

Staff Summary Report



Development Review Commission: 10/26/10

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Development Plan Review and for DEALERSHIP AT TEMPE AUTOPLEX located at 8060 S. Autoplex Loop.

DOCUMENT NAME: DRCr_DealershipAutoplex _102610

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request by **DEALERSHIP AT TEMPE AUTOPLEX (PL100203)** (Eclipse Properties 2, LLC, owner and Robert Brown Architects/Brad Kaczmarek, applicant) for a 6727 sf. building addition to the dealership service area on a +/- 4.07 net acre site located at 8060 South Autoplex Loop in the GID, General Industrial District and the Southwest Overlay District. The request includes the following:

DPR10179 – Development Plan Review including site plan, building elevations and landscape plan.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

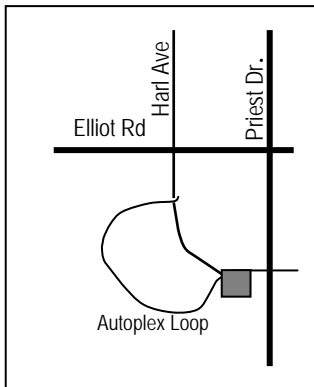
REVIEWED BY: Lisa Collins, Community Development Department Deputy Director/Planning (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval

ADDITIONAL INFO:	Gross/Net site area	4.07 net acres
	Total Building area	30,295 s.f. (23,568 s.f existing, 6737 addition)
	Lot Coverage	no standard
	Building setbacks	159' front, 92'-6" side, 43' side, street side, 156' rear
	Vehicle Parking	285 provided (105 required by ordinance)



This request is for approval of building elevations and a site plan for a Dealership at Tempe Autoplex for a 6737 s.f. building addition for a service area expansion.

PAGES:

1. List of Attachments
2. Comments; Reason for Approval;
3. Conditions of Approval; Code Requirements: History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site plan
5. Floor Plan
6. Elevation
7. Color Elevation

COMMENTS:

This site is located in the Tempe Autoplex located south of Elliot Road and west of Priest Drive. This request includes a Development Plan Review for a single story 22'8" tall; 6727 s.f. building area addition for a service area expansion.

PROJECT ANALYSIS

The proposed project conforms to the General Plan Land Use Commercial designation and the Zoning and Development Code GID, General Industrial District standards. The Development Plan Review is required for a building addition. An expansion greater than 5000 s.f. in building area requires the application to be reviewed by the Development Review Commission in a public meeting.

DEVELOPMENT PLAN REVIEW**Site Plan**

The site plan for this project is fully developed; the addition will occur in an existing vehicle storage area behind the dealership.

Building Elevations

The building materials for the addition include stucco over masonry construction; painted to match the existing stucco exterior on remainder of building. All roof-mounted mechanical equipment will be screened by a parapet. An outdoor oil/waste enclosure will be screened with a split-face masonry wall with a metal roof.

Landscape Plan

The site was fully landscaped with the approval of the original landscape plan. This expansion does not encroach into existing landscape areas.

Based on the approval criteria for Development Plan Reviews located in Section 6-306 D the project achieves the following:

1. Placement, form, and articulation of buildings and structures do not modify the streetscape; the addition is to the rear of the site away from the street frontage.
2. Building design and orientation, including overhangs at entryways and tinted windows mitigate heat gain within the building, for energy conservation and human comfort;
3. Materials are provide a level of quality and 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 defined base and top, featuring an enhanced pedestrian experience at and near entrances and a walkway connecting to the street front and adjacent buildings;
6. Building facades provide architectural detail while responding to varying climatic and contextual conditions;
7. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation with large trucks;
8. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;
9. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the buildings or site on which they are located; and
10. 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 and the above analysis, staff recommends approval of the Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.
2. The project meets the development standards required under the Zoning and Development Code.
3. The project meets the approval criteria for a Development Plan Review.

DPR10179

CONDITIONS OF APPROVAL

1. Your drawings must be submitted to the Development Services Building Safety Division for building permit by October 26, 2011 or Development Plan approval will expire.

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.

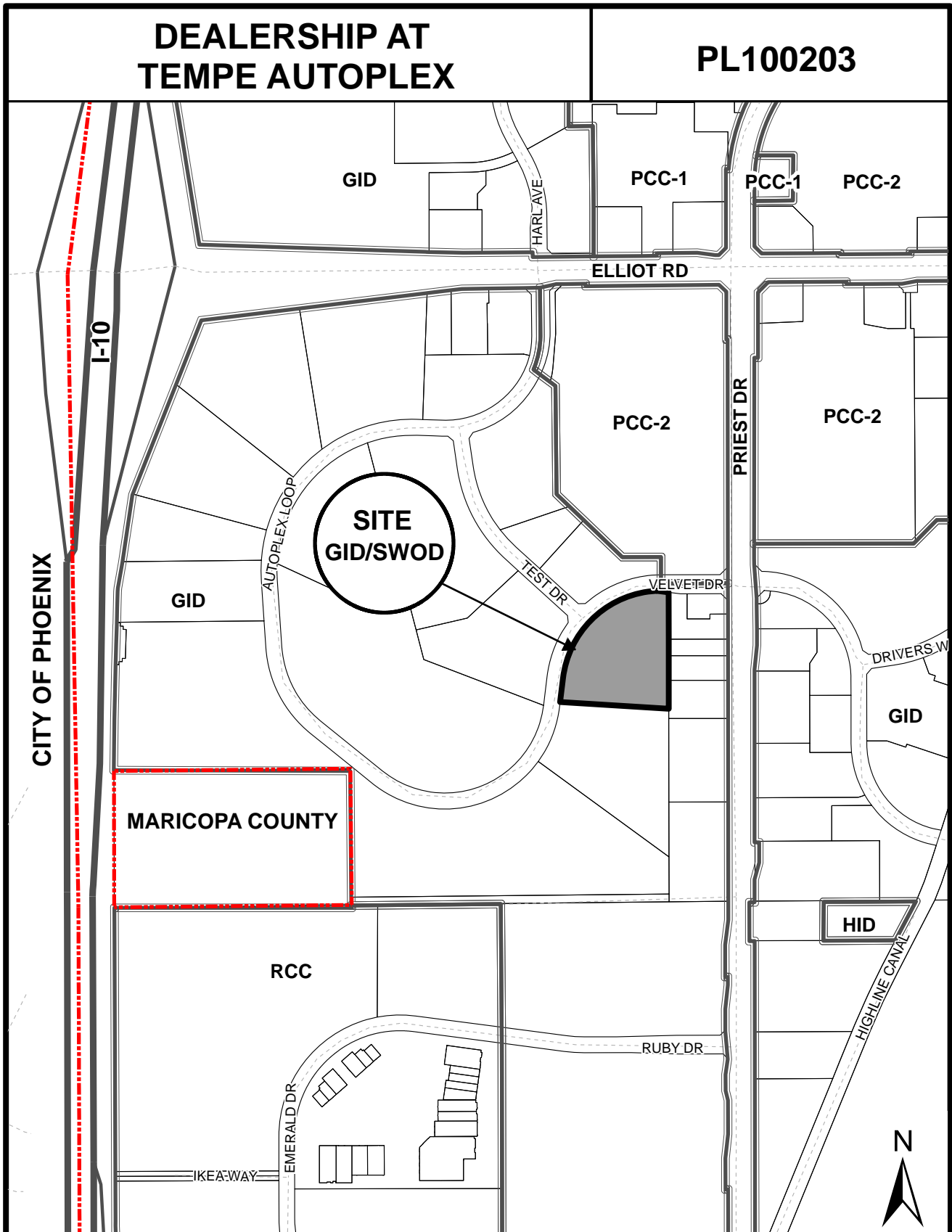
- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.

HISTORY & FACTS:

October 02, 1997	The Design Review Board approved building elevations, site plan and landscape plan for an auto dealership.
June 27, 2002.	The Development Services Department Design Review Board Staff has approved your request for a 474 square foot Sales Manager addition onto the northwest corner of the existing vehicle showroom.

ZONING AND DEVELOPMENT CODE REFERENCE:

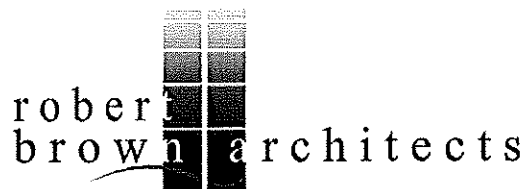
Section 6-306, Development Plan Review



Location Map



DEALERSHIP AT TEMPE AUTOPLEX (PL100203)



549 south 48th street

September 23, 2010

suite 108

City of Tempe
Development Services Planning
31 East Fifth Street
Tempe, AZ 85280

tempe, arizona

LETTER OF EXPLANATION

85281

The automotive dealership at 8060 S. Autoplex Loop is looking to renovate it's existing building to keep it up to speed with the other dealers within the Autoplex. To do this, we plan construct a 6,727 sq. ft masonry addition to the southeast end of the service department. The addition will enclose the existing and new service bays as well as a tech breakroom. We also plan to improve the interior customer areas allowing a more inviting and functional facility.

p 480.377.2222

f 480.377.2230

The design of the building addition will match the existing building's facades, not only in materials, but scale and aesthetics. The addition to the service department is hidden from street view and the public minimizing the impact to the Autoplex and surrounding commercial parcels.

Accessibility to and within the renovated facility will meet the federal ADA guidelines, as well as provide safe, clear and well-lit circulation, consistent with the existing building. Vehicular circulation will conform to the City's standards as well.

As we are replacing a hard asphalt parking lot with a new structure, the affects on drainage are minimal. We plan to divert the roof top water along the same paths as the surface run-off is existing.

Sincerely,
Robert Brown Architects

Brad Kaczmarek, AIA

LEGAL DESCRIPTION
THAT PART OF LOT 10, 11 & 24, AUTOPLEX,
ACCORDING TO BOOK 332 OF MAPS, PAGE
46, BEING SITUATED IN THE NORTHEAST
QUARTER OF SECTION 17, TOWNSHIP 1
SOUTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

DESCRIPTION OF WORK
RENOVATE AN EXISTING AUTO DEALERSHIP, INCLUDING AN ADDITION OF A 6,727 S.F. STRUCTURE TO THE SOUTHEAST END OF THE EXISTING BUILDING FOR EXPANSION OF THE SERVICE DEPARTMENT



PROJECT DATA

BUILDING CODE:	2006 IBC W/ AMENDMENTS
MECHANICAL CODE:	2006 IMC W/ AMENDMENTS
PLUMBING CODE:	2006 IPC W/ AMENDMENTS
ELECTRICAL CODE:	2008 NEC W/ AMENDMENTS
FIRE CODE:	2006 IFC W/ AMENDMENTS
ENERGY CODE:	2006 IECC W/ AMENDMENTS

PROJECT ADDRESS: 8060 S. AUTOPLEX LOOP
ASSESSORS PARCEL NUMBER: 301-54-057
ZONING DISTRICT: GID W/ SOUTHWEST TEMPE OVERLAY

EXISTING SITE AREA: GROSS: +/-202,070 SQ.FT./4.64 ACRES
EXISTING NET AREA: 177,119 SQ.FT./4.07 ACRES

COLLIDING VESSEL, NOT TO EXCEED 100' BUILDING HEIGHT, ALLOWED: 60'-0" PROVIDED: 29'-4" (EXISTING)

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK NAME	ACCOUNT TYPE	INITIALS
	LOT COVERAGE ALLOWED					
	NO STANDARD					

GROSS BUILDING AREA	1ST FLOOR EXISTING	22,227 S.F.
GROSS BUILDING AREA	1ST FLOOR NEW ADD.	6,727 S.F.

E **F** **G** **H** **I** **J** **K** **L** **M** **N** **O** **P** **Q** **R** **S** **T** **U** **V** **W** **X** **Y** **Z**

Tyler

REQUIREMENTS	101 SPACES
REQUIREMENTS	

PROVIDED:	281 SPACES
REGULAR:	

TOTAL:	285 SPACES
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LANDSCAPING
REQUIRED

PERCENT OF LANDSCAPING: 10%

**bro wn | a r c h i t e c t s**

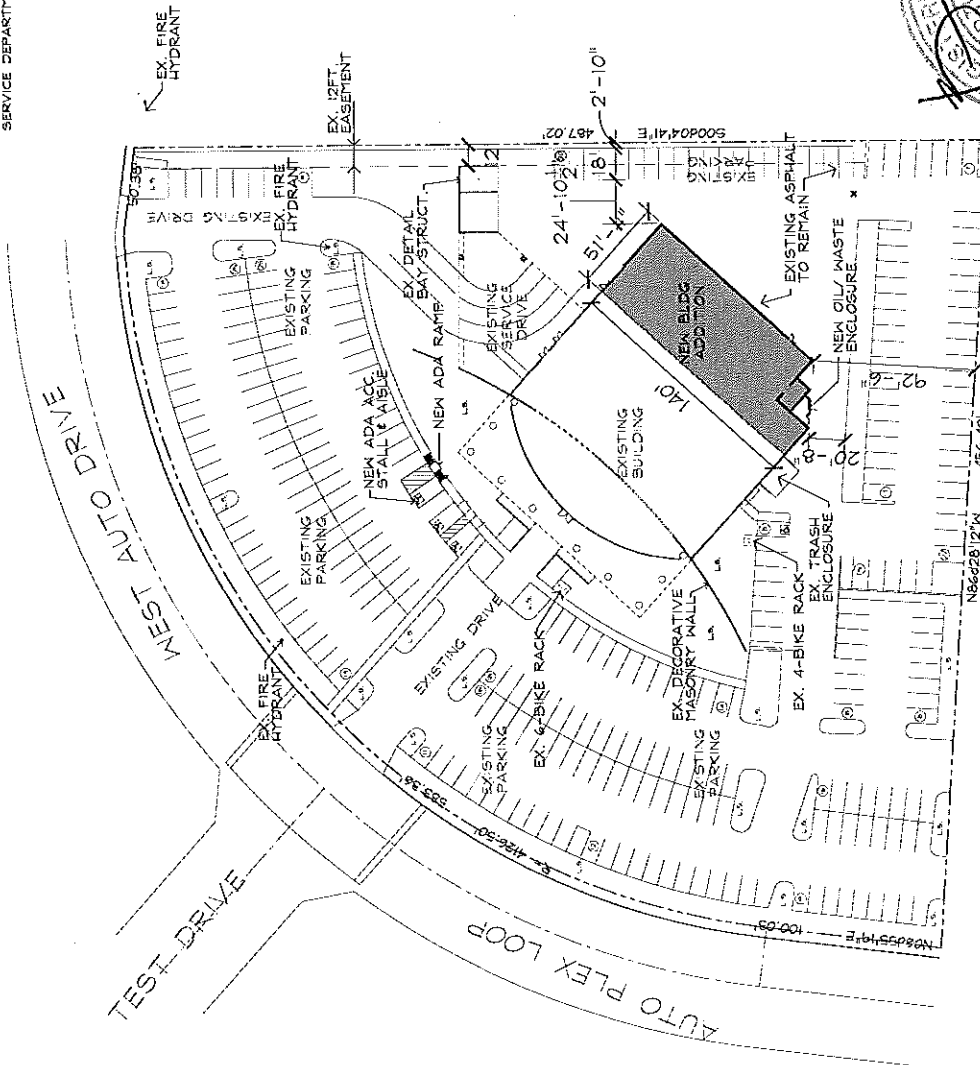
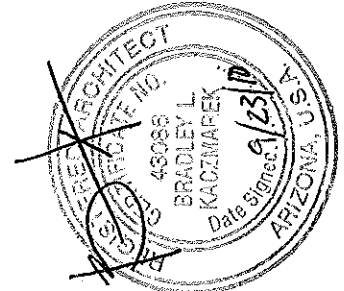
549 south 48th street - suite 100

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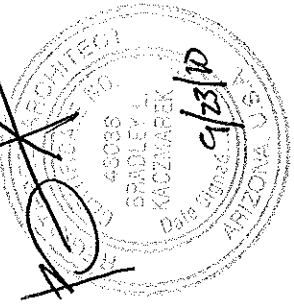
DEALERSHIP IMPROVEMENTS AT 8060 S. AUTOPLEX 8060 S. AUTOPLEX LOOP TEMPE, ARIZONA

PROJECT NUMBER: 10025
DATE: SEPT. 22, 2010



SCALE: 1/8" = 1'-0"

CONCEPTUAL FLOOR PLAN

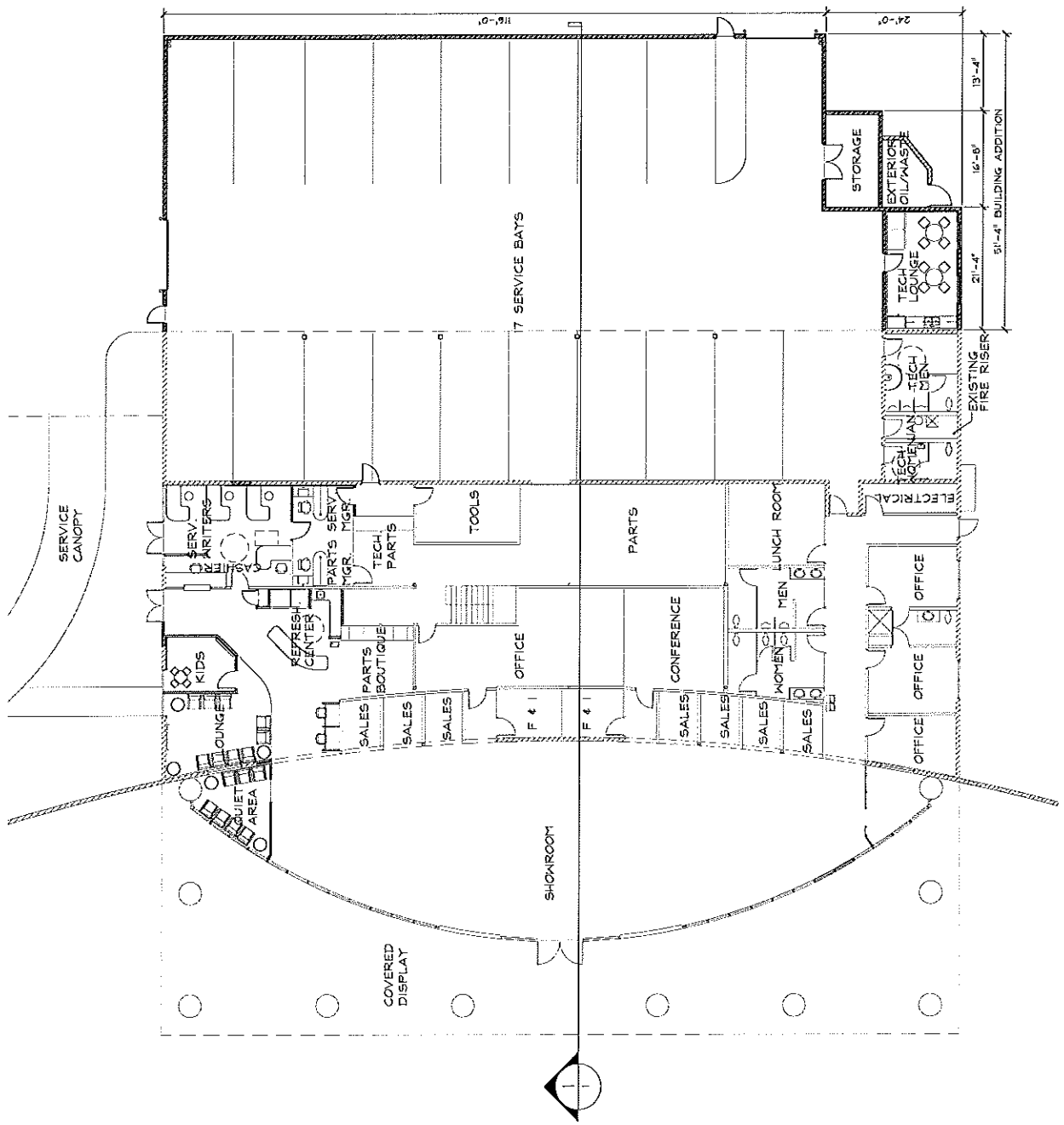


Expires: 9/23/11

robert brown architects

549 south 48th street - suite 108
tempe - arizona - 85281
p.480.377.2222 f.480.377.2230

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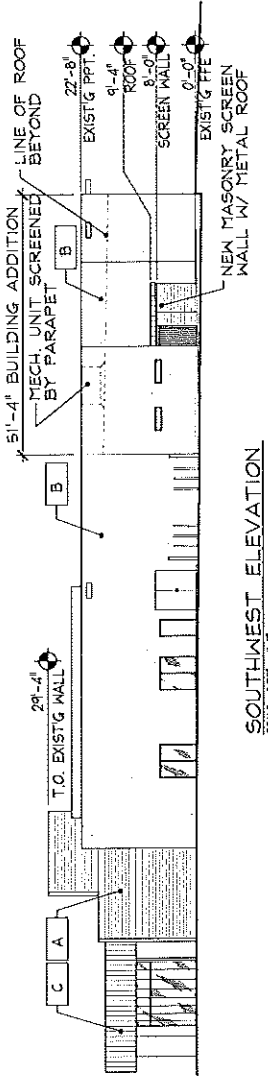


DEALERSHIP IMPROVEMENTS AT 8060 S. AUTOPLEX 8060 S. AUTOPLEX LOOP TEMPE, ARIZONA

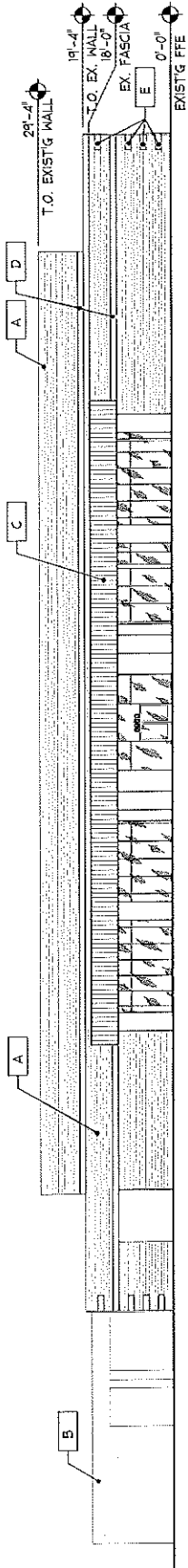
PROJECT NUMBER: 10025
DATE: SEPT. 22, 2010

0' 10' 20' 40'
SCALE: 3/32" = 1'-0"

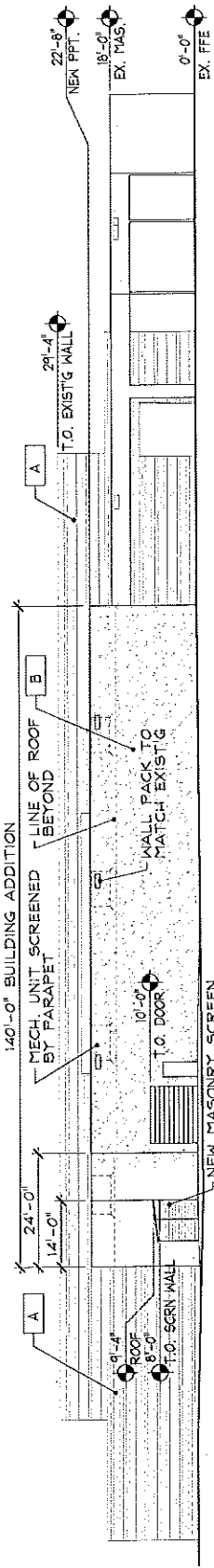
CONCEPTUAL ELEVATIONS



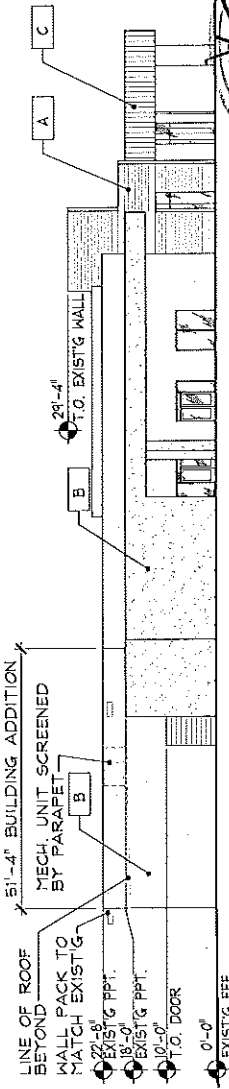
SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"

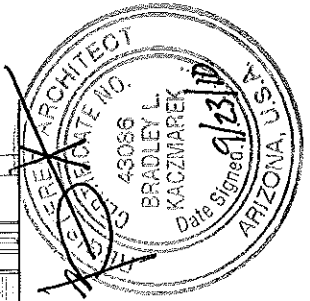


NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 3/32" = 1'-0"

COLOR / FINISH SCHEDULE		
EXTERIOR		
MARK	LOCATION(S)	FINISH / COLOR
A	EXISTING SPLIT-FACE MASONRY WALL	MFR. COLOR: YAVAPAI STANDARD
B	STUCCO OVER C.M.U.	MFR. COLOR: SNOW DRIFT WHITE
C	EXISTING METAL FASCIA PANEL	COLOR: WINTER WHITE
D	EXISTING SPLIT-FACE ACCENT	MFR. COLOR: YAVAPAI LIGHT AZTEC
E	EXISTING SPLIT-FACE ACCENT	MFR. COLOR: YAVAPAI CHARCOAL



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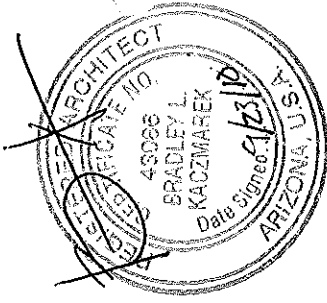
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DEALERSHIP IMPROVEMENTS AT 8060 S. AUTOPLEX 8060 S. AUTOPLEX LOOP TEMPE, ARIZONA

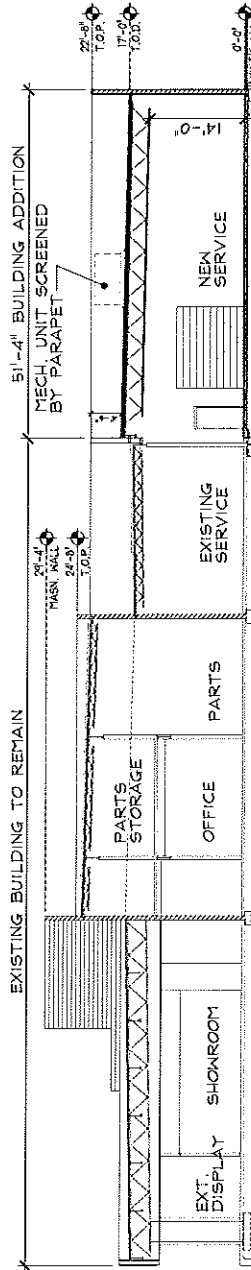
PROJECT NUMBER: 10025
DATE: SEPT. 22, 2010

0' 8' 16' 32'
SCALE: 1/8" = 1'-0"

CONCEPTUAL SECTION



Expires: 9/30/11



1 EAST-WEST BUILDING SECTION



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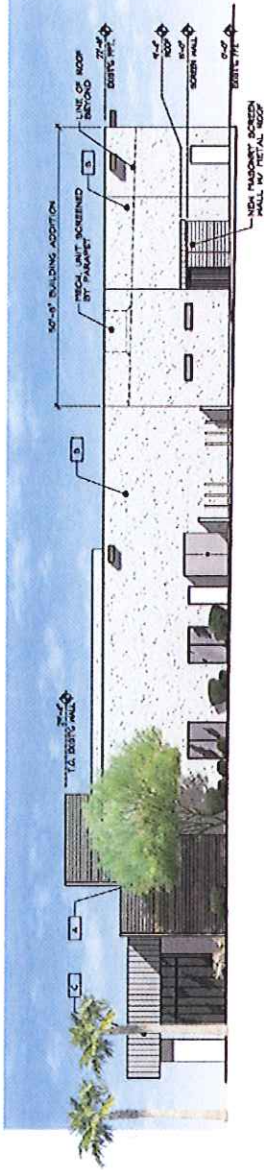
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DEALERSHIP IMPROVEMENTS AT 8060 S. AUTOPLEX

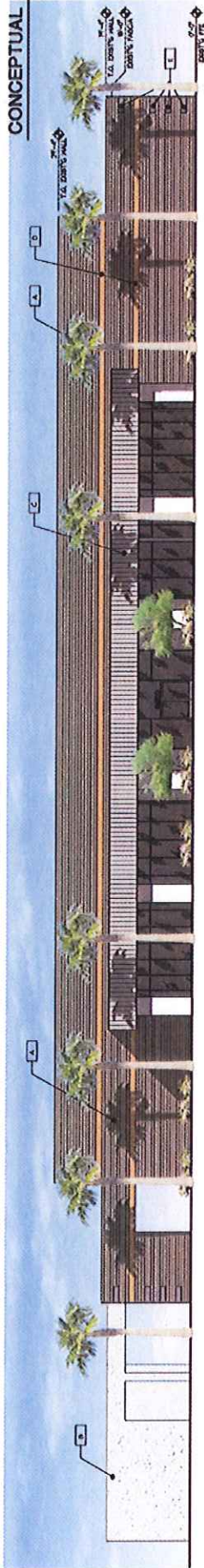
8060 S. AUTOPLEX LOOP
TEMPE, ARIZONA
PROJECT NUMBER: 00025
DATE: SEPT. 22, 2010

SCALE: 3/8" = 1'-0"
40'

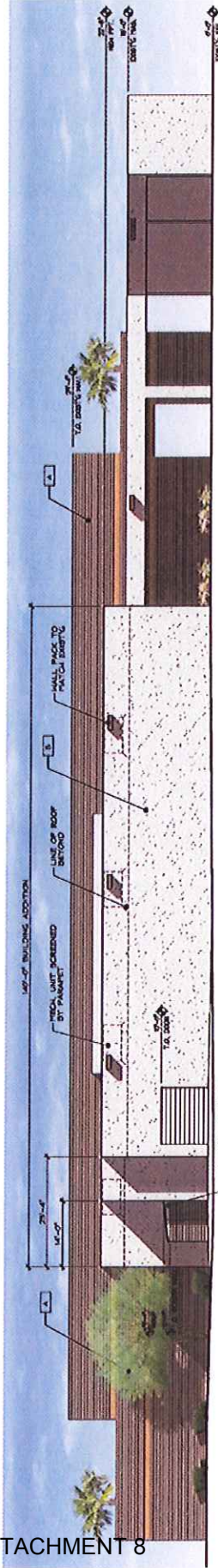
CONCEPTUAL ELEVATIONS



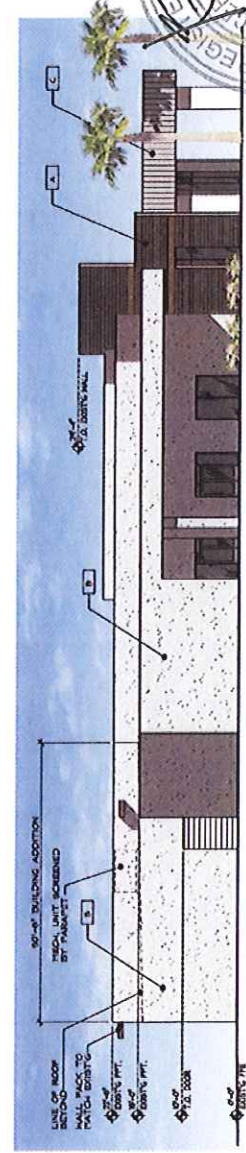
SOUTHWEST ELEVATION
SCALE: 3/8" = 1'-0"



NORTHWEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



NORTHEAST ELEVATION
SCALE: 3/8" = 1'-0"

COLOR / FINISH SCHEDULE

EXTERIOR		MARK	LOCATION(S)	FINISH / COLOR
1	EXISTING BRUT-FAÇE MASONRY WALL	A	EXISTING BRUT-FAÇE MASONRY WALL	TRAVERTINE
2	EXISTING BRUT-FAÇE MASONRY WALL	B	EXISTING BRUT-FAÇE MASONRY WALL	TRAVERTINE
3	EXISTING BRUT-FAÇE MASONRY WALL	C	EXISTING BRUT-FAÇE MASONRY WALL	TRAVERTINE
4	EXISTING BRUT-FAÇE MASONRY WALL	D	EXISTING BRUT-FAÇE MASONRY WALL	TRAVERTINE
5	EXISTING BRUT-FAÇE MASONRY WALL	E	EXISTING BRUT-FAÇE MASONRY WALL	TRAVERTINE

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