time dedicate land to public right of way. The right of way dedication will allow a uniform 65.0 ft. McClintock Drive half-street width along the street side of the site. The combination of parcels in conjunction with the dedication will create one lot of +/- 2.272 acres.

City Code Chapter 30, Subdivisions, Approval Criteria for Subdivision Plat

1. Preliminary plat is a preliminary map including supporting data for a proposed subdivision development. A preliminary plat is required for land that has never before been subdivided in the City of Tempe and may be approved by the Development Review Commission.
2. Final plat is required for approval by City Council after any Zoning Map Amendment that is necessary for the development has been approved by the City Council.

CONCLUSION

Based on the information provided by the applicant, the public input received and the analysis provided above, staff recommends approval of the requested General Plan Land Use Map Amendment, Zoning Map Amendment, Development Plan Review, Use Permit Standard and a Subdivision Plat. These requests meet the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The proposal meets the General Plan Projected Land Use Map as proposed for amendment from Commercial to Industrial for 2.32 gross acres. Existing industrial uses are adjacent to this site. The Projected Residential Density Map for this site indicates no residential density for this area and the Density Map is not proposed for change.
2. The proposal meets the Zoning Map as proposed for amendment from Commercial Shopping and Service to General Industrial for 1.365 gross acres. The proposed industrial use of this site reflects the surrounding uses. Parcel 1 (0.955 acres) of this site is already within the General Industrial District.
3. The project will meet the development standards for the General Industrial District as required under the Zoning and Development Code, including the development standard for street side yard setback that is proposed to be reduced by request for a Use Permit Standard. The request for this reduction is made in conjunction with proposal for a generous landscape area at the building frontages and on site.
4. The Subdivision Plat will be made to conform to the technical standards of Tempe City Code Chapter 30, Subdivisions.
5. The Rio Salado Advisory Commission has reviewed and has recommended approval of the proposal. The proposal is in conformance with the goals and vision of the Rio Salado Overlay District.
6. The proposed project meets the approval criteria for a General Plan Land Use Map Amendment, Zoning Map Amendment, Development Plan Review, Use Permit Standard and Subdivision Plat.

CONDITIONS OF APPROVAL

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

GEP10002 and ZON10002

CONDITIONS OF APPROVAL:

1. A building permit shall be obtained on or before January 27, 2013 or the General Plan 2030 Land Use Map designation and the zoning districting of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner shall sign a waiver of rights and remedies form. By signing the form, the Owner voluntarily waives any right to claim compensation for diminution of Property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than February 28, 2011, or the General Plan Land Use Map Amendment and the Zoning Map Amendment approvals shall be null and void.

SBD10021

CONDITIONS OF APPROVAL:

3. The Subdivision Plat for the +/- 2.272 acre Lot 1 including the combination of existing parcels and dedication of public right of way shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe Community Development Department on or before January 27, 2012 or prior to issuance of building permits, whichever comes first. Failure to record the plat on or before January 27, 2012 shall make the City Council approval of the plat null and void.
4. Abandon existing public utility easements that are no longer needed within Lot 1. Separately submit abandonment request to Public Works/Land Services Division and process abandonments through City Council.
5. Provide exclusive easements for public water and sewer lines within Lot 1. Either have easements "dedicated hereon" the Subdivision Plat or have easements separately reviewed by the Public Works Department, dedicated by separate instrument and recorded at the Maricopa County Recorder's Office.
6. All property corners shall be set and verified with staff upon final recordation of the subdivision plat, no later than three (3) months from the date of County recordation or as determined by staff.
7. Provide current property owner information on the Title Sheet of the Plat.

ZUP10124

CONDITIONS OF APPROVAL:

8. Street side yard setback reduction:
 - a. In conformance with the design intent as presented with this Application, a maximum street side yard setback reduction of 2.67 ft. is allowed for the placement of tilt-slab wall pop-outs on the east elevation of the building to occur. These pop-outs are for the following design purposes:
 - 1) add north and south fenestration alcoves to the east elevation, and
 - 2) add simple planar protrusions to the east elevation to enhance the volumetric interest of the building.
 - b. A maximum street side yard setback reduction of 5.00 ft. is allowed for placement of steel channels that act as flying spandrels on the east elevation.
 - c. Keep the main tilt-slab wall plane of the east elevation at a 25.0 ft. setback on the street side yard.
9. The Use Permit Standard, if approved, shall be in effect only for the length of time of the Development Plan Review approval.

CONDITIONS OF APPROVAL:

General

10. Submit construction documents to the Community Development Building Safety Division for building permit by December 14, 2011 or the Development Plan Review approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the Development Plan Review approval.

Site Plan

11. Terminate existing vehicular cross access to northwest corner of Richmond Industrial park or modify the site plan to move proposed security gate farther west to accommodate access to the existing Richmond Industrial Park gate. If the latter, provide a gate that matches the McClintock Road vehicle gate of the service yard.
12. Inside the gated service yard, paint the required fire lane including the hammerhead turnaround southwest of the building and the fire lane extension on the west side of the building. Match the layout indicated on the Preliminary Site Plan Review mark-up, sheet A1.1, dated October 20, 2010.
13. Provide masonry site perimeter walls of minimum 8.0 ft. height and loading dock screen wall facing north to Weber Drive and extending from this wall south along the property line to the northwest building corner of minimum 8.0 ft. height. Provide parking screen walls of minimum 3.0 ft. and maximum 4'-0" height. Refuse enclosure walls are not required within the walled and gated service yard.
14. Paint site perimeter and screen wall surfaces to match the light gray building field color at recessed panels. Provide an exterior plaster finish on both sides and exposed edges and top of parking screen walls. Provide exterior plaster finish for surface of 8.0 ft. walls facing a street. Other exterior site wall surfaces require paint, including perimeter wall surfaces that face an on-site service yard or face off-site, but optionally may be without exterior plaster.
15. Locate electrical service entrance section (S.E.S.) on the west side of the building inside the service yard, as indicated. Provide masonry fin walls on the north and south sides of the service entrance section. Match the height of the top of these walls to the top of first horizontal paint band above the S.E.S. Connect the top ends of the masonry fin walls with a masonry spandrel. Match the depth of the spandrel to the depth of the horizontal paint band. Paint the exposed wall surfaces to match the adjacent building surfaces.
16. Provide vehicle and pedestrian access control gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent service yard walls. Design gates to minimize hand and foot holds. Review gate hardware with Building Safety, Fire and Police staff and design gates to resolve lock and emergency ingress/egress features that may be required.
17. Remove chain link fence and razor wire where exists on-site.
18. Provide upgraded paving at each driveway apron consisting of uncolored cast in place concrete. Extend concrete paving in the driveway from the back of the accessible public sidewalk bypass to minimum 20'-0" on site and from curb to curb at the drive edges.
19. Finish utility equipment boxes in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings. Do not paint over identifiers or warning decals.
20. 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, the option exists to delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

21. Match the transom window height above the hollow metal door on the north elevation to those on the west and south elevations so in each case the horizontal paint band passes uninterrupted over the transom.
22. Architectural Features at Top of Building:
 - a. Provide secondary screening if needed where roof mount mechanical units are taller than the parapet. Provide secondary screening on all four sides of material that is compatible with the finish of the building and is at least the height of the equipment, including top mount fans and similar appurtenances.
 - b. Provide stair penthouses or similar roof structures with exterior plaster finish and paint color that matches the architectural character of the tilt-slab walls.
23. Provide main colors and materials with a light reflectance value of 75 percent or less. The exterior materials and colors are approved as presented on the materials sample board:
 - a. Paint for pre-cast concrete tilt-slab panels and masonry walls:
 - 1) Horizontal building band color, dark gray – Soft Pumice (DE6326)
 - 2) Building field color at protruding panels, medium gray -- Crestline (DE6325)
 - 3) Building field color at recessed panels, coiling doors and hollow metal doors and frames, light gray – Veiled Spotlight (DE6324)
 - b. Steel cladding (various locations) and panels above main entrance at NEC of building: Kynar -- Silver Metallic
 - c. Aluminum storefront window and door frame: Arcadia – Clear Anodized
 - d. Glazing – Blue Reflective
 - e. Submit any additions or modifications for review during building plan check process.
24. Service yard shade canopy:
 - a. Provide fascia that conceals the structure and provide color and detailing that relates to the building.
 - b. Conceal lighting conduit in the folds of the canopy structure and finish conduit to match the canopy color.
 - c. Provide minimum 14.0 ft. clear height to underside of canopy. Locate columns (if any) outside of required fire lane.
 - d. Coordinate canopy height and depth of canopy fascia to match the height of the horizontal paint band on the building.
25. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
26. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
27. 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.
28. Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at lower (reachable) glass panes.

Lighting

29. Security lights at building and site
 - a. Illuminate exterior building entrances and exits from dusk to dawn to assist with visual surveillance at these locations.
 - b. Utilize sun-sensitive photo cells rather than timers to illuminate security lights generally.
 - c. Do not mount lights on building wall above parapet.
 - d. Align freestanding light poles located near head of parking spaces with parking space stripe.
 - e. Coordinate light with tree locations. Do not design security lights without knowledge of landscape layout.

Landscape

30. Map the existing mesquite trees and Mexican fan palm trees on the site perimeter. Identify existing specimens by species on the landscape plan. Incorporate mesquites and (optionally) the palms in the landscape plan. Do not remove mesquites from site. Remove stakes from mesquites. Shape and trim specimens to remove secondary trunks and provide an approximate 7.0 ft. high canopy understory. Where construction requires specimen removal, transplant the mesquite elsewhere in the frontage.
31. Provide trees of minimum 24" box size and shrubs of minimum 5 gallon size at installation.
32. Provide four additional canopy trees in retention area on south side of property.
33. Provide canopy trees at every fourth parking stripe along head of parking spaces at three on-site parking rows including two rows at the west property line and one row at the north property line to the west of the building. Provide minimum 4.0 ft. clear planting strip width from toe of perimeter wall footing to parking curb. Coordinate planting area width with adjustment of site plan layout.
34. Irrigation:
 - a. Design site irrigation system to also irrigate plant material in public right of way. Preserve existing through irrigation distribution lines, if any, in public right of way.
 - 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 power and valve wire conduits may be exposed if the controller remains in the mechanical yard. If the controller is exterior mount, conceal these conduits in the wall upon which the controller is mounted.
35. Provide construction note to de-compact planting area soil on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
36. 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. Do not include loose fractured or river run rock in landscape or civil engineering design.

Signage

37. Provide major address signs on the building elevations on the west, south and east building elevations in locations indicated on Exterior Elevations sheet A7.1. Additionally, provide major address sign on each side of base of freestanding sign.
 - a. Conform to the following for major building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters that have at least a fifty percent (50%) contrast with the underlying building surface.
 - 3) Provide self-illuminated or dedicated direct light source.
 - 4) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Provide a minor address sign consisting of 6" high, white vinyl dye-cut numbers on glass above or beside the entrance door facing Weber Drive.
 - c. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLET 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.

- 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 comments by Public Works, Community Development, and Fire Departments given on the Preliminary Site Plan Reviews dated **December 9, 2009, September 15, 2010 and October 20, 2010**. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Planning Entitlement Review approval.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm. The enclosure details are under Civil Engineering & Right of Way.
- **BUILDING HEIGHT & HEIGHT EXCEPTIONS:**
 - Measure height of building from top of curb at a point adjacent to the center of the front public right of way line on Weber Drive in accordance with ZDC Sec. 7-108 and 7-103.
 - Secondary screen for roof mount equipment. Finish indicated by condition of approval. Allowance for height exception is in accordance with ZDC Sec. 4-405.
 - Penthouses or roof structures. Allowance for height exception is in accordance with ZDC Sec. 4-205(A).
- **LOADING AREA SCREEN WALL:** Material, height and finish indicated by condition of approval. Requirement for screen wall for loading area facing public right of way is in accordance with ZDC Sec. 4-706 (G).
- **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/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water 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.
- **BUILDING LAYOUT:** Verify building setback with existing 69kv lines, subject to Salt River Project Line Management criteria.
- **SECURITY REQUIREMENTS:**
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of walls or landscape materials and design columns or corners to discourage ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for adequate reaction time and safety.
 - Follow design guidelines listed under ZDC Appendix A. 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 method of override access for Police Department (punch pad or similar) access to the wall and gated service yard.
 - 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.

- SIDEWALKS AND DRIVEWAYS IN PUBLIC RIGHT OF WAY: Provide public sidewalk width of 8.0 ft. along McClintock and 6.0 ft. along Weber. Provide driveways or curb gutter and sidewalk in accordance with Standard Detail T-320.
- FIRE: 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. Provide layout of fire lane in conformance with ZDC Fig. 4-502 (G). Layout of lanes subject to Fire Department approval. Do not store materials or equipment in the required fire lane anywhere on site.
- ENGINEERING:
 - Underground utilities including in adjacent right of way except 69kv high-volt transmission line on McClintock may remain.
 - Coordinate water and sewer public utility crossings of 69kv line easement with SRP. Include written permission for crossings from SRP with engineering submittal.
 - Cap abandoned sewer and water main at mains.
 - Coordinate site layout with utility providers to provide adequate utility access easements.
 - Clearly indicate property lines and the dimensional relation of the building to the property lines.
 - Verify location of any property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate engineering and landscape design.
- LAND SERVICES: Undertake abandonment of easements that are no longer needed. Legal description of existing easement and exhibit is required. Contact gregg_kent@tempe.gov or ken_olmstead@tempe.gov to initiate process.
- REFUSE:
 - Construct concrete pad and bollards in conformance with standard detail DS-116.
 - 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.
 - Property manager shall arrange for service yard gate to be open from 6:00am to 4:30pm on collection days.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Standard spaces are minimum 8.5 ft. wide by 18.0 ft. long including a 2.0 ft. overhang onto adjacent landscape or walkway.
 - Distribute bike parking areas nearest to main entrances. Provide parking loop/rack per standard detail T-578. Provide 2.0 ft. by 6.0 ft. individual bicycle 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:
 - Security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of 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:
 - Provide a canopy tree at end of each parking row.
 - Indicate clear vision triangles at both driveways on the landscape plan in accordance with Transit Studies Standard. Identify speed limits for McClintock Drive and Weber Road at the site frontages. Begin sight triangle in driveways at point 15.0 ft. in back of face of curb. Do not locate site furnishings, screen walls or other visual obstructions over 2.0 ft. tall (except canopy trees are allowed) within each clear vision triangle.
- 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, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

Early Development

May 21, 1975

Design Review Board approved building addition, landscaping and sign for "El Gaucho" at 1300 North Hayden.

April 2, 1980

Design Review Board approved signage for "Los Olivos" at 1300 North Hayden.

Sports and Nite Club (not completed)

January 8, 1985

Planning Commission, by a 5-1 vote, denied a request by Zamir Hasan for a Sports and Nite Club. This request included two Use Permits and several Variances. At an appeal of the denial on February 28, 1985, the City Council approved a modified site plan by Hayden Road Sports and Nite Club. The following Use Permits and Variances were approved as part of the modification:

- Use Permit to operate a commercial cocktail lounge/ancillary sports facility (volleyball courts) in the C-2 and I-2 Districts.
- Use permit to allow live entertainment as an accessory use to a night club.
- Variance to reduce the size of required off-street parking stalls from 9' x 20' to 8.5' x 18'.
- Variance to reduce the required front yard setback along Hayden Road from 10' to 5' for the northern portion of the existing buildings.
- Variance to reduce the required on-site landscape strip between the existing building and the street property line from 10' to 5'.
- Variance to increase the maximum wall height in the required front yard setback in the C-2 District from 6' to 8'.

Subsequent to this approval, the Design Review Board on March 20, 1985 continued, at the applicant's request, the request for Hayden Road Sports and Nite Club for remodeling and building additions. The request was not presented again and the Use Permit and Variance approvals were allowed to expire.

Magic Touch (not completed)

January 12, 1988

The Planning Commission recommended approval for a site plan and Use Permits for the "Magic Touch" restaurant and bar at 1300 North McClintock Drive in the C-2 and I-2 Districts.

The Asylum

February 14, 1989

Planning Commission recommended approval for a site plan for South Mountain Development Corporation at 1300 North McClintock including the following:

- Use Permit to allow a bar in the C-2 District
- Use Permit to allow live entertainment as an accessory use to a bar in the C-2 District.
- Use Permit to allow required parking for a C-2 use to be provided on a contiguous lot in the I-1 District.
- Variance to reduce required front yard setback from 10' to 2'
- Variance to reduce required front yard landscape strip from 10' to 2'.

Subsequently, the City Council approved a site plan, Use Permits and Variances for "the Asylum," a bar with dancing and live entertainment.

April 5, 1989

Tempe Design Review Board approved the request for building elevations (existing building modification), site and landscape plans for Bar/Night Club located at 1300 North McClintock Drive in the C-2/I-2, General Commercial and General Industrial District. Signage for "The Asylum" was subsequently approved on September 6, 1989. The Use Permits and Variances were in effect for the existing building and site, as modified by this development, and were allowed to expire when the business closed and the building was demolished.

Book Cellar (not completed)

July 16, 1992

The City Council denied Use Permits requested for "the Book Cellar" to allow an adult bookstore and theater with a video arcade.

Boat Facilities

June 28, 1989

Board of Adjustment approved the request for the following by "Surfside Marine" at 1322 N. McClintock Drive in the C-2, General Commercial District.

- Use Permit to allow a retail boat facility in a commercial district
 - Variance to reduce the required corner radius from 40' to 33'.
 - Variance to reduce the required on-site landscaping strip adjacent to both street property lines from 15' to 10'
 - Variance to allow boat display pads within the required 15' landscaping strip adjacent to the street property lines
 - Variance to allow boat display pads to encroach into the required front and street side yard setbacks.
- Use Permit and Variances shall be valid for this tenant and fact situation only.

January 18, 1994

Hearing Officer approved the Use Permit request by "Phoenix Marine" to allow a boat sales and service facility at 1322 North McClintock in the C-2, General Commercial District.

August 23, 1995

Board of Adjustment approved Use Permit request by Phoenix Marine an expansion to allow sale of boats at 1300 North McClintock in the C-2, General Commercial District and I-2, General Industrial District.

May 2, 2000

Hearing Officer approved Use Permit request by "Voyager Marine / dba Surfside Marine" to allow the continuation of a boat sales and service facility located at 1322 North McClintock Drive in the C-2, General Commercial District.

August 2, 2000

Design Review Board approved the shade canopy for Surfside Marine located at 1322 North McClintock Drive in the I-2, General Industrial District and Rio Salado Overlay Districts.

August 21, 2002

Hearing Officer approved the Use Permit request by Surfside Boat Center to allow boat sales and service located at 1322 North McClintock Drive in the I-2, General Industrial and Rio Salado Overlay Districts.

Foreclosure

August 7, 2009

Property foreclosed by National Bank of Arizona.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-302, General Plan Amendment

Section 6-304, Zoning Map Amendment

Section 6-306, Development Plan Review

Section 6-307, Subdivision, Lot Splits and Adjustments

Section 6-308, Use Permit

CITY ZONE REFERENCE:

Chapter 30, Subdivisions

RESOLUTION NO. 2010.140

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE GENERAL PLAN 2030 PROJECTED LAND USE MAP FROM COMMERCIAL TO INDUSTRIAL FOR APPROXIMATELY 2.320 GROSS ACRES LOCATED AT 1212 NORTH McCLINTOCK DRIVE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE, that the General Plan 2030 Projected Land Use Map is hereby amended for approximately 2.320 gross acres (parcels 132-15-005F, 132-15-007D, 132-15-006Q, 132-15-006M, 132-15-006N, 132-15-004F, 132-15-006P and 132-15-007C) from Commercial to Industrial, located at 1212 North McClintock Drive.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this _____ day of _____ 2011.

Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NO. 2010.44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

Section 1. That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by removing the below described property (Overall Parcel except Parcel 1) from the CSS (RSOD), Commercial Shopping and Service District with Rio Salado Overlay and designating it as GID (RSOD), General Industrial District with Rio Salado Overlay on 1.365 acres.

PHOENIX PUMPS

LEGAL DESCRIPTION (OVERALL PARCEL EXCEPT PARCEL

1)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, BEING THE INTERSECTION OF McCLINTOCK DRIVE AND WEBER DRIVE;

THENCE NORTH 89°59'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 215.67 FEET;

THENCE SOUTH 01°09'34" WEST, FOR A DISTANCE OF 40.01 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID WEBER DRIVE AND THE POINT OF BEGINNING;

THENCE SOUTH 89°59'39" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 140.61 FEET;

THENCE SOUTH 44°22'58" EAST, FOR A DISTANCE OF 20.98 FEET, TO A POINT ON A LINE 60 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID McCLINTOCK DRIVE;

THENCE SOUTH 01°13'44" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 196.05 FEET;

THENCE NORTH 89°59'40" WEST, FOR A DISTANCE OF 5.00 FEET, TO A POINT ON A LINE 65 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID McCLINTOCK DRIVE

THENCE SOUTH 01°13'44" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 82.02 FEET;

THENCE SOUTH 89°59'40" EAST, FOR A DISTANCE OF 5.00 FEET, TO A POINT ON A LINE 60 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID McCLINTOCK DRIVE;

THENCE SOUTH 01°13'44" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 183.04 FEET;

THENCE NORTH 89°59'40" WEST, FOR A DISTANCE OF 262.06 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 01°05'24" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 258.05 FEET;

THENCE SOUTH 89°59'40" EAST, FOR A DISTANCE OF 107.34 FEET;

THENCE NORTH 01°09'34" EAST, FOR A DISTANCE OF 218.04 FEET, TO THE POINT OF BEGINNING.

SAID OVERALL PARCEL CONTAINS 2.320 ACRES (101,064 S.F.) MORE OR LESS.

EXCEPT THE FOLLOWING:

PARCEL 1: THE SOUTH 258 FEET OF THE NORTH 516 FEET OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID PARCEL 1 CONTAINS 0.955 ACRES (41,588 S.F.) MORE OR LESS

PARCEL 1 IS EXCEPTED BECAUSE IT ALREADY IS DESIGNATED IN THE GID, GENERAL INDUSTRIAL DISTRICT. SITE AREA UNDERGOING ZONING MAP AMENDMENT (OVERALL PARCEL EXCEPT PARCEL 1) IS 1.365 GROSS ACRES.

Section 2. Further, those conditions of approval imposed by the City Council as part of Case # ZON10002 are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

Section 3. Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this

_____ day of _____, 2011.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

WHEN RECORDED RETURN TO:
City of Tempe
Development Services Department
31 E. 5th Street
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by _____
_____ Vise / Corona Property, LLC (Don Vise Member/Owner) _____
_____ (Owner)

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL090460** to the City requesting that the City approve the following:

- GENERAL PLAN AMENDMENT
- ZONING MAP AMENDMENT
- PAD OVERLAY
- HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMIT STANDARD
- VARIANCE
- DEVELOPMENT PLAN REVIEW
- SUBDIVISION PLAT
- OTHER _____
(Identify Action Requested))

for development of the following real property (Property):

Parcel Numbers: 132-15-005F, 132-15-007D, 132-15-006Q, 132-15-006M,
132-15-006N, 132-15-004F, 132-15-006P and 132-15-007C

PHOENIX PUMPS
LEGAL DESCRIPTION (OVERALL PARCEL)

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 11, BEING THE INTERSECTION OF McCLINTOCK DRIVE AND WEBER DRIVE;

THENCE NORTH 89°59'39" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, FOR A DISTANCE OF 215.67 FEET;

THENCE SOUTH 01°09'34" WEST, FOR A DISTANCE OF 40.01 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID WEBER DRIVE AND THE POINT OF BEGINNING;

THENCE SOUTH 89°59'39" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 140.61 FEET;

THENCE SOUTH 44°22'58" EAST, FOR A DISTANCE OF 20.98 FEET, TO A POINT ON A LINE 60 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID McCLINTOCK DRIVE;

THENCE SOUTH 01°13'44" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 196.05 FEET;

THENCE NORTH 89°59'40" WEST, FOR A DISTANCE OF 5.00 FEET, TO A POINT ON A LINE 65 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID McCLINTOCK DRIVE

THENCE SOUTH 01°13'44" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 82.02 FEET;

THENCE SOUTH 89°59'40" EAST, FOR A DISTANCE OF 5.00 FEET, TO A POINT ON A LINE 60 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 ALSO BEING THE WEST RIGHT OF WAY LINE OF SAID McCLINTOCK DRIVE;

THENCE SOUTH 01°13'44" WEST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 183.04 FEET;

THENCE NORTH 89°59'40" WEST, FOR A DISTANCE OF 262.06 FEET, TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11;

THENCE NORTH 01°05'24" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 258.05 FEET;

THENCE SOUTH 89°59'40" EAST, FOR A DISTANCE OF 107.34 FEET;

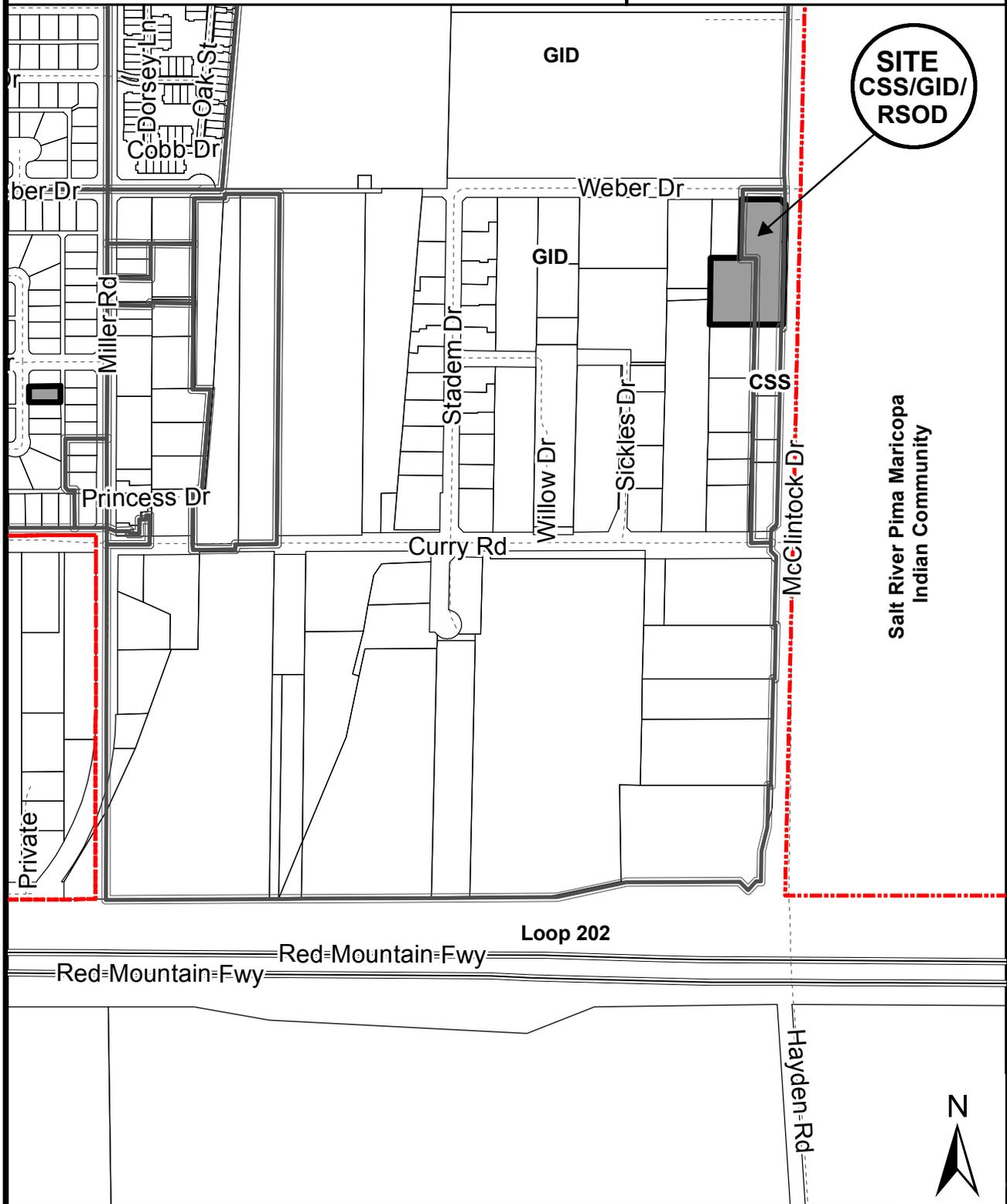
THENCE NORTH 01°09'34" EAST, FOR A DISTANCE OF 218.04 FEET, TO THE POINT OF BEGINNING.

SAID OVERALL PARCEL CONTAINS 2.320 ACRES (101,064 S.F.) MORE OR LESS.

The site is located at 1212 North McClintock Drive

PHOENIX PUMPS

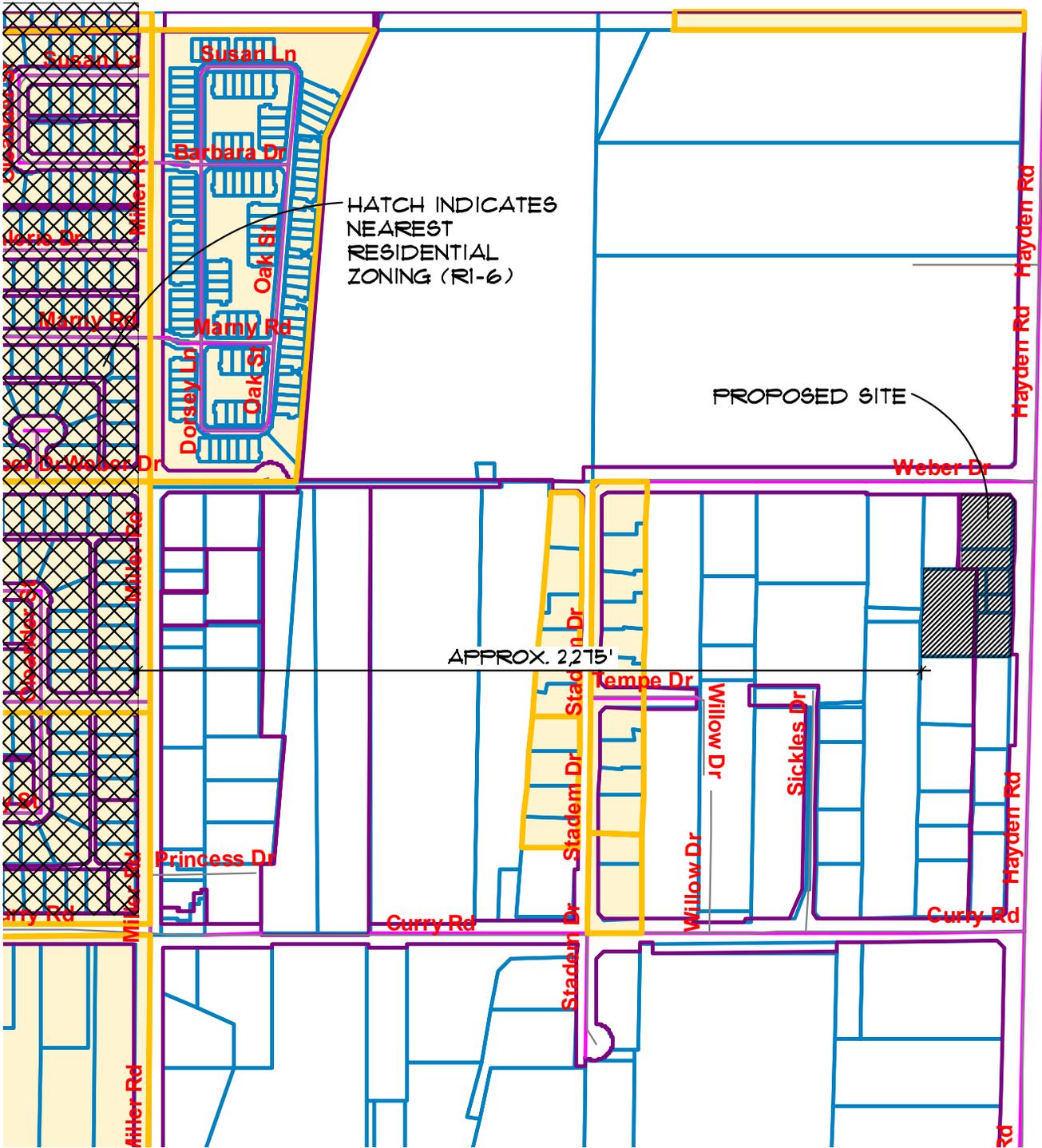
PL090460



Location Map



PHOENIX PUMPS (PL090460)



Scale: N.T.S.



www.cawleyarchitects.com

PROXIMITY TO RESIDENTIAL ZONING EXHIBIT

730 N. 52nd St
 Suite 203
 Phoenix, AZ 85008
 602.393.5060

PHOENIX PUMPS
1212 MCCLINTOCK
TEMPE, AZ

11-15-10



To: Planning, Zoning and Development Department
City of Tempe

From: Michael Jorgensen
Cawley Architects, Inc.

Subject: Design Review Phoenix Pumps

Date: Monday, November 17, 2010

PROJECT NARRATIVE

LGE and Cawley Architects, Inc. are requesting Design Review approval for Phoenix Pumps, located on the S.W.C of Weber Drive and McClintock Road. The approximate 2.32 acres is currently zoned CSS, GID, and is part of the Rio Salado Overlay. The APN numbers for this project are 132-15-007C, 007D, 006M, 006N, 004F, 006P, 006Q, 005F. Our intent is to complete a lot assemblage and have the site zoned GID.

We will be submitting an application for:

- General Plan Land Use Amendment
- Zoning Map Amendment
- Use Permit
- Development Plan Review
- Preliminary & Final Subdivision Plat

We are proposing a new building with light industrial and office being the intended use. The building and site are designed to provide architectural interest and functional access throughout the site. The project is proposed as a concrete tilt building with an impressive presence on McClintock Road and Weber Drive. Architectural accents along with canopies are designed to be compatible with the overall scale of the project and are compatible with the City of Tempe Planning and Design Guidelines.

All mechanical units are roof mounted and will be screened from view with parapet walls. CMU site walls will compliment the building and will be painted to match the building finishes. The entrance to the building faces the central parking area and is intended for public and office use. Parking is also located at the rear for employees and overflow use. Refuse enclosures are located at the rear of the buildings. Refuse and fire truck maneuvering is provided.

Uses adjacent to the site are as follows:

- To the north of this project is Weber Drive, the property across Weber is zoned GID.
- To the east the property across McClintock Road, is vacant land in the Pima Tribal jurisdiction.
- To the south are two lots with split zoning. The western lot is zoned GID and the

Phoenix Pumps

Page 2 of 6

November 17, 2010

- eastern lot is zoned CSS.
- To the west of this project are properties zoned GID.

McClintock has a 65' R.O.W. and a 60' R.O.W. along the property. We plan to dedicate the 5' to make a consistent 65' R.O.W.. Fire hydrants are provided along McClintock Road. The site is proposed to have two (2) driveways, one (1) from McClintock Road and one (1) from Weber Drive.

Our proposal will include the following:

- A replat to combine all lots.
- 1 new concrete tilt, two level buildings for a total of 36,018 s.f.. Varying building height, maximum height currently proposed is 35'-0" (top of parapet). Roof mounted mechanical units, fully screened.
- The buildings are proposed to be Type V-B construction and F-1/S-1/B occupancy, w/ A.F.E.S.
- All onsite utilities, underground utilities (except existing utility lines greater than 69kv), fire hydrants, waterlines, internal infrastructure, etc. Retention will be designed as a combination of basins and underground tank.
- Internal and Frontage Landscaping will be provided.

The existing site contains the following:

- An existing building that will be removed (vacant).
- An existing 12'-0" water easement and fire hydrant, which will be abandoned. The hydrant will be relocated at the entry on McClintock.
- McClintock is fully developed with sidewalks, curb and gutter. We will remove the existing entry and provide a new entry per the City of Tempe's standards. Weber Drive has an existing drive entry that will be removed and replaced with a new drive entry per the City of Tempe's standards. A new sidewalk will be provided along Weber Drive to match the sidewalk on McClintock Road.

We have addressed the Approval Criteria for each application submitted:

General Plan Amendment Approval Criteria:

Short and long-term public benefits-

This development is located in an area that is predominately older. The proposed development will bring new life and visual vitality to the area. The existing use, which is now vacant, had extensive use of fencing, asphalt, and stored boats in the open. The new development will provide a building and site that are designed to provide architectural interest coupled with new landscaping along Weber and McClintock frontage, parking screen walls, new entry curb cuts, and the addition of sidewalk to the frontage along Weber. The new design will condense eight lots, some of which would be undevelopable on their own, into a single usable lot that can support business and provide employment.

Mitigate impacts on land use, water infrastructure or transportation-

The new development would combine 8 lots with two different uses and provide one lot with a compatible use that is common to the area and reflects the use of the neighboring property. The existing water infrastructure will support the new development adequately with only needing to tie into the existing infrastructure at the right-of-way. The transportation in the area already supports the intended use as the neighboring area is of same use as the proposed development.

Helps the city attain applicable objectives of the General Plan-

The re-use and redevelopment of the existing land is in line with the goal of the General Plan. This development will maximize the lands potential and support new construction in the area. Part of the land is currently zoned Industrial and will remain within the use designated by the General Plan.

Provides rights-of-way, transit facilities, open space, recreational amenities or public art-

A portion of the land along McClintock will be dedicated to the city to expand the existing right-of-way. The site also currently supports a bus stop that will remain as part of the new development.

Potentially negative influences are mitigated and deemed acceptable by the City Council-

First, the vacant land will be redeveloped and the negative influences of vacancy, such as loitering, vandalism, and lack of maintenance will be removed. Second, Industrial uses usually have external effects such as larger trucks, equipment, etc. The new development has taken the external effects and isolated them to the rear of the property and screened them with concrete masonry walls or the building itself. This leaves the frontage area to remain landscaped and free of external effects.

Judgment of the appropriateness of the amendment with regard to market demands, and impacts on surrounding area, service, fiscal, traffic, historic properties, utilities and public facilities-

The current demand for new construction is relatively low compared to past previous years. However, this development could be an example of new construction and redevelopment use to the surrounding areas providing a positive impact. Service to the public sector will be increased from the vacant land use within the realm of commercial pumps that the occupant specializes in. Traffic would increase from the vacant use but no more than the previous use of a boat dealership and repair or a commercial use as part of the land is designated as. The new development does not have any significant impact on the city's existing utilities.

Zoning Map Amendment Approval Criteria:

Approval by the City Council of an amendment shall be based on a finding that the zoning amendment is in the public interest and is consistent and conforms with the General Plan-

Redevelopment of an existing property that is vacant and becoming decrepit is in line with the General Plan. New construction and growth are also contributing factors. A portion of the property that is being assembled for this development is currently zoned GID with the remainder being CSS. The majority of the surrounding area is GID except the parcels along McClintock. The amendment will allow the assemblage and land use of the properties to create a successful new development.

Development Plan Review Approval Criteria:

Placement, form, and articulation of buildings and structures provide variety in the streetscape-

The building is situated to run along McClintock and take advantage of the length of the property. This does a few things. It creates a logical point for the entry facing Weber and puts the yard off the street and behind the building away from public view. It also allows for a very impressive presence on both streets. The entrance to the building is enhanced with articulation to separate and define it from the remainder of the building. The tapered entry uses glass walls supported by steel columns and capped with metal panels to distinguish it from the concrete tilt panel building. Horizontal reveal patterns were created within the concrete tilt panels to allow for color variation and different height panels were also used to provide interest and variation.

Building Design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort-

The building entry and office area is located at the north end of the building which will help cut down on the east and west exposure to limit heat gain. However, some of the entry has eastern exposure. The glass in this area will be insulated glazing with a reflective film to help mitigate the heat exposure from this side. Trees have been added the length of the building on the east exposure to provide shade to the building and along the sidewalk on McClintock. The Western exposure faces the yard; windows and openings in this area have been limited. A large canopy is included in the design of the building on this side for workers to have shade while doing activities in this area. Also on this side is an outdoor break area that has been flanked by two trees for shade and comfort.

Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings-

The building design incorporates concrete tilt panels, glass, metal panels and steel. The combination of the materials provides a varying aesthetic that is more than agreeable to its surroundings, which are made up of concrete masonry and metal buildings. The provided materials will achieve design details of interest while still being durable and appropriate to the building use.

Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings-

While the building meets the proposed zoning height regulations, architectural canopies along with horizontal reveal patterns were incorporated at lower elevations to give the building a more human scale and to help alleviate the perception of height. Mid-height trees were used to compliment the building and provide a proportional scale.

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-

The concrete tilt panels were designed with different heights to provide an undulated look and break up the horizontal line of the parapet. The wall panels are also offset from each other to provide a smaller scale mass as you move along the building. As mentioned above architectural canopies and reveals provide the sense of movement to the elevation. The paint scheme provides the defined base and top as required.

Building facades provide architectural detail and interest overall with visibility at street level while responding to varying climatic and contextual conditions-

The building is designed with horizontal reveals to provide a linear feel and then broken at the parapet line with varying height panels. The window system plays into this horizontal feel by being wider than they are tall and the mullions spaced to mimic that same feel. The architectural canopies provide visual interest and human scale. To provide articulation at the entry a separate material was introduced. The entry is a tapered glass cube capped by a metal panel wall system. This provides varying interest to the building while using materials that are suitable for our area.

Use Permit Approval Criteria-

A use permit shall be granted only upon a finding by the decision-making body, that the use covered by the permit, the manner of its conduct, and any building which is involved, 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, requirements, or standards prescribed therefore by this Code.

The use permit is to allow the building to encroach into the setback requirement 2'-8". The use will not bring any negative effects mentioned in the approval criteria above.

In arriving at the above determination, the following factors shall be considered, but not limited:

a. Any significant increase in vehicular or pedestrian traffic;

The requested building encroachment of the setback requirement will not increase vehicular or pedestrian traffic.

b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;

The requested building encroachment of the setback requirement will not have any of the effects mentioned in the above item b.

c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservations as set forth in the city's adopted plans or General Plan;

The requested building encroachment provides architectural relief so as not to have a flat building. The encroachment will only provide better aesthetics and architectural interest.

d. Compatibility with existing surrounding structures and uses;

The use will still be compatible with the surrounding structures and uses as the encroachment does not affect these items.

e. Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public

The requested building encroachment will not contribute to disruptive behavior or be a public nuisance.

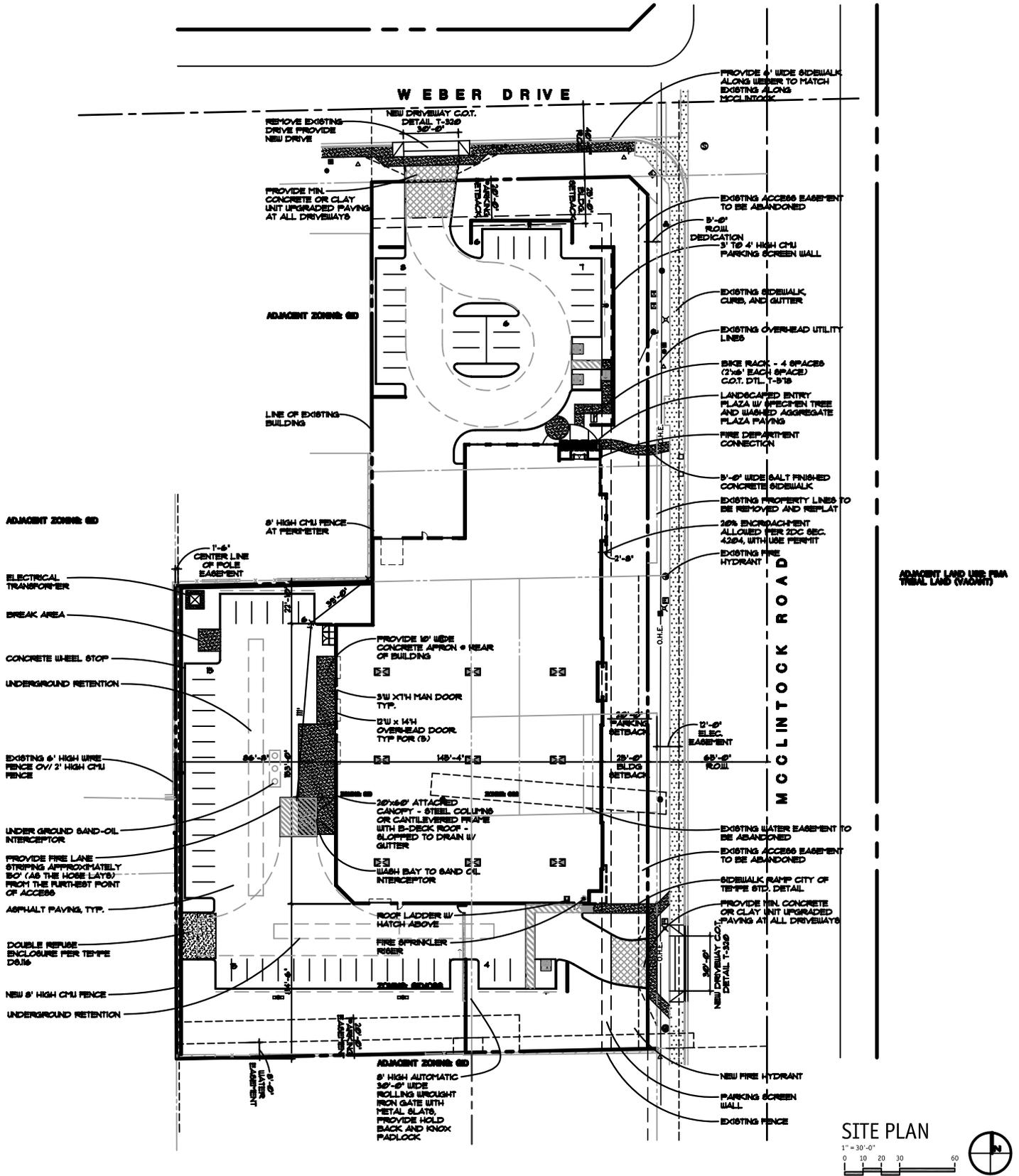
Subdivisions-

The development includes 8 separate lots that are proposed to be combined to a single lot to create a developable site. Some of the lots are currently undevelopable if they were to remain stand alone and were previously used as part of a storage lot for boats. In the process of the lot assemblage, right-of-way will be dedicated to the city along McClintock.

Sincerely,



Michael Jorgensen
Cawley Architects, Inc.



PHOENIX PUMPS

PROJECT: PHOENIX PUMPS
ADDRESS: HAYDEN ROAD & WEBER DRIVE
 TEMPE, ARIZONA
 LGE CORPORATION
DEVELOPER: 740 NORTH 52nd STREET
 PHOENIX, ARIZONA 85008
SCOPE: A NEW COMMERCIAL BUILDING
EXISTING PROPERTIES LEGAL DESCRIPTION: (SEE CIVIL FOR NEW LEGAL DESCRIPTION)
 APN: 132-15-007C-NE4 NE4 SE4 E 219F OF N 198F EX E 60F RD & EX 20F TRI IN NE COR PER DKT 13840/0906 & EX N 40F RD
 APN: 132-15-007D-S 60F OF N 258F OF E 219F OF NE4 NE4 NE4 SE4 EX E 60F RD & EX TH S 7F W 5F E 65F
 APN: 132-15-006N-N 129F OF S 258F OF N 516F OF E 135F OF NE4 SE4 EX E 65F RD & EX S 54F
 APN: 132-15-004F-PT E2 E2 NE4 SE4 DAF S 75F OF N 333F EX E 135F TH/OF
 APN: 132-15-006Q-S 54F OF N 387F OF W 80F OF E 135F OF E2 E2 NE4 SE4 EX E 5F TH/OF (P/F 98-0191206)
 APN: 132-15-006M-S 54' OF N 387' OF W 30' E2 E2 E2 NE4 SE4 .03 AC
 APN: 132-15-005F-S 258' OF N 516' W2 E2 E2 NE4 SE4 .98 AC
 APN: 132-15-006P-S 129F OF N 516F OF E2 E2 E2 NE4 SE4 EX E 60F RD
ASSESSOR PARCEL #: 132-15-007C, 007D, 006M, 006N, 004F, 006P, 006Q, 005F
ZONING: CSS/GID/RIO SALADO OVERLAY
SITE AREA (GROSS) PRE DEDICATIONS: +/- 101,064 S.F. (+/- 2.32 ACRES)
SITE AREA (NET) POST DEDICATIONS: +/- 99,156 S.F. (+/- 2.27 ACRES)
BUILDING AREA: 36,018 S.F. GROSS
STORIES: 2 STORIES
LOT COVERAGE: 32 % F.A.R.: 36.3 %
LANDSCAPE AREA: 26,536 S.F.
LANDSCAPE COVERAGE: 26.7%
SETBACKS FRONT: 25' SIDE: 0'
 STREET SIDE: 25' REAR: 0'
OCCUPANCY: B / S-1 / F-1
CONSTRUCTION TYPE: V-B W/ A.F.E.S.
ALLOWABLE AREA: 33,390 S.F. (PER FLOOR) W/ SPRINKLER & FRONTAGE INCREASE
CLEAR HEIGHT: 24' - 8"
STRUCTURAL DEPTH: 48" +/-
SLOPE DEPTH: 1/4" PER 1'-0" MIN.
SCREENING HEIGHT: 50" MAX.
BUILDING HEIGHT: 35'-0" MAX. TO TOP OF PARAPET

AREA CALC.	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	4,691	2,695	7,386
STORAGE	19,686	1,549	21,235
PRODUCTION	7,397	N/A	7,397
TOTAL:	31,774	4,244	36,018

REQUIRED PARKING CALCS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	7,386	1/300	24.62
STORAGE	21,235	1/500	20
		1/5,000	2.24
PRODUCTION	7,390	1/1,000SF	7.39
TOTAL:			54.25

PARKING PROVIDED

TOTAL REGULAR SPACES	63
TOTAL ACCESSIBLE SPACES	3
TOTAL COVERED SPACES	-
TOTAL SPACES ON SITE	66 = 121.6%
1.7 CARS / 1,000 S.F.	

BICYCLE PARKING CALCS

	RATIO	REQUIRED	PROVIDED
OFFICE - /750			
WAREHOUSE - /10,000			
STORAGE - /10,000			
PRODUCTION - /10,000			
TOTAL			4



To: Kevin O'melia
City of Tempe
Planning Department

From: Grant Blunt

Subject: Phoenix Pumps (SPR 09109)
1212 McClintock Drive

Date: 11-15-10

MEMO

According to SRP, they only have a Transmission (69kV) line running north and south, on the west side of McClintock Drive. The minimum vertical height above roadways/driveways is 19'6".

Thank you,

Grant Blunt
Cawley Architects, Inc.



To: Kevin O'melia
City of Tempe
Planning Department

From: Grant Blunt

Subject: Phoenix Pumps (SPR 09109)
1212 McClintock Drive

Date: 11-15-10

MEMO

The current has site is vacant and has no on site tenants.

Thank you,

Grant Blunt
Cawley Architects, Inc.

GENERAL NOTES

- SEE 5/23/2010 DRAINAGE FOR LANTERN INFORMATION
- SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
- SEE 5/23/2010 DRAINAGE FOR CONTROL JOINT
- SEE 5/23/2010 DRAINAGE FOR CONTROL JOINT

MATERIAL KEY

MATERIAL DESCRIPTION: 1" CONCRETE PANEL
 1212 1" CONCRETE PANEL
 1212 1" PANEL OVER STEEL FRAMING

CANOPY KEY

MATERIAL DESCRIPTION: 1" 2" 4" 8" 16" GALV. GALV. PAINTED
 1212 CANOPY DECK MAT FINISH AT 8' CG.
 1212 CANOPY DECK-SOLID B DECK

GLAZING KEY

MATERIAL: 1212 MATERIAL: CLEAR ANODIZED
 FRAMES: ALUMINUM CLEAR ANODIZED
 EXTERIOR GLASS: 1" INSULATED BLUE REFLECTIVE
 INTERIOR GLASS: 1/4" CLEAR

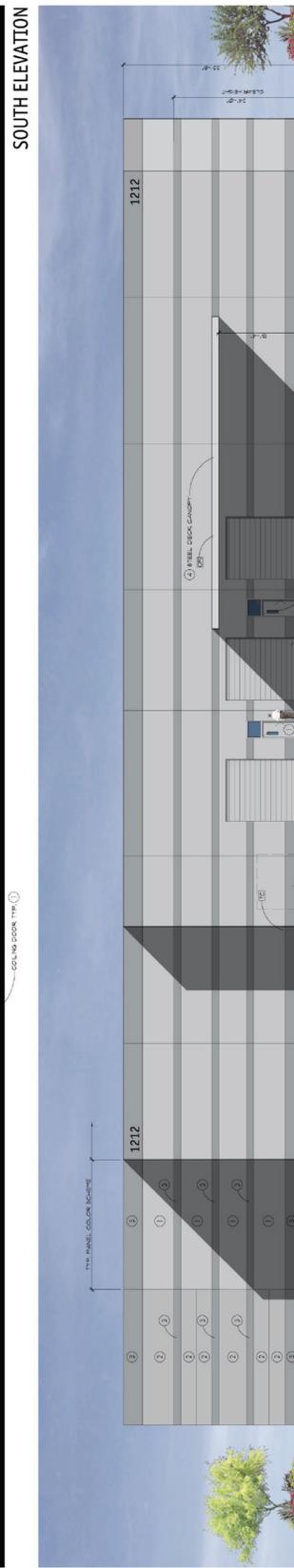
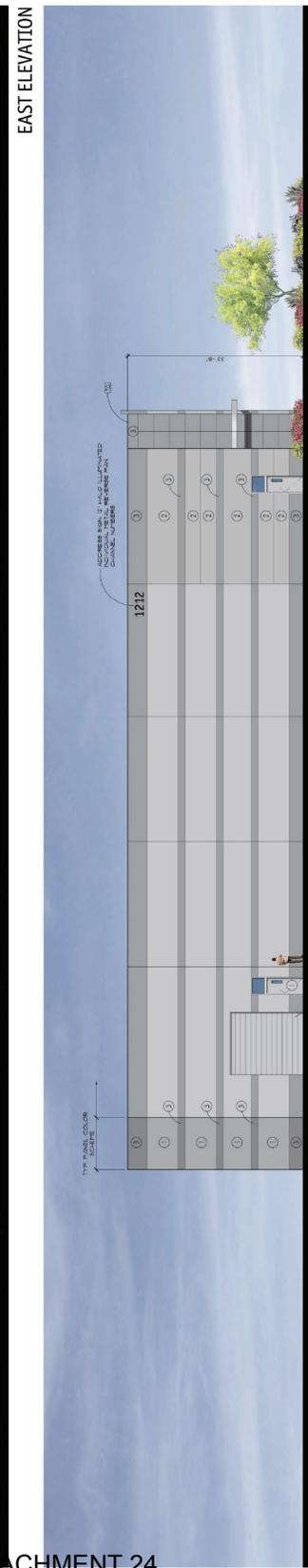
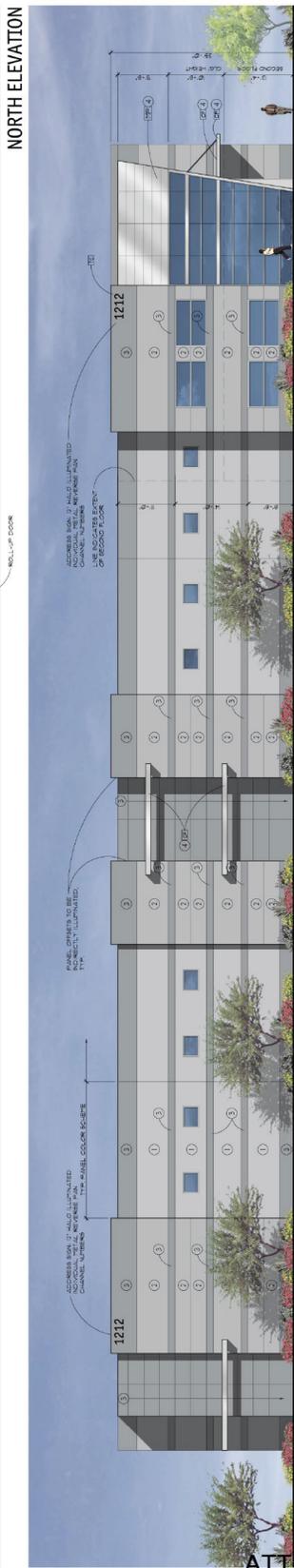
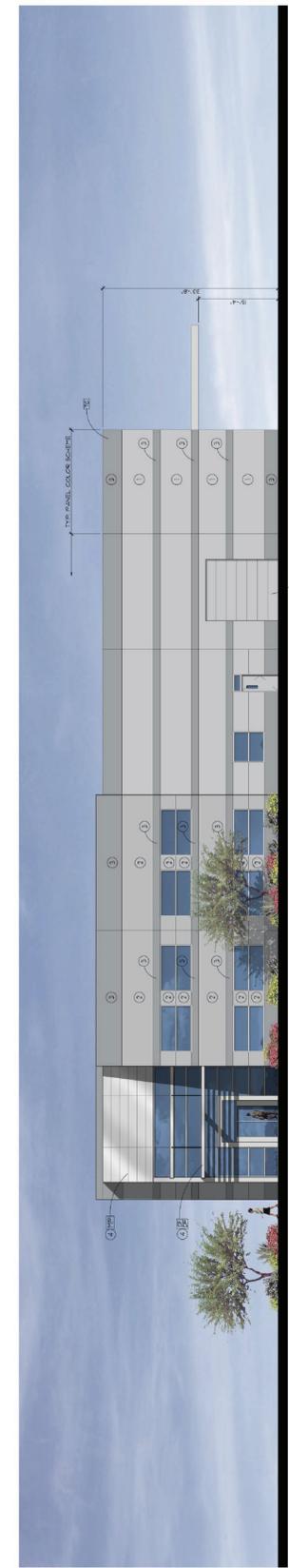
- SEE SYMBOL LOCATIONS INDICATES SPANDREL GLASS
- SEE SYMBOLS FOR LOCATIONS OF TENSORED GLASS

COLOR KEY

DESCRIPTION	COLOR	FIN / COLOR NO
1. WALLS	WHITE	D96204
2. CEILING	WHITE	D96205
3. FLOOR	CONCRETE	D96206
4. ROOF	FLAT	1212

BEHALNS: MATCH ADJACENT COLOR
 WALL FRAMING: CLEAR ANODIZED
 SCOFF LIGHT: CLEAR ANODIZED
 SILLINGS: MATCH SITE WALLS
 GATES: MATCH SITE WALLS
 BEB: MATCH SITE WALLS
 TRANSFORMER: GREY/BLACK D96209

- PAINTER TO PROVIDE A WHITE COLOR SCHEDULE WITH COLOR TO BE SELECTED BY ARCHITECT.
- BEHALNS FOR PROJECT TO MATCH ADJACENT MATERIAL COLOR. NO DATE OR OFF-WHITE COLORS ALLOWED. APPROPRIATE COLORS TO BE MATCHED TO THE MATERIAL COLOR TO BE APPLIED ON BUILDING ADJACENT.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL UNPAINTED CONCRETE AND OTHER MATERIALS. AS REQUIRED TO PROVIDE A LEATHER BELLED PROJECT.



EXTERIOR ELEVATIONS
 3/32" = 1'-0"
 0 10 20

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR L-INTEL INFORMATION
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL DESCRIPTION

- TC** TILT CONCRETE PANEL
- MP** METAL PANEL OVER STEEL FRAMING

CANOPY KEY

MATERIAL DESCRIPTION

- CF** CANOPY FRAME - 12" STL. CHANNEL PAINTED
- CP** CANOPY DECK - HAT CHANNEL AT 8' O.C.
- CD** CANOPY DECK - SOLID 8" DECK

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUMIN.	CLEAR ANODIZED

EXTERIOR GLASS 1" INSULATED BLUE REFLECTIVE

INTERIOR GLASS 1/4" CLEAR

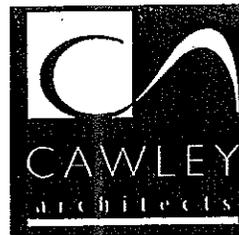
1. '8' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
①	VEILED SPOTLIGHT	DE6324
②	CRESTLINE	DE6325
③	SOFT FUMICE	DE6326
④	SILVER METALLIC	KYNAR

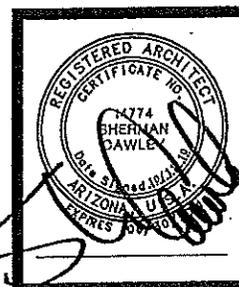
SEALANTS	MATCH ADJACENT COLOR
WALL PAK LIGHT	CLEAR ANODIZED
SCONCE LIGHT	CLEAR ANODIZED
BOLLARDS	MATCH SITE WALLS
LIGHT POLE	CLEAR ANODIZED
GATES	MATCH SITE WALLS
BES	CRESTLINE DE6325
TRANSFORMER	CRESTLINE DE6325

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT



www.cawleyarchitects.com

730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



PHOENIX
PUMPS

2121
MCCLINTOCK
TEMPE
ARIZONA

DATE

10 - 11 - 2010

CONCEPTUAL GRADING & DRAINAGE PLAN FOR PHOENIX PUMPS SWC WEBER DRIVE & MCCLINTOCK DRIVE TEMPE, ARIZONA

DEVELOPER
LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHONE: (480) 986-4001
FAX: (480) 986-4002
CONTACT: FRANK PETTIT

ARCHITECT
CAWLEY ARCHITECTS, INC.
730 NORTH 52ND STREET, SUITE #203
PHOENIX, ARIZONA 85018
PHONE: (602) 353-5000
FAX: (602) 353-5001
CONTACT: GRANT BLUNT

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: CARRY HUBBETT

RETENTION CALCULATIONS

APN #12-15-004-P UNSUBDIVIDED
APN #12-15-004-M UNSUBDIVIDED
APN #12-15-005-N UNSUBDIVIDED
APN #12-15-005-E UNSUBDIVIDED

RETENTION REQUIRED:
 $VR = (C/L) \times (1/2) \times (A) \times (D) = 2.4$
 $VR = (64/12) \times (2.40) \times (0.95) \times (4.5560) = 19.863$ CUFT.
TOTAL REQUIRED = 19.863 CUFT.

RETENTION PROVIDED:
 200 LF, 96" U.G. RETENTION PIPE..... 10,048 CUFT.
 BASIN 1..... 1,284 CUFT.
 BASIN 2..... 3,593 CUFT.
TOTAL PROVIDED..... 19,946 CUFT.
TOTAL REQUIRED..... 19,863 CUFT.
TOTAL EXCESS..... 83 CUFT.

NO.	DATE	REVISION	BY

DESIGN BY: LMT
 CHECKED BY: JMT
 PURPOSE: CONCEPTUAL DRAWING

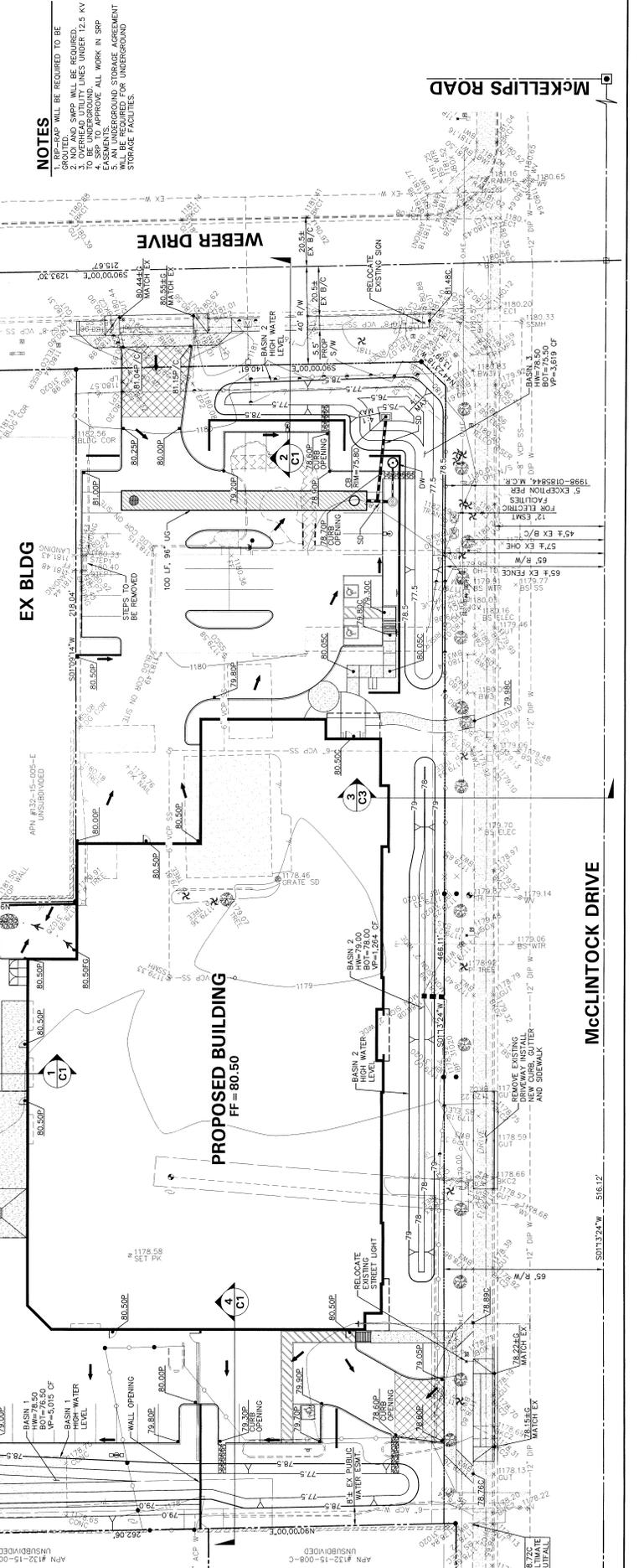
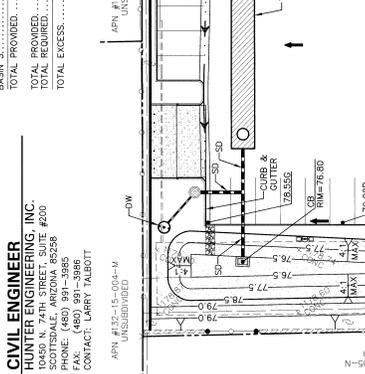
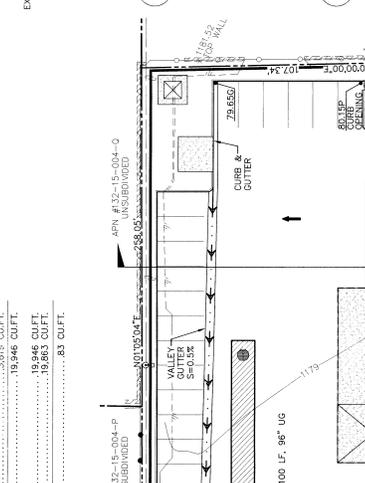
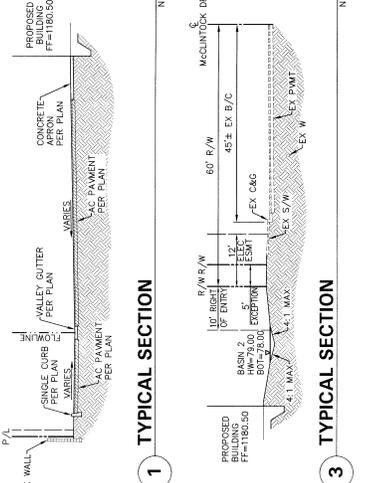
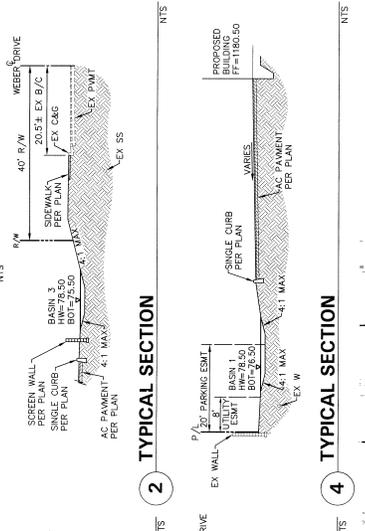
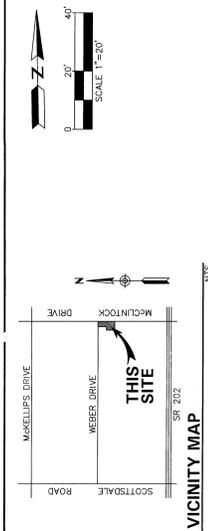
HUNTER ENGINEERING
 10450 NORTH 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 F: 480 991 3986
 T: 480 991 3985
 CIVIL AND SURVEY



CONCEPTUAL GRADING & DRAINAGE PLAN FOR PHOENIX PUMPS SWC WEBER DRIVE & MCCLINTOCK DRIVE TEMPE, ARIZONA

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED PERMIT FROM THE GOVERNING JURISDICTION.
 THE JOB NO.: LGE0104
 SCALE: 1" = 20'
 SHEET: C1

1 OF 2



WEBER DRIVE

PROVIDE 6' WIDE SIDEWALK ALONG WEBER TO MATCH EXISTING ALONG MCCLINTOCK

LANDSCAPE LEGEND

- CERCIDIUM PRAECOX SONORAN PALO VERDE 24" BOX (MATCHING)
- ACACIA STENOPHYLLA SHOESTRING ACACIA 24" BOX
- ACACIA ANEURA MUISGA TREE 24" BOX
- ALOE SAPONARIA SOAP ALOE 5 GALLON
- RUELLIA PERISULARIS BABA RUELLIA 5 GALLON
- LANTANA 'GOLD MOUND' 'GOLD MOUND' 1 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- ENCELIA FARINOSA BRITTLE BUSH 5 GALLON
-

EXISTING DRIVE

PROVIDE MIN. CONCRETE OR CLAY UNIT UPGRADED PAVING AT ALL DRIVEWAYS

ADJACENT ZONING GD

LINE OF EXISTING BUILDING

8' HIGH CMU FENCE AT PERIMETER

1'-6" CENTER LINE OF POLE EASEMENT

CONCRETE WHEEL STOP

UNDERGROUND RETENTION

EXISTING 6' HIGH WIRE FENCE OVR 2' HIGH CMU FENCE

UNDER GROUND SAND-OIL INTERCEPTOR

ASPHALT PAVING, TYP.

DOUBLE REFUSE ENCLOSURE PER TEMPE D5116

NEW 8' HIGH CMU FENCE

UNDERGROUND RETENTION

PROVIDE 10' WIDE CONCRETE APRON @ REAR OF BUILDING

3'W X 1'H MAN DOOR TYP.

12'W X 14'H OVERHEAD DOOR TYP FOR (B)

20'X6' ATTACHED CANOPY - STEEL COLUMNS OR CANTILEVERED FRAME WITH B-DECK ROOF - SLOPPED TO DRAIN W/ GUTTER

WASH BAY TO SAND OIL INTERCEPTOR

ROOF LADDER W/ HATCH ABOVE

FIRE SPRINKLER RISER

ADJACENT ZONING GD
8' HIGH AUTOMATIC 30" X 24" WIDE ROLLING WROUGHT IRON GATE WITH METAL SLATS, PROVIDE HOLD BACK AND KNOX PADLOCK

EXISTING ACCESS EASEMENT TO BE ABANDONED

3' TO 4' HIGH CMU PARKING SCREEN WALL

EXISTING SIDEWALK CURB, AND GUTTER

EXISTING OVERHEAD UTILIT LINES

BIKE RACK - 10 SPACES (2'X6" EACH SPACE) C.O.T. DTL. T-518

LANDSCAPED ENTRY PLAZA W/ SPECIMEN TREE AND WASHED AGGREGATE PLAZA PAVING

FIRE DEPARTMENT CONNECTION

5'-0" WIDE BALT FINISHED CONCRETE SIDEWALK

EXISTING PROPERTY LINES TO BE REMOVED AND REPLAT

25% ENCROACHMENT ALLOWED PER 200 DEC. 4204, WITH USE PERMIT

EXISTING FIRE HYDRANT

1'-6" ELEC. EASEMENT

65'-0" ROW

EXISTING WATER EASEMENT TO BE ABANDONED

EXISTING ACCESS EASEMENT TO BE ABANDONED

SIDEWALK RAMP CITY OF TEMPE STD. DETAIL

PROVIDE MIN. CONCRETE OR CLAY UNIT UPGRADED PAVING AT ALL DRIVEWAYS

NEW DRIVEWAY C.O.T. DETAIL T-310

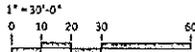
NEW FIRE HYDRANT

PARKING SCREEN WALL

EXISTING FENCE

MCCLINTOCK ROAD

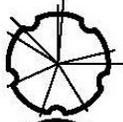
CONCEPTUAL LANDSCAPE PLAN



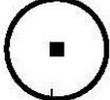
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
345 E. VIRGINIA AVENUE
PHOENIX, ARIZONA 85004
PH (602) 265-0320 FX (602) 266-6619



LANDSCAPE LEGEND



CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)



ACACIA STENOPHYLLA
SHOESTRING ACACIA
24" BOX



ACACIA ANEURA
MULGA TREE
24" BOX



ALOE SAPONARIA
SOAP ALOE
5 GALLON



RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON



LANTANA 'GOLD MOUND'
'GOLD MOUND'
1 GALLON



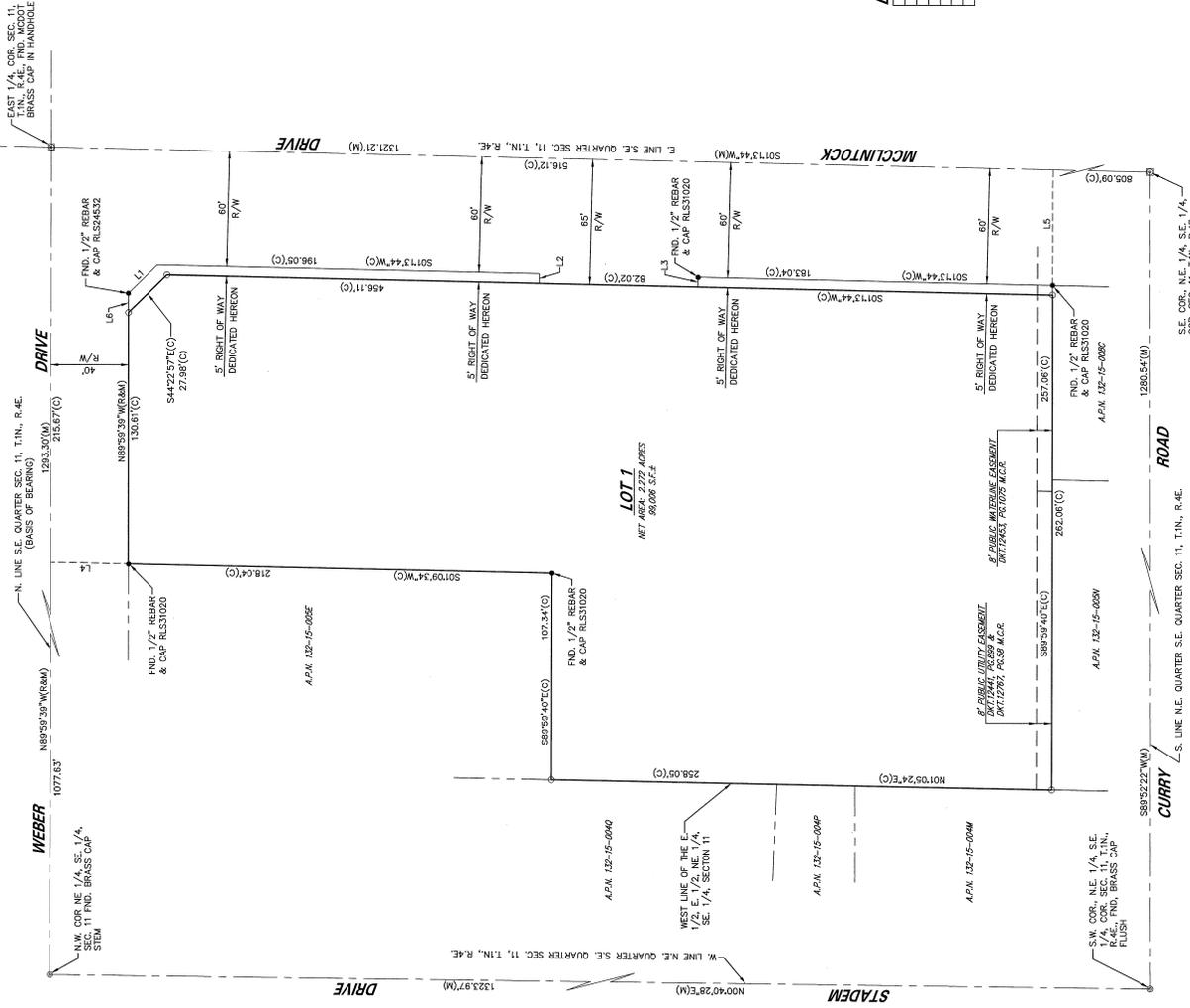
HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON



ENCELIA FARINOSA
BRITTLE BUSH
5 GALLON

1/2" SCREENED 'SANTA FE BROWN'
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

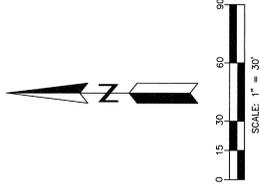
"PHOENIX PUMPS"



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S89°59'40"E	5.00'
L2	S89°59'40"E	5.00'
L3	S89°59'40"E	5.00'
L4	S01°09'34"W	40.01'
L5	S01°09'34"W	40.01'
L6	S89°59'40"E	10.00'

- LEGEND:**
- BOUNDARY LINE
 - MONUMENT LINE
 - EXISTING EASEMENT
 - STREET RIGHT-OF-WAY LINE
 - SET REBAR & CAP RL543635
 - SET PK AND WASHER RL543635
 - FOUND BRASS CAP FLUSH
 - ⊗ FOUND CHISELED "X" IN SIDEWALK
 - FOUND PK NAIL
 - (R) RECORD BEARING & DISTANCE
 - (W) CALCULATED BEARING & DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT-OF-WAY
 - C.O.T. CITY OF TEMPE
 - BCH BRASS CAP IN HANDHOLE
 - FND FOUND
 - M.C.R. MARICOPA COUNTY RECORDER
 - Ⓜ DOCUMENT REFERENCE NUMBER



NO.	DATE	REVISION	BY
1	11/10	TEMP'S 1ST REVIEW	JDH

PURPOSE: FINAL PLAT

DESIGNED BY: JKH
 DRAWN BY: JKH
 CHECKED BY: JKH

HUNTER ENGINEERING
 10450 N. 74TH ST., SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3885
 F 480 991 3986

CIVIL AND SURVEY

"PHOENIX PUMPS"

SBD10021

DS091270

REC10039

SECTION: 11
 SHEET: 2 OF 3

SCALE: 1" = 30'

JOB NO.: LOEC104-SP



REC10039

SBD10021

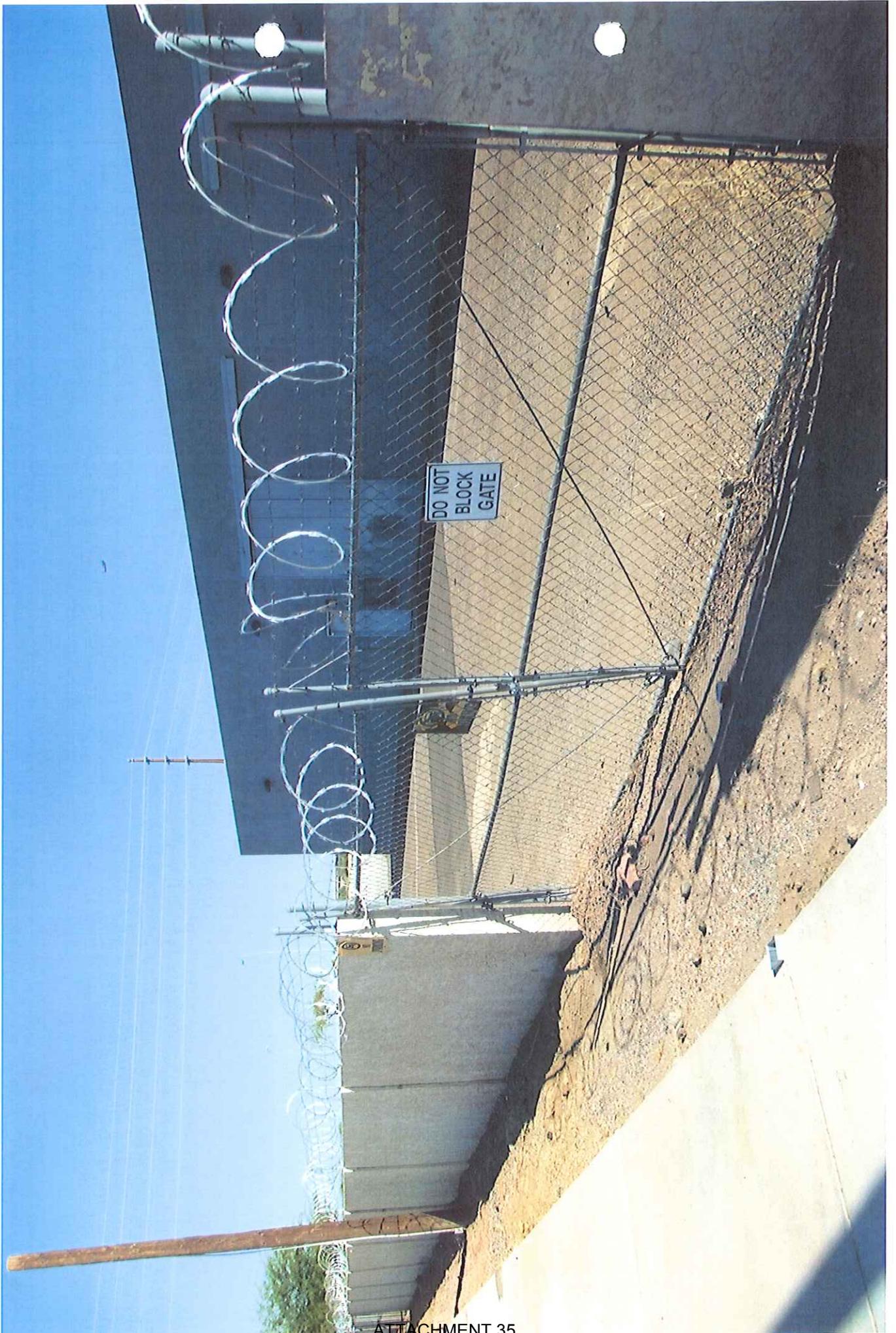
DS091270



WEST FENCE



WEST FENCE



SOUTH FENCE



SOUTH FENCE





