Staff Summary Report

Development Review Commission Date: 05/10/11 **Agenda Item Number: ___**

SUBJECT: Hold a public meeting for a Development Plan Review for U-HAUL located at 2340 East Apache Boulevard.

DOCUMENT NAME: DRCr_UHaul_051011 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **U-HAUL (PL110154)** (Republic Western Insurance Co., property owner; Christopher Clark, U-Haul, applicant) consisting of an existing building on 1.68 net acres, located at 2340 East Apache Boulevard in the CSS, Commercial Shopping and Services District and within the Transportation Overlay District. The request includes the following:

DPR11063 – Development Plan Review for building color modifications.

PREPARED BY: Ryan Levesque, Senior Planner (480-858-2393)

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

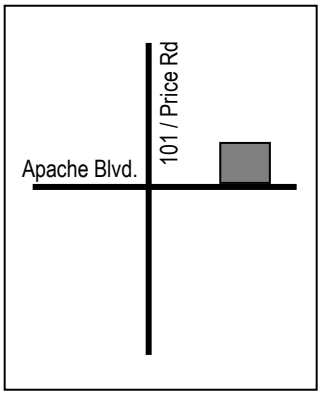
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Denial**

ADDITIONAL INFO: This application is in response to a notice received from the Code Compliance Section regarding the repainting of a building without the proper approvals. The repaint of the building appears to be completed and the application is requesting approval of the repaint as is.



PAGES:

1. List of Attachments
2. Comments
3. Conclusion / Conditions of Approval / History & Facts

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Letter of Explanation
4. Previous Building Elevation
5. Building Elevation Imaging

6-7. U-Haul repaint color codes

8-11. Current/Proposed Color Photo Elevations

COMMENTS:
This site is located along the north side of Apache Boulevard, east of the 101 freeway and Price Road. Directly south of the site is a Light Rail Transit Station. To the north is the Esquer Park, a recently dedicated public park for the Victory Acres neighborhood and surrounding area. Existing uses on the site include the U-Haul rental building and several outdoor rental vehicles, including trucks and trailers.

This application is in response to a notice received from the Community Development, Code Compliance Section, regarding the repainting of a building without the proper approvals. The repaint of the building appears to be completed and the application is requesting for approval of the repaint as provided in the application.

For further processing, the applicant will need approval of a sign permit.

DEVELOPMENT PLAN REVIEW, Building Elevations
The requested building colors can be described as a two-tone diamond patterned beige terminating at the midpoint of each side building face, with the remaining building walls painted white. An orange wave band accents the upper portion of the east and west building facades. The roof fascia, including the canopy and top of parapet is painted with a forest green-like color.
The one element unique from the photo color simulation versus the recently painted building is an orange wave element attached to the south fascia elevation.

Section 6-306 D Approval criteria for Development Plan Review:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;

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

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

5. 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;

6. Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;

9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and *maintenance*;

10. *Landscape* accents and provides delineation from *parking*, *buildings*, driveways and *pathways*;

11. *Signs* have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the *building* or site on which they are located; and

12. Lighting is compatible with the proposed *building(s)* and adjoining *buildings* and uses, and does not create negative effects.

Conclusion
Based on the information provided by the applicant, staff recommends a modified building color palette. Consider a building repaint design of a single base color for the main façade, in lieu of the diamond pattern, while having a building color treatment continuous on all four sides of the building façade design.

SHOULD A DECISION BE MADE IN THE AFFIRMATIVE, THE FOLLOWING CONDITIONS ARE RECOMMENDED

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

1. The materials and colors are approved as presented:
   Diamond pattern façade – Sherwin Williams – "August Moon" SW2199
   Diamond pattern façade – Sherwin Williams – "Yellow Stone" SW2197
   North wall and transition façade – White (COLOR TYPE UNKNOWN)
   Fascia, canopy, top of mechanical screen – Green (COLOR TYPE UNKNOWN)
   Wave ribbon band – "Sierra Sunset" (orange)
   Specific colors and materials exhibited on the materials sample board are approved as shown.

2. All bay doors shall be painted to match the main building color.

3. Paint the north building elevation to match the main building color.

4. Provide an address sign on the building elevation facing the street to which the property is identified. Compose of a 12" high, individual mount characters, in contrast with the proposed background colors.

5. A sign permit is required for the current signs located on the south building elevation. Contact Dean Miller for processing at 480-350-8435.

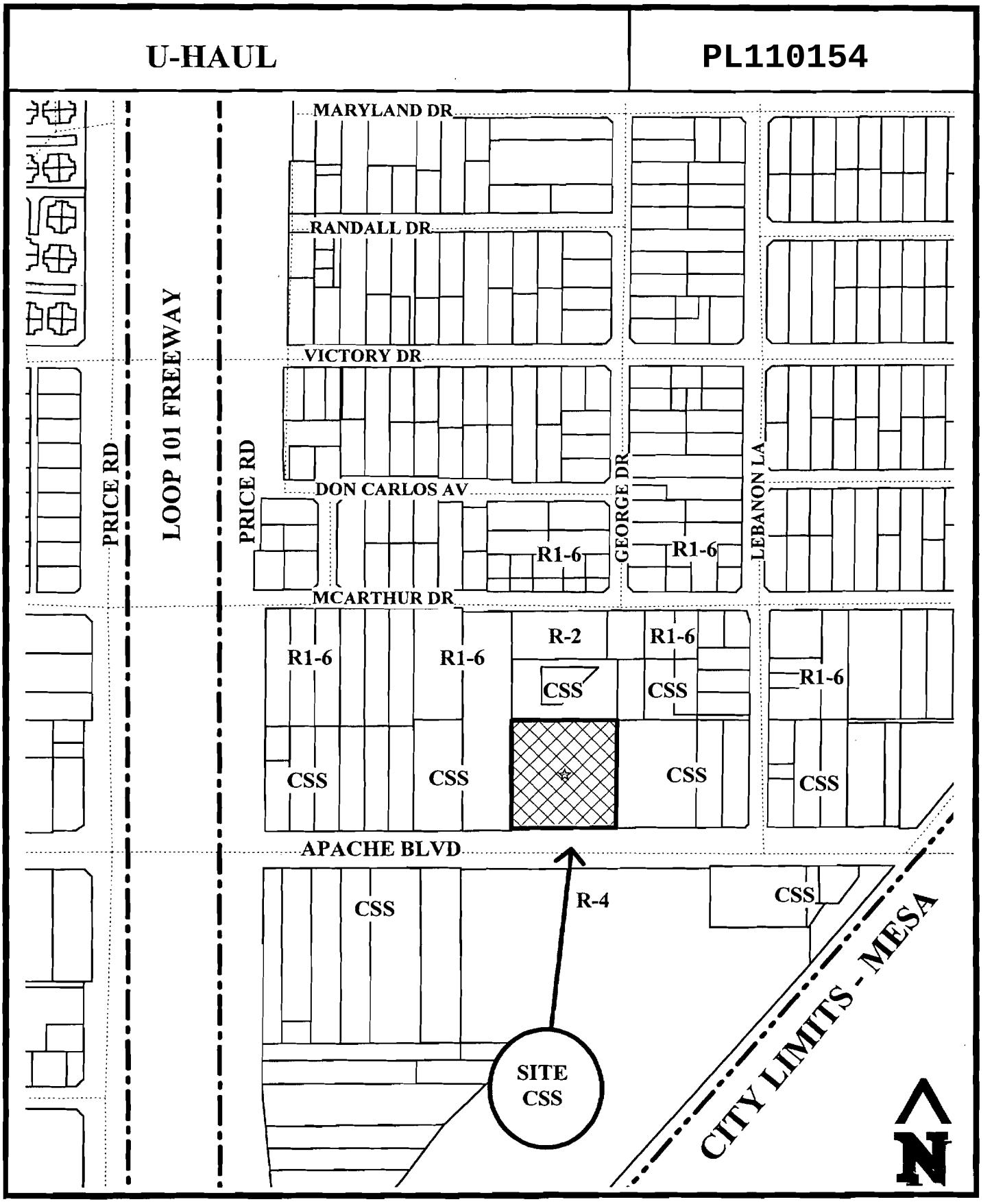
CODE/ORDINANCE REQUIREMENTS:
THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- 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.

HISTORY & FACTS:

February 6, 1975	Construction finalized for the U-Haul warehouse building existing on site.
March 29, 2011	Code Compliance cited 2340 East Apache Boulevard (U-Haul) for a building repaint without city approval.
April 20, 2011	Application submittal received for repaint at 2340 East Apache Boulevard.

Tempe

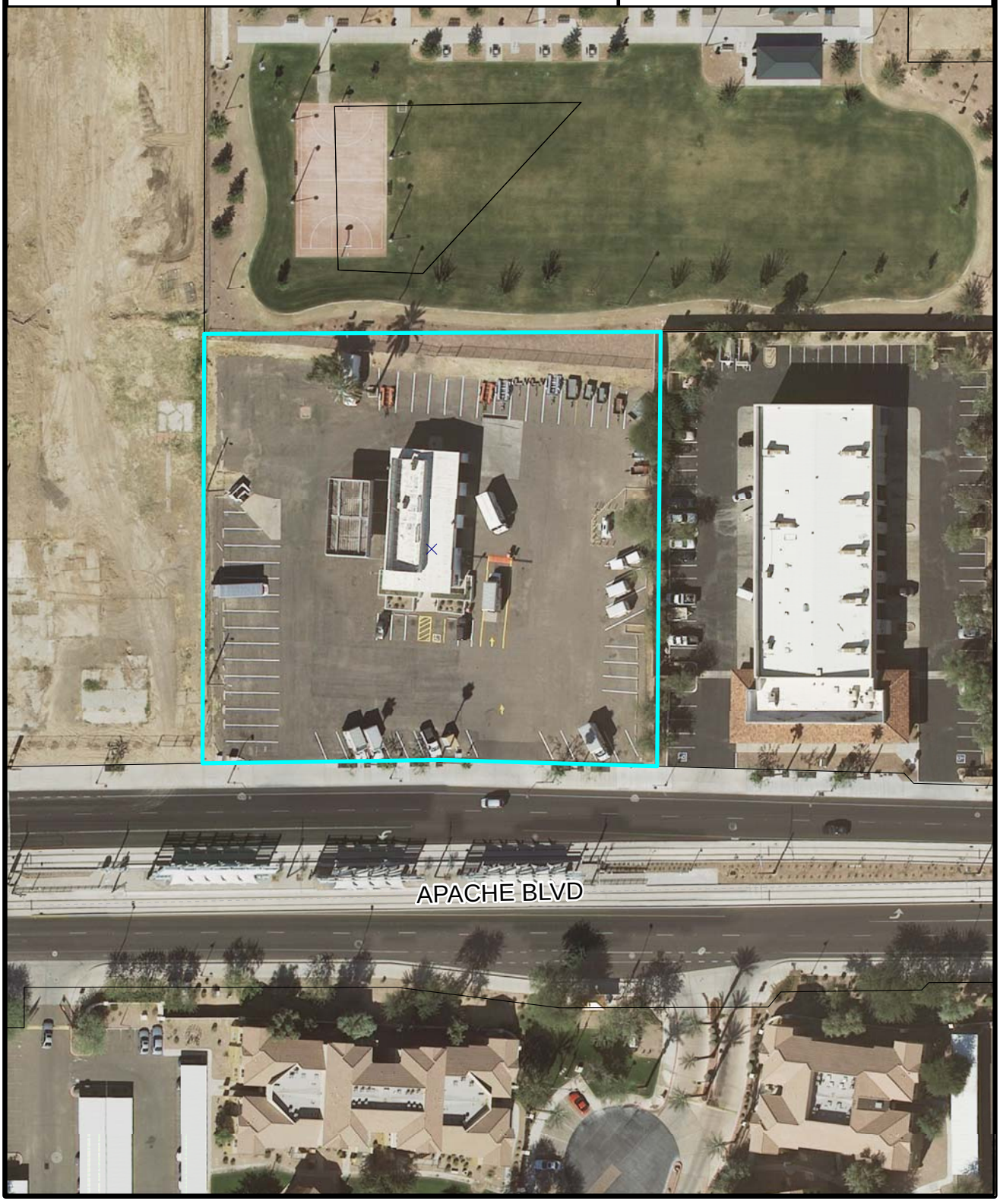


Location Map

ATTACHMENT 1

Tempe

U-HAUL	PL110154



Aerial Map

U-HAUL COMPANY OF PHOENIX METRO
2626 EAST INDIAN SCHOOL ROAD • PHOENIX, ARIZONA 85016 • (602) 977-0729 • FAX (602) 954-0506

This letter is in regards to obtaining the proper permit to repaint the U-Haul facility located at 2340 E Apache Blvd. There was a miss communication between center manager and painters that led to the project being started before the permit was obtained from the city. With the light rail in front of our building and the new renovations that are taking place around the facility the manager was excited about getting his building up to neighborhood standards. We became the eye sore of the block and instead wanted to blend in with the new updated look of the community. The building now looks like a respectable place of business and we will continue to keep the facility looking good in hopes of attracting more business to the area.

Thank you for your considerations, please contact me with questions if they do come up.

Christopher Clark
Company President of
U-Haul Phoenix.
Cell 480-628 6140
Office 602-977 0729

ATTACHMENT 4

U-HAUL®

FACILITY IMAGING

U-Haul Center of Tri-City
Re-Imaging & Signage Specifications
822053 Tempe, Arizona

ISSUED 11/10/2010

IMPORTANT NOTICE TO U-HAUL MCP/MCO & VENDORS

All Designs & Art specifications are based on information provided by U-Haul MCP/MCO and/or Vendors contracted through MCP/MCO. Therefore, it is the responsibility of the U-Haul MCP/MCO and their Vendors to verify all information in these drawings to be accurate prior to commencing Project Work. *FOR ANY DISCREPANCIES - NOTIFY UHI ART DEPT. PRIOR TO COMMENCING PROJECT WORK.*

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The enclosed materials and its contents are being provided for the sole purpose to solicit project bids and/or commence project work for U-Haul International, Inc., (U-Haul). Nothing in these materials or its contents shall be construed to create a contract nor contemplate the creation of a future contract.
Any and all product information, presentations, materials, displays, samples, and/or other information provided to U-Haul as a response to these materials, so as to solicit project work, etc., will be done so at the sole expense and cost of the provider. U-Haul assumes no liability with respect thereto.
Furthermore, the enclosed materials and its contents are the confidential and proprietary information of U-Haul. Any and all distribution, transmission, reproduction and display of such materials and its contents is strictly prohibited without the prior written consent of a corporate officer of U-Haul International, Inc.

ATTACHMENT 5

U-HAUL FACILITY IMAGING DEPARTMENT

Proposal or Final Approved Project Work

IMAGING, GENERAL
UMC of "Tri-City"
822053 PAINT SPECS 2.0

Issued 11/10/10
Re-Issued 00/00/00
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Location:	UMC - Tri-City
Street:	2340 E. Apache Blvd.
City:	Tempe
State:	AZ
Zip Code:	85281

Designed: Timothy Mockus	11/01/10
Drawing: Timothy Mockus	11/01/10
Approved: Rafferty	11/03/10

Drawings to scale. Do Not Use for fabrication, use artwork provided. Questions Call: 1-800-528-0361.

PAINT SPECIFICATIONS - Standard & Specialty Colors

Paint will be supplied by UHI Mktg. Co. Pres. "MCP" (via UHI Purchasing) to awarded contractor. All other painting materials, supplies, equip. etc. to be noted on contractor bid and provided to MCP.

** EVERY "PAINT TYPE" SHOULD BE SW SHER-CRYL HIGH PERFORMANCE PAINT LINE (unless specified otherwise on this Paint Color Specification document or noted in writing from an authorized Sherwin-Williams Rep. that this paint line can not be used because of the material it is being painted on, etc.) YOU MUST GET THIS IN WRITING AND APPROVED BY UHI ART OR CONST. DEPTS. PRIOR TO PAINTING.*

When ordering Paint PN's from UHI Purchasing, UHI Purchasing will substitute the appropriate SW Paint Brand Type for locations that are considered "VOC" Restricted areas.

Notes To Contractors

Contractor estimates are to be broken into line-items as follows:
1. Prep-work/repair, 2. Sealing/coating work, 3. Labor & Equipment, 4. Materials - Paint spec's calling for matched colors and primers are to be purchased by UHI through the local UHI Agent and the UHI Technical Center. Contractor is to provide UHI with quantity of paint needed for specific project. All other paint materials, other than top coat and primers are to be purchased by contractor and specified on bid.

Contractor to note different building materials to be painted (i.e. concrete, aluminum, steel, wood etc.) and have local Sherwin Williams distributor provide written list of recommendations of paint type (i.e. Sher-Cryl, Acrylic, Direct-To-Metal, etc.) to be used on different materials. List of recommendations is to be copied and sent to UHI Construction Dept. as well as to UHI Facility Imaging for warranty purposes.

U-HAUL® PROJECT "SITE SPECIFIC" COLORS

- SW 2199 "August Moon" - **HIGH-GLOSS** — P11
  Standard SW color number. **Use Sher-Cryl Brand.* 1 gal. PN 10271-150, 5 gal. PN 10271-151.
- SW 2197 "Yellow Stone" - **HIGH-GLOSS** — P12
  Standard SW color number. **Use Sher-Cryl Brand.* 1 gal. PN 10271-152, 5 gal. PN 10271-153.
- SW 2101 "Whitewater" - **HIGH-GLOSS** — P13
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 2333 "Impressive Ivory" - **HI-GLOSS** — P14
  Standard SW color number. **Use Sher-Cryl Brand.*
- N/A ~~Green - **HIGH-GLOSS**~~ — ~~P15~~
  SW Interior Paint Type. Local SW Store matched color. Match existing Rust-Oleum Forest Green PN 7638.
- SW 7040 "Smokehouse" - **HIGH-GLOSS** — P16
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 2103 Stonewalk - **HIGH-GLOSS** — P17
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 2155 Georgetown - **HIGH-GLOSS** — P18
  Standard SW color number. **Use Sher-Cryl Brand.*
- N/A ~~SW Bellwest Extra White - **HIGH-GLOSS**~~ — ~~P19~~
  Specialty-Mixed SW color (Pink). PN is N/A - local store mix - Cave Creek Store - Phoenix, AZ
- SW 1552 Baroque Plum - **HIGH-GLOSS** — P20
  This is an interior SW color number, and needs to be mixed to exterior specs. **Use Sher-Cryl Brand.*

U-HAUL® PROJECT "SITE SPECIFIC" COLORS

- Green - **HIGH-GLOSS** — P21
  Sherwin-Williams to color match to Powder Coat Color Brand "Protech" "HS222G143". **Use Sher-Cryl Brand.*
- Goldenrod - **HIGH-GLOSS** — P22
  Sherwin-Williams to color match to Powder Coat Color Brand "Tiger Drylac" "RAL 1006". **Use Sher-Cryl Brand.*
- SW 6120 "Believable Buff" - **HIGH-GLOSS** — P23
  Standard SW color number. **Use Sher-Cryl Brand.*
- N/A ~~SW 6223 "Still Water" - **HIGH-GLOSS**~~ — ~~P24~~
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6161 "Nonchalant White" - **HIGH-GLOSS** — P25
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6227 "Meditative" - **HIGH-GLOSS** — P26
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 7035 "Aesthetic White" - **HIGH-GLOSS** — P27
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 7036 "Accesible Biege" - **HIGH-GLOSS** — P28
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 7037 "Balanced Beige" - **HIGH-GLOSS** — P29
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 7038 "Tony Taupe" - **HIGH-GLOSS** — P30
  Standard SW color number. **Use Sher-Cryl Brand.*

U-HAUL® PROJECT "SITE SPECIFIC" COLORS

- SW 6108 "Latte" - **HIGH-GLOSS** — P31
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6154 "Nacre" - **HIGH-GLOSS** — P32
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6214 "Underseas" - **HIGH-GLOSS** — P33
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6793 "Bluebell" - **HIGH-GLOSS** — P34
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6195 "Rock Garden" - **HIGH-GLOSS** — P35
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6927 "Green Belt" - **HIGH-GLOSS** — P36
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6747 "Argyle" - **HIGH-GLOSS** — P37
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6959 "Blue Chip" - **HIGH-GLOSS** — P38
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6141 "Softer Tan" - **HIGH-GLOSS** — P39
  Standard SW color number. **Use Sher-Cryl Brand.*
- SW 6924 "Direct Green" - **HIGH-GLOSS** — P40
  Standard SW color number. **Use Sher-Cryl Brand.*

To enlarge print from 8-1/2" x 11" to 11" x 17" - Set printing page set up to approximately 130%.

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ATTACHMENT 6

U-HAUL FACILITY IMAGING DEPARTMENT

Proposal or Final Approved Project Work

IMAGING, GENERAL
UMC of "Tri-City"
822053 PAINT SPECS 1.0

Issued 11/10/10
Re-Issued 00/00/00
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Street:	2340 E. Apache Blvd.
City:	Tempe
State:	AZ
Zip Code:	85281

Designed:	Timothy Mockus	11/01/10
Drawing:	Timothy Mockus	11/01/10
Approved:	Rafferty	11/03/10

Drawings to scale. Do Not Use for fabrication, use artwork provided. Questions Call: 1-800-528-0361.

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When ordering Paint PN's from UHI Purchasing, UHI Purchasing will substitute the appropriate SW or Rust-Oleum Paint Brand Type for locations that are considered "VOC" Restricted areas.
**** Refers to specific info. for various Standard & Low VOC Paint PN's as given by Rust-Oleum - 2008-05-18.***

Notes To Contractors

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SPECIAL NOTE AS TO COLORS MARKED AS P1, P2 and P3: Sherwin-Williams "Sher-Cryl" paint line remains the standard paint line for specific architectural colors as noted on these Blueprint Drawings. Previous standard paint lines were "Silicone Alkyd" (replaced by Steel Master 9500 [30% Silicone Alkyd]), and subsequently, Steel Master 9500 (replaced by "Sher-Cryl" paint line - a waterborne paint line). Therefore, when locations are being painted, the vast majority of projects will be completely painted with the "Sher-Cryl" paint line. The Sher-Cryl paint line can be used for buildings that were originally painted with Silicone Alkyd or Steel Master if the paint was applied many years ago and the surface for repainting HAS BEEN PROPERLY PREPAIRED AND IS "CLEAN, DULL-NO SHEEN AND DRY. MAKE SURE TO CONSULT YOUR LOCAL SHERWIN-WILLIAMS REPRESENTATIVE FOR PROPER PREPERATION DETAILS, ETC. If the building was orginally painted with Silicone Alkyd or Steel Master paint and the building requires only "touch-up" painting and/or small repairs, etc. and the existing paint is in good condition, etc. - Use the Steel Master paint line for small repairs, etc.

U-HAUL® STANDARD COLORS

- N/A (Use 10271-148 or 149) — Brilliant White - **HIGH-GLOSS** — Silicone Alkyd. SW #B56-WZ10. SW Factory color. 1 gal. PN 62602, 5 gal. PN 62622 — ~~P1~~
- Ultra White - **HIGH-GLOSS** — Sher-Cryl High Performance Acrylic Brand. Std. SW Factory color. 1 gal. PN 10271-148, 5 gal. PN 10271-149 — P1
- BEING PHASED OUT — Light Gray - **HIGH-GLOSS** — Steelmaster 9500 Brand. Local SW Store matched color. 1 gal. PN 10271-154, 5 gal. PN 10271-155 — P2
- Light Gray - **HIGH-GLOSS** — Sher-Cryl High Performance Acrylic Brand. Local SW Store matched color. 1 gal. PN 10271-158, 5 gal. PN 10271-159 — P2
- BEING PHASED OUT — Medium Gray - **HIGH-GLOSS** — Steelmaster 9500 Brand. Local SW Store matched color. 1 gal. PN 10271-156, 5 gal. PN 10271-157 — P3
- Medium Gray - **HIGH-GLOSS** — Sher-Cryl High Performance Acrylic Brand. Local SW Store matched color. 1 gal. PN 10271-160, 5 gal. PN 10271-161 — P3
- Eggshell Black - **FLAT** — Bondplex. Std. SW Factory color. 1 gal. PN 62603, 5 gal. PN 62623 — P4

U-HAUL® STANDARD COLORS

- Green - **HIGH-GLOSS** — Steelmaster 9500 Brand. Local SW Store matched color. 1 gal. PN 62607, 5 gal. PN 00000-000 — P5
- Sherwin Williams "Chrome Yellow" - **HIGH-GLOSS** — Steelmaster 9500 Brand. Local SW Store matched color. 1 gal. PN 62604, 5 gal. PN 62624. — P7
- Sherwin Williams "Traffic Yellow" - **FLAT** — Setfast Acrylic Waterborne Traffic Marking Paint. Std. SW Factory color. (Formerly ProMar Alkyd Trafic Paint Brand.) (TRAFFIC MARKING PAINT ONLY) 1 gal. N/A, 5 gal. PN 10271-163. — P8
- This Is Not A Sherwin-Williams Product! — Forest Green - **HIGH-GLOSS*** — ***Rust-Oleum Brand Name Only.*** Hi-Performance Industrial Enamel Std - "450 VOC" use Rust-Oleum PN 1282402 (formerly 7638). — P9
- This Is Not A Sherwin-Williams Product! — Forest Green - **HIGH-GLOSS*** — ***Rust-Oleum Brand Name Only.*** Hi-Performance Industrial Enamel Low - "340 VOC" use Rust-Oleum PN 3438402*. — P9
- This Is Not A Sherwin-Williams Product! — Forest Green - **HIGH-GLOSS*** — ***Rust-Oleum Brand Name Only.*** Hi-Performance Industrial Enamel Low - "250 VOC" use Rust-Oleum PN 215954*. — P9
- Black - **HIGH-GLOSS** — Sher-Cryl High Performance Acrylic Brand. Std. SW Factory color. 1 gal. PN STGXX35-02791 - 5 gal. PN - 00000-000 — P10

U-HAUL® STANDARD COLORS

Sierra Sunset - **HIGH-GLOSS** — P6
"AUTOMOTIVE" - 5A39789CUH.
MUST BE PURCHASED THROUGH UHI PURCHASING.

THIS PAINT IS AN "AUTOMOTIVE" PAINT AND CAN ONLY BE PURCHASED THROUGH UHI PURCHASING AND PICKED UP LOCALLY FROM A SHERWIN-WILLIAMS "AUTOMOTIVE" PAINT STORE - NOT FROM A COMMERCIAL PAINT STORE.

CONTACT UHI PURCHASING IF YOU HAVE ANY QUESTIONS ON OBTAINING THIS PAINT.

DO NOT SUBSTITUTE WITH THE SHER-CRYL PAINT LINE!!!

SPECIAL NOTE FROM JANET ON Sierra Sunset ACRYLIC ENAMEL:
Mix # - 35-39789 • Hardner/Catalyst # - v6v241 • Retarder # - R7K6252
Mix Ratio: For every - 32 ounces of Paint - Add - 4 ounce of v6v241 Hardener Then add - 3/4 teaspoon Retarder ***(yes that is 3/4 teaspoon of Retarder)*** U-Haul special pricing that covers the entire United States. As of 2006, the Orange should be $58.94 per gallon, the Hardener should be $24.33 per pint and Retarder should be $38.61 per gallon (which will last a lifetime so see if you can get a local store to pour you off some for small paint qtys.) For any questions please call: Janet Jackson at 480-835-0971.

To enlarge print from 8-1/2" x 11" to 11" x 17" - Set printing page set up to approximately 130%.

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ATTACHMENT 7

CUSTOM HITCHES · BOXES
2340
U-HAUL
RENT ME!

ATTACHMENT 9

U-HAUL

Custom Hitches Installed

Custom Hitches Installed
AFTER
HOURS
KEY
DROP OFF
U-HAUL
U-HAUL