

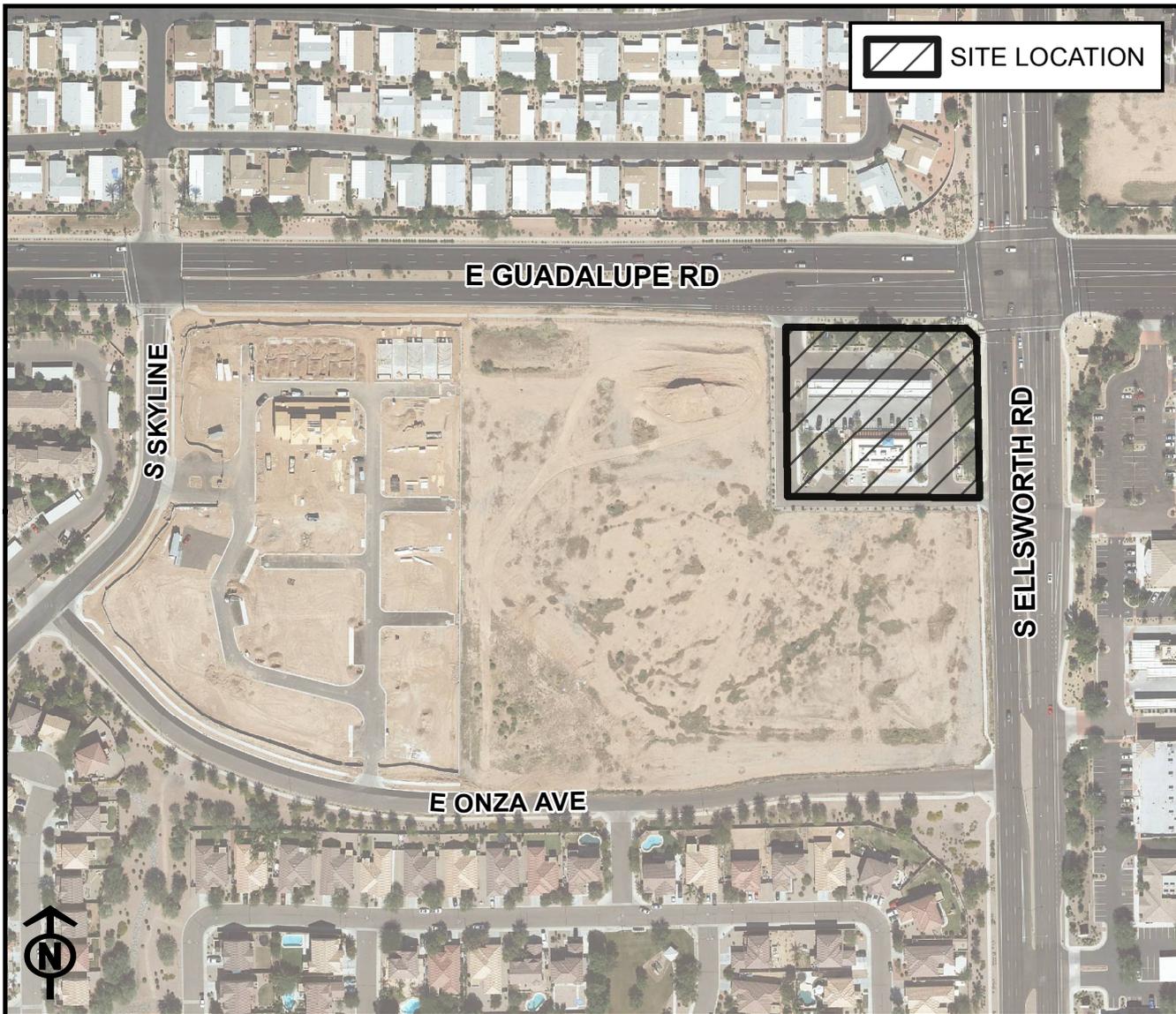
Z14-046

Z14-046

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Z14-046



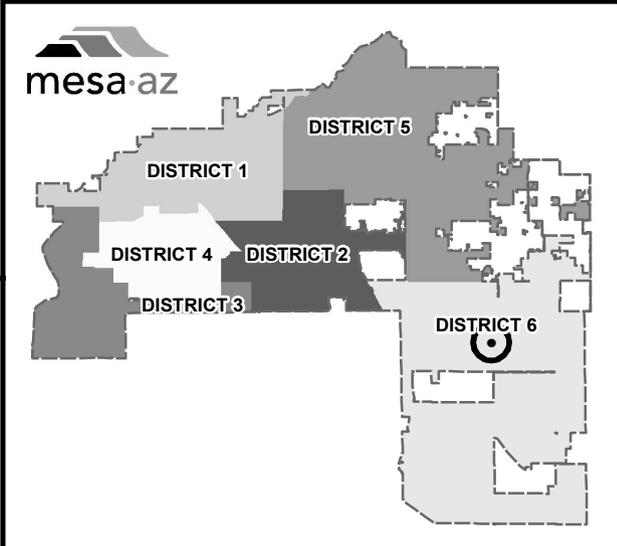
 SITE LOCATION

E GUADALUPE RD

S SKYLINE

S ELLSWORTH RD

E ONZA AVE




mesa-az

PLANNING AND ZONING VICINITY MAP

CASE:
Z14-046

PROJECT:
AUGUSTA RANCH PROFESSIONAL

ADDRESS:
9151 EAST GUADALUPE ROAD

REQUEST:
SITE PLAN MODIFICATION AND SPECIAL USE PERMIT FOR A CARWASH. THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A CARWASH IN ASSOCIATION WITH AN EXISTING GAS STATION. (PLN2014-00419)



Planning and Zoning Board

Case Information

CASE NUMBER: Z14-046 (PLN2014-00419)
LOCATION/ADDRESS: 9151 East Guadalupe Road
GENERAL VICINITY: Located at the southwest corner of Ellsworth Road and Guadalupe Road.
REQUEST: Site Plan Modification and Special Use Permit for a carwash in LC PAD zoning district.
PURPOSE: This request will allow the development of a carwash in association with an existing gas station.
COUNCIL DISTRICT: District 6.
OWNER: CST Arizona Stations, Inc.
APPLICANT: Brandon Gagle, PM Design Group
STAFF PLANNER: Wahid Alam, AICP Planner II

SITE DATA

PARCEL NUMBER(S): 304-03-015T
PARCEL SIZE: (1.6± acres).
EXISTING ZONING: LC PAD.
GENERAL PLAN DESIGNATION: Neighborhood Commercial, NC.
CURRENT LAND USE: Existing convenience store parking and landscape area.

SITE CONTEXT

NORTH: (across Guadalupe Road) Multiple-family Residential – zoned RM-4
EAST: (across Ellsworth Road) Retail Commercial – zoned LC PAD
SOUTH: Vacant – zoned LC PAD approved for shopping center, then (further south) existing Residential development – zoned RS-6 PAD
WEST: Vacant – zoned LC PAD approved for shopping center, then (further west) vacant rezoned for town-homes – RM-2 BIZ-PAD (Z05-05)

ZONING HISTORY/RELATED CASES:

February 22, 1990: Annexation from County to City of Mesa (Ord. #2482)
April 2, 1990: Rezoning from County Rural-43, Rural-43 MHR and C-2 to City AG, SR & C-2 on recently annexed land (Z90-09)
November 6, 2000: Rezoned to R1-6 PAD, R-2, R-3 and C-2 DMP, and Preliminary Plat for Arizona Skyline a 130-acre residential and commercial development at the SWC of Ellsworth and Guadalupe (Z00-55; Ordinance # 3825)
September 19, 2005: Site Plan approval for a convenience store with fuel canopy in C-2 at the SWC Guadalupe and Ellsworth Road. (Z05-082; Ordinance# 4462)

STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD DECISION: Approval with conditions. Denial
PROP 207 WAIVER: Signed Not Signed

PROJECT DESCRIPTION/REQUEST

This request is for: 1) a Site Plan Review; and 2) a Special Use Permit to allow the development of a drive-thru carwash on a 1.6 acres site with an existing convenience store with a fuel canopy. The proposed site plan consists of a 1,064 square foot building with a drive-thru carwash facility just west of the existing C-store. The proposed building height is 14'-10". The required parking for the C-store and carwash is 12 spaces (3,358+1064=4,422 sq.ft. /375), the site plan shows 22 provided parking spaces. The current site plan provides 25 parking spaces; the proposed carwash addition will eliminate 3 of the existing spaces. The zoning code requires the approval of Special Use Permit for a carwash in the LC zoning district.

DEVELOPMENT STANDARDS

The proposed site plan conforms to the development standards of the Zoning Ordinance with regards to setbacks, parking, landscaping, and foundation base. The applicant is not requesting any deviations from the allowed development standards.

NEIGHBORHOOD PARTICIPATION

The applicant has submitted a Citizen Participation Plan, which included mailing written notifications to all

- Registered neighborhood associations within one mile of the parcel site.
- Homeowner Associations within one-half mile of the parcel site.
- Interested Neighbors – focused on 1,000 feet from parcel site.

The outreach effort by the applicant meets the citizen participation process requirement. Staff appreciates the effort by the applicant to inform the neighborhood about the project. Staff has not received any inquiry regarding the project from the surrounding neighborhood as of the time of writing this staff report.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Neighborhood Commercial, NC. This designation identifies retail and service oriented businesses that serve the surrounding residential trade area within a ½- to 1-mile radius. Typical users include, but are not limited to, grocery store anchored shopping centers, drug stores, fast food chains, convenience/gas stations, and restaurants/cafes. Other compatible uses include small-scale administrative/professional offices including medical services, finance, insurance, and real estate. Hyperstore or Big Box retail uses are not permitted in Neighborhood Commercial designated areas. Neighborhood Commercial areas are located on, and with direct access to arterial streets. Neighborhood Commercial designated areas are typically a maximum of 10 acres.

The following Mesa 2025 General Plan Goals, Objectives, and Policies are supportive of the proposed land use:

Goal LU-1: *Develop a land use pattern throughout the City that creates orderly municipal growth, achieves compatibility with surrounding communities, and is consistent with other plans and programs of the City.*

Objective LU-1.1: *Create the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics.*

Policy LU-1.1a: *Continue to evaluate the appropriate mix of land uses to achieve the desired mix of residential, employment, and public uses.*

Goal LU-4: *Provide for an adequate supply of commercial acreage and space that provides increasing levels of annual sales tax to the City.*

Objective LU-4.2: *Encourage the development of commercial type uses that support a fiscally sound community.*

This proposal is in conformance with the General Plan.

STAFF ANALYSIS

SUMMARY:

This request is for the development of a carwash in association with an existing gas station. The current development on the site meets the landscaping and parking requirements for the existing convenience store.

The proposed site plan and building design are compatible with the existing convenience store. The proposed design of the car wash incorporates the unique architectural elements of the existing convenience store. In order to distinguish the entry and the exit locations of the carwash traffic from the regular convenience store traffic the applicant has incorporated enhanced ground surface material into the site design.

Staff appreciates the architectural design elements proposed for the carwash as they blend well with the existing store on site. An application for Administrative Design Review was submitted on September 23, 2014 in conjunction with this proposal.

The Zoning Ordinance allows the Planning & Zoning Board to consider the SUP in conjunction with Site Plan Review as per Section 11-66-2-C-2.

SPECIAL USE PERMIT FINDINGS:

1. A Special Use Permit (SUP) is required for the carwash within the City of Mesa. This SUP would allow the addition of a drive-thru carwash to an existing C-store with a fuel canopy.
2. The proposed carwash will only be accessed from the existing site, which is currently served by Guadalupe and Ellsworth Roads. This will not include any additional driveways.
3. The existing C-store with fuel canopy has unique architectural elements such as trellis work along north and south elevation, which also provides shade along the front and rear of the C-store. The proposed carwash is well blended with the existing facility both in terms of site integration and building design with enhanced ground surface treatment. The applicant has successfully designed the carwash addition such that the existing circulation pattern, parking, and foundation base more or less remain uninterrupted. The proposed addition will be incorporated in such a way that, when completed, will be very hard to distinguished it from the existing facility.
4. The car wash will provide a service to the residents living in the area and the current customers of the C-store facility.
5. Approval of this project will advance the goals and objectives of, and is consistent with, the policies of the General Plan.

SPECIAL USE PERMIT REQUEST:

A carwash is proposed for the southwest corner of this existing convenience store. The Zoning Ordinance requires a Special Use Permit based on the following standards, as presented in the table below:

Ord.	Requirement	Meets	Staff recommends:
11-31-7 A	Location must have arterial street frontage	Yes	
11-31-7 B	Setbacks: minimum 20' from residential	Yes	
11-31-7 C	Drive-up Aisles & Queuing: <ul style="list-style-type: none"> • Minimum 11' wide • Must be screened (for headlight glare) • 4 vehicle stacking per automatic wash bay 	Yes	
11-31-7 D	Landscaping: min. 10% of site (in addition to required planting.)	Yes	
11-31-7 E	Litter: One permanent, non-combustible trash can per bay.	Yes	
11-31-7 F	Noise: <ul style="list-style-type: none"> • Sound-attenuating measures incorporated into building. • Sound level readings \leq 55 dB at property lines • Mech. equipment for central vac. to be enclosed. 	Appears to meet.	Condition #6
11-31-7 G	Additional SUP Requirements: <ul style="list-style-type: none"> • Max. (2) auto facilities 600' from arterial intersection • Complies with LC development standards • Complies with General Plan & PAD • Site design mitigates impacts on adjacent uses • Plan of Operation has been submitted • Good Neighbor Policy has been submitted 	Appears to meet.	Condition #7

CONCLUSION:

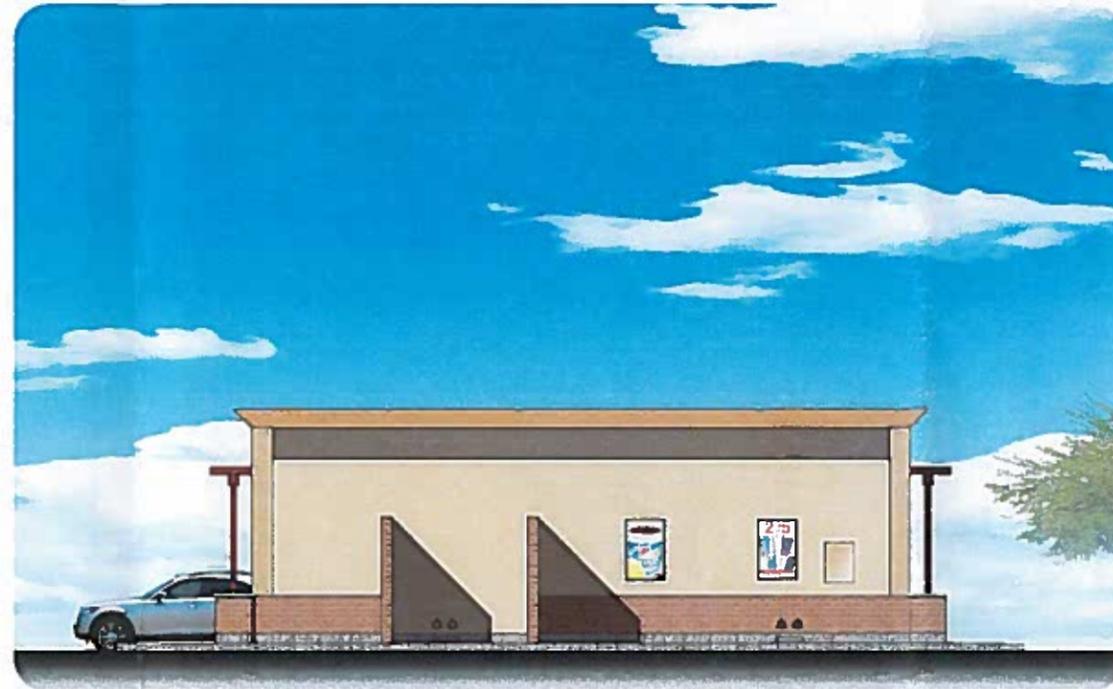
Staff recommends approval of the site plan modification along with Special Use Permit for the proposed carwash with the following stipulations:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan submitted except modified by the following conditions.
2. Compliance with all requirements of Administrative Design Review approval to include architectural compatibility with the existing convenience store.
3. Compliance with all City development codes and regulations.
4. Compliance with the Preliminary Development Impact Summary from Plan Review Team.
5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
6. **The sound level at the property line of the carwash shall not exceed 55 dB.**
7. **The carwash shall maintain a “Plan of Operation” and a “Good Neighbor Policy” per Ch. 11-31-7 G of the Zoning Ordinance.**



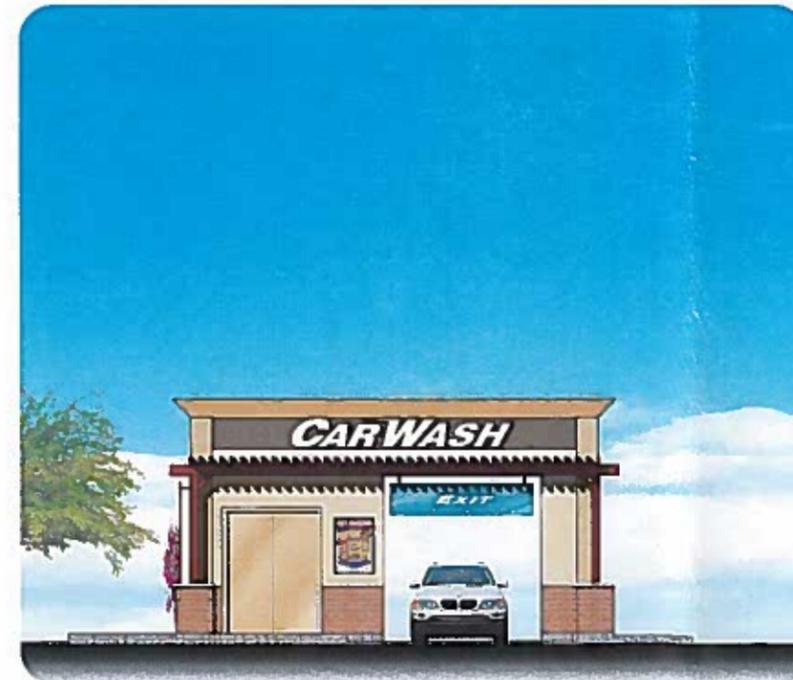
Entry Elevation



Left Side Elevation



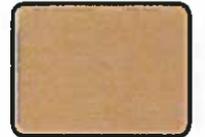
Right Side Elevation



Exit Elevation

Verify all colors to match existing c-store

Color Legend:



Sherwin Williams SW6116
"Tatami Tan"



Sherwin Williams SW6122
"Camelback"



Sherwin Williams SW6120
"Believable Buff"



Sherwin Williams SW7026
"Griffen"



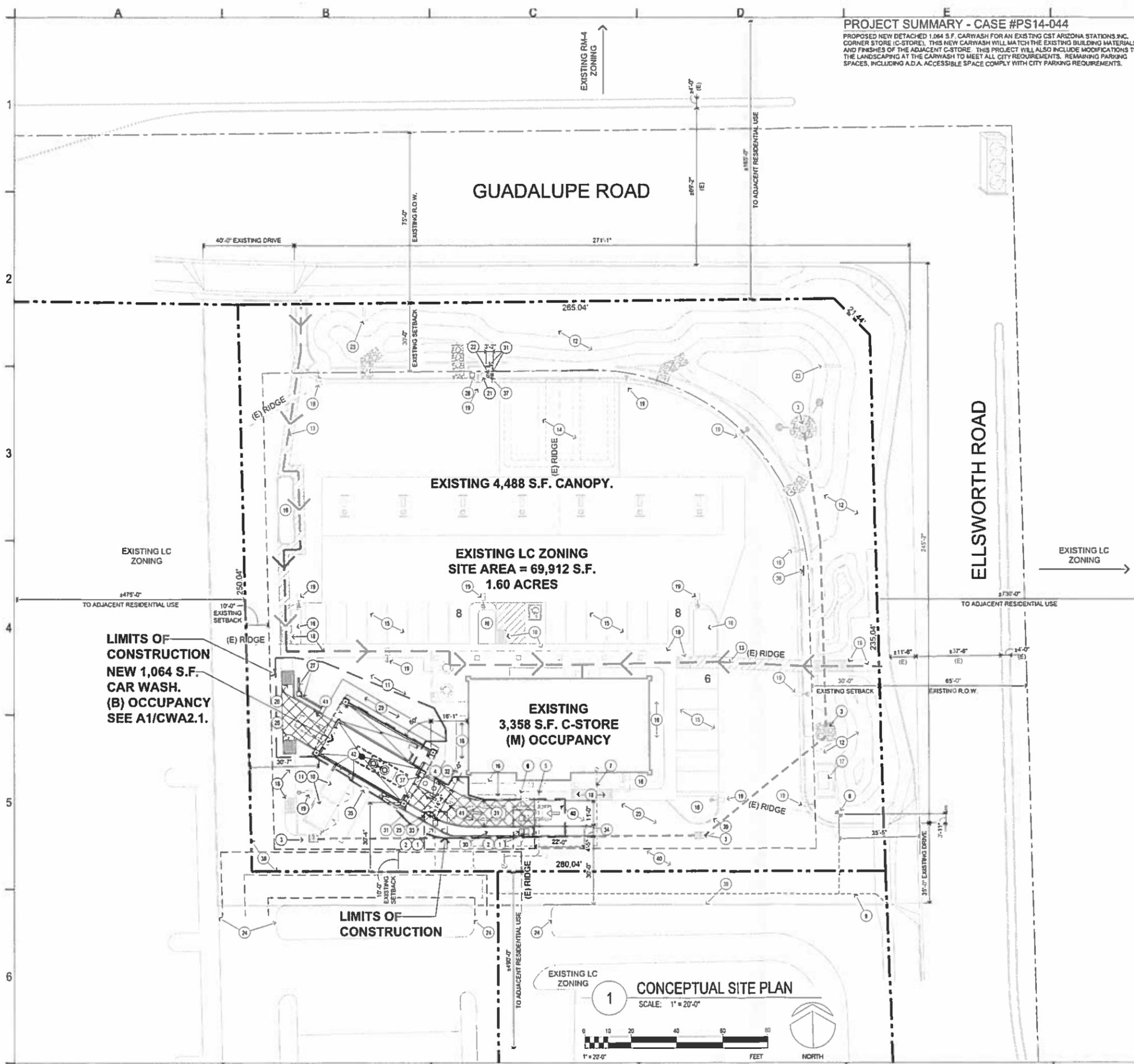
Split Face CMU
Superlite "Sedona Red"

PROJECT SUMMARY - CASE #PS14-044

PROPOSED NEW DETACHED 1,064 S.F. CARWASH FOR AN EXISTING CST ARIZONA STATIONS INC. CORNER STORE (C-STORE). THIS NEW CARWASH WILL MATCH THE EXISTING BUILDING MATERIALS AND FINISHES OF THE ADJACENT C-STORE. THIS PROJECT WILL ALSO INCLUDE MODIFICATIONS TO THE LANDSCAPING AT THE CARWASH TO MEET ALL CITY REQUIREMENTS. REMAINING PARKING SPACES, INCLUDING A.D.A. ACCESSIBLE SPACE COMPLY WITH CITY PARKING REQUIREMENTS.

KEYED NOTES

- EXISTING DOMESTIC WATER METER BOX TO BE RELOCATED TO NEW LANDSCAPE ISLAND WITHIN EXISTING 10' P.U.E. EASEMENT.
- EXISTING DOMESTIC AND LANDSCAPE WATER METER BOX TO BE RELOCATED TO NEW LANDSCAPE ISLAND WITHIN EXISTING 10' P.U.E. EASEMENT.
- EXISTING CATCH BASIN AND 12" STORM DRAIN TO REMAIN.
- EXISTING 4" SEWER LINE TAP TO BE USED FOR NEW CAR WASH.
- EXISTING 6" SEWER LINE TO BUILDING TO REMAIN.
- EXISTING 6" DOMESTIC WATER LINE TO BUILDING TO REMAIN.
- EXISTING 4" FIRE LINE TO REMAIN.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING WATER LINE TO SITE.
- EXISTING TRASH ENCLOSURE TO REMAIN.
- EXISTING LANDSCAPE AREA TO BE MODIFIED AS REQUIRED.
- EXISTING LANDSCAPE AND RETENTION AREA TO REMAIN.
- EXISTING A.D.A. ACCESSIBLE ROUTE OF TRAVEL FROM PUBLIC R.O.W. TO EXISTING C-STORE.
- EXISTING UNDERGROUND FUEL TANKS.
- EXISTING PARKING TO REMAIN.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING TRANSFORMER TO REMAIN.
- EXISTING A.D.A. ACCESSIBLE RAMP AND SIDEWALK.
- EXISTING SITE LIGHT POLE TO REMAIN.
- EXISTING LOADING AREA TO REMAIN.
- EXISTING AIR STATION AND PROTECTIVE BOLLARDS TO REMAIN.
- EXISTING EXTERIOR TRASH TO BE RELOCATED THIS LOCATION.
- EXISTING MONUMENT SIGN TO REMAIN.
- PROPOSED FUTURE CURB CUTS BY OTHERS.
- NEW LIGHT POLE.
- NEW A.D.A. ACCESSIBLE RAMP.
- NEW 3' HIGH SCREEN WALL.
- NEW VACUUM STATION WITH PROTECTIVE STEEL PIPE BOLLARDS.
- NEW 9" CONCRETE SIDEWALK.
- NEW LANDSCAPE ISLAND.
- NEW CONCRETE CURB.
- NEW SAND / OIL SEPARATOR FOR CAR WASH.
- NEW COIN BOX WITH BOLLARDS.
- NEW 4" PAINTED STRIPE.
- NEW ELECTRICAL CONDUIT TO CAR WASH FROM ELECTRICAL ROOM.
- NEW CARWASH DIRECTIONAL SIGN.
- NEW PROTECTIVE BOLLARD.
- EXISTING PROPERTY LINE.
- EXISTING CURBS TO REMAIN.
- EXISTING PAVEMENT TO REMAIN.
- NEW DECORATIVE STAMPED CONCRETE. SEE CIVIL DRAWINGS.
- PROVIDE 6" SPLIT FACE C.M.U. CLOSURE TO MATCH EXISTING TRASH ENCLOSURE WALL.



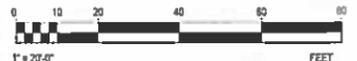
LIMITS OF CONSTRUCTION
NEW 1,064 S.F. CAR WASH.
(B) OCCUPANCY
SEE A1/CWA2.1.

LIMITS OF CONSTRUCTION

EXISTING LC ZONING
SITE AREA = 69,912 S.F.
1.60 ACRES

EXISTING 3,358 S.F. C-STORE (M) OCCUPANCY

CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"



PROJECT DATA

PROJECT NAME:	NEW CARWASH FOR EXISTING CST CORNER STORE #1659 9151 EAST GUADALUPE ROAD MESA, ARIZONA 85212
SITE DATA	
NET SITE AREA:	69,912 S.F. / 1.60 ACRES
GROSS SITE AREA:	111,952 S.F. / 2.57 ACRES
PARCEL #:	304-03-015T
EXISTING C-STORE FOOTPRINT:	3,358 S.F.
EXISTING CANOPY FOOTPRINT:	4,488 S.F.
PROPOSED CARWASH FOOTPRINT:	1,064 S.F.
NEW CARWASH OCCUPANCY CLASSIFICATION:	B
NEW CARWASH TYPE OF CONSTRUCTION:	VB
EXISTING ZONING:	LC - LIMITED COMMERCIAL
PARKING SPACES REQUIRED 1/375 S.F. PROVIDED PARKING SPACES:	9 STANDARD SPACES AND 1 A.D.A. ACCESSIBLE SPACE (21 STANDARD AND 1 A.D.A. ACCESSIBLE SPACES) 3 SPACES LOST FOR NEW CARWASH
SETBACKS:	
STREET (ELLSWORTH):	REQUIRED 30' MINIMUM
REAR (SOUTH):	10' MINIMUM
STREET (GUADALUPE):	30' MINIMUM
SIDE (WEST):	10' MINIMUM

VICINITY MAP



PROJECT
CST CORNER STORE #1659
9151 EAST GUADALUPE ROAD
MESA, ARIZONA 85212
CONCEPTUAL SITE PLAN
SHEET TITLE

PROJECT NO. CST14032D
 PRELIMINARY NOT FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION 09/18/14
 ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY
 ISSUED FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION

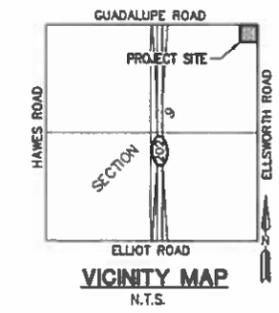
SHEET NO.

A1.1

4650-P.4 LH

CST CORNER STORE #1659 PRELIMINARY GRADING & DRAINAGE PLAN

MESA, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



REV:

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGE
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CST CORNER STORE #1659
9151 EAST GUADALUPE ROAD
MESA, ARIZONA

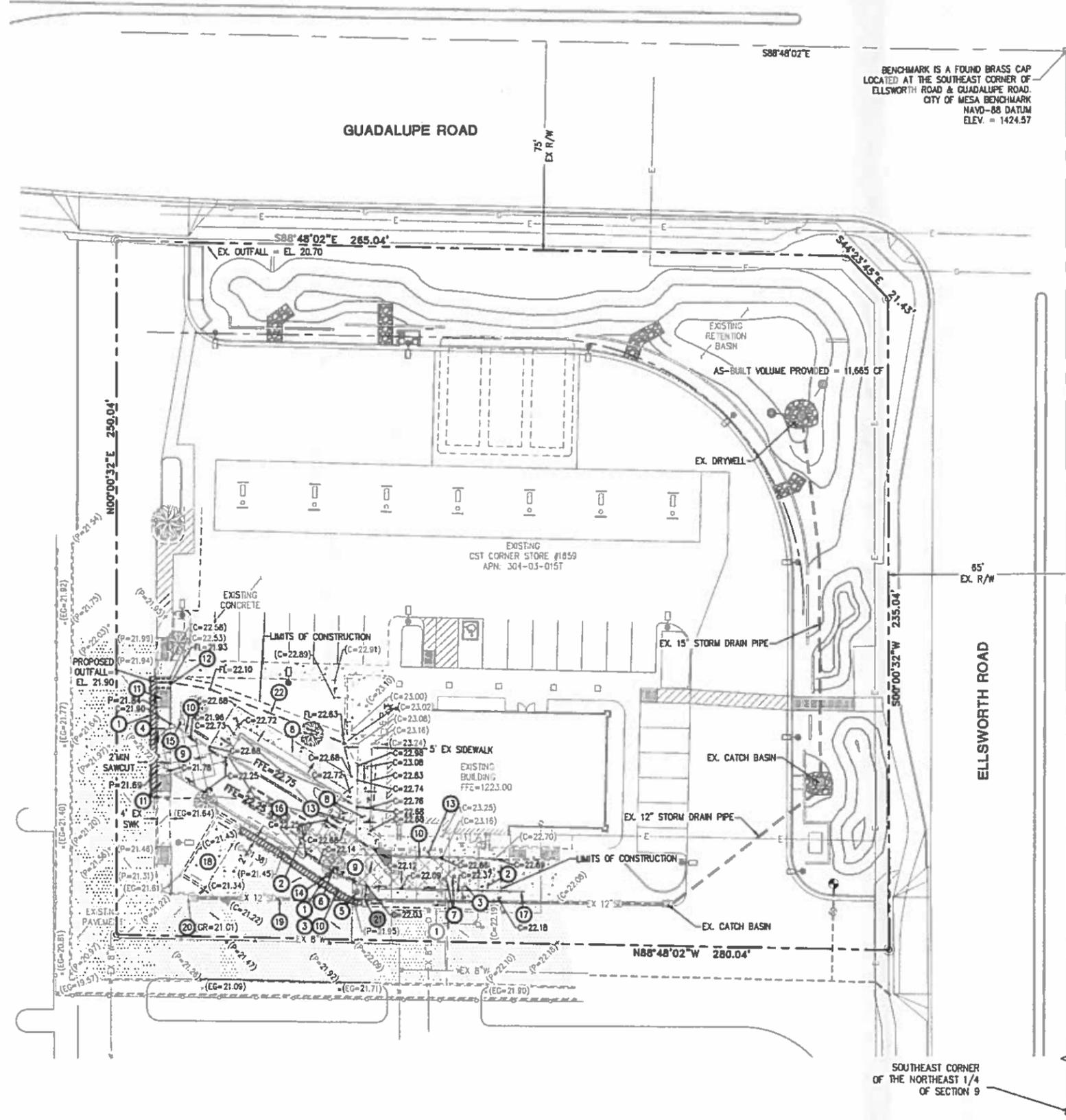
PRELIMINARY GRADING & DRAINAGE PLAN

HILGARTWILSON
PROJ NO.: 1467
DATE: AUGUST, 2014
SCALE: 1"=20'
DRAWN: FJC
DESIGNED: FJC
APPROVED: CW

DWG. NO. **GD-1**

SHT. 1 OF 1

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FAX: (602) 368-2436
CONTACT: CASEY WHITEMAN

BENCHMARK
BENCHMARK IS A FOUND BRASS CAP
LOCATED AT THE SOUTHEAST CORNER OF
ELLSWORTH ROAD & GUADALUPE ROAD.
CITY OF MESA BENCHMARK
NAVD-88 DATUM
ELEV. = 1424.57

BASIS OF BEARING
BASIS OF BEARING IS S00°00'32"W
ALONG THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA.

SITE AREA
69,894 SF (1.60 AC)

DISTURBED AREA
4,612 SF (0.1 AC)

- LEGEND**
- FOUND MONUMENT AS NOTED
 - ⊠ FOUND BRASS CAP IN HAND HOLE
 - LIGHT POLE
 - ROOF DRAIN
 - ▣ GRATE
 - ⊙ STORM DRAIN MANHOLE
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊖ WATER VALVE
 - ⊗ WATER METER
 - ⊘ WATER BACK FLOW PREVENTER
 - ⊙ WATER STUB OUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SEWER CLEAN OUT
 - CHAIN LINK FENCE
 - ⊙ TREE (UNKNOWN TYPE)

- GRADING AND DRAINAGE CONSTRUCTION NOTES**
- 1 SAWCUT, REMOVE AND REPLACE EXISTING PAVEMENT.
 - 2 SAWCUT AND REMOVE EXISTING CONCRETE.
 - 3 REMOVE EXISTING CURB.
 - 4 SAWCUT AND REMOVE EXISTING CONCRETE SIDEWALK TO NEAREST JOINT.
 - 5 REMOVE EXISTING LIGHT POLE.
 - 6 REMOVE EXISTING TREE.
 - 7 RELOCATE WATER METERS.
 - 8 INSTALL 4" THICK CONCRETE WALK.
 - 9 CONSTRUCT 6" THICK CONCRETE - SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 10 CONSTRUCT 6" SINGLE CURB PER MAG STD DTL 222 TYPE 'A'.
 - 11 CONSTRUCT SIDEWALK RAMP.
 - 12 CURB CONCRETE SCUPPER.
 - 13 NEW LANDSCAPE AREA.
 - 14 NEW LIGHT POLE.
 - 15 PROPOSED SCREEN WALL.
 - 16 AUTOMATIC CAR WASH - SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 17 PAVEMENT MARKING PER ARCHITECTURAL PLANS.
 - 18 TRASH ENCLOSURE TO REMAIN.
 - 19 EXISTING 12" STORM DRAIN PIPE TO REMAIN.
 - 20 EXISTING CATCH BASIN TO REMAIN.
 - 21 CONSTRUCT CONCRETE CHANNEL.
 - 22 GRADE DRAINAGE SWALE.

RETENTION VOLUME

PREF VS POST
 $VR = C \times (D/12) \times A$ $C = C_{POST} - C_{PRE}$
 C_{POST} = RUNOFF COEFFICIENT (0.95) C_{PRE} = RUNOFF COEFFICIENT (0.5)
 D = DEPTH OF WATER (INCHES), 100-YR 2-HR STORM, (2.2 INCH)
 A = ADDITIONAL IMPERVIOUS AREA (1,781 SF)

VOLUME REQUIRED = $(0.95 - 0.5) (2.2/12) (1,781) = 147$ CF
 DESIGN VOLUME PROVIDED = 11,447 CF
 AS-BUILT VOLUME PROVIDED = 11,665 CF
 EXTRA VOLUME PROVIDED = 218 CF > 147 CF

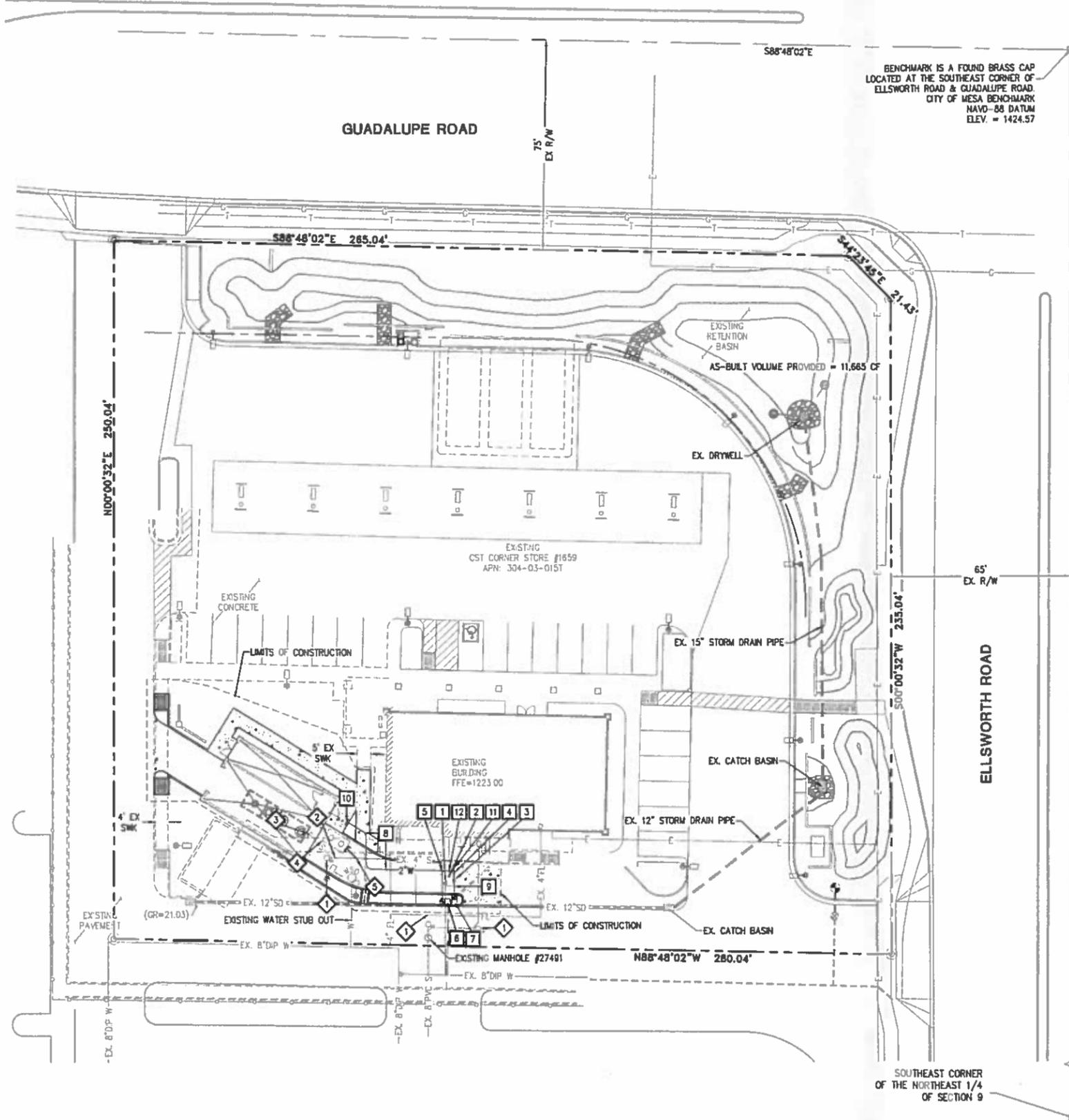
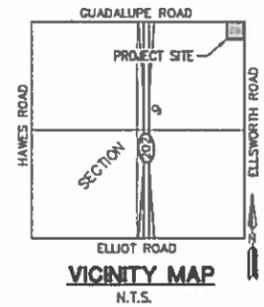
DEWATERING CALCULATION

VOLUME = 11,447 CF
 ASSUME PERCOLATION RATE = 0.1 CFS
 TIME TO DRAIN: 31 HOURS



CST CORNER STORE #1659 PRELIMINARY UTILITY PLAN

MESA, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 7 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



BENCHMARK IS A FOUND BRASS CAP
LOCATED AT THE SOUTHEAST CORNER OF
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 - ⊙ WATER METER
 - ⊙ WATER BACK FLOW PREVENTER
 - ⊙ WATER STUB OUT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SEWER CLEAN OUT
 - ⊙ CHAIN LINK FENCE
 - ⊙ TREE (UNKNOWN TYPE)

- WATER CONSTRUCTION NOTES**
- 1 RELOCATE EXISTING 2" METER (DOMESTIC).
 - 2 RELOCATE EXISTING 2" BACK FLOW PREVENTION ASSEMBLY.
 - 3 RELOCATE EXISTING 1" METER (LANDSCAPE).
 - 4 RELOCATE EXISTING 1" BACK FLOW PREVENTION ASSEMBLY.
 - 5 INSTALL 2"x2" TEE.
 - 6 INSTALL 2" METER & BACK FLOW PREVENTION ASSEMBLY (DOMESTIC).
 - 7 INSTALL 1" METER & BACK FLOW PREVENTION ASSEMBLY (LANDSCAPE).
 - 8 INSTALL 2" COPPER (TYPE K) WATER LINE.
 - 9 INSTALL 1" COPPER (TYPE K) WATER LINE.
 - 10 INSTALL 2" CAP.
 - 11 CONNECT TO EXISTING 1" LANDSCAPE SERVICE LINE.
 - 12 CONNECT TO EXISTING 2" DOMESTIC SERVICE LINE.

- SEWER CONSTRUCTION NOTES**
- 1 EXISTING SEWER CLEANOUT TO REMAIN.
 - 2 EXISTING 4" PVC SEWER PIPE TO REMAIN.
 - 3 REMOVE EXISTING SEWER STUB OUT.
 - 4 PROPOSED SAND/OIL SEPARATOR.
 - 5 NEW SEWER SERVICE TO CONNECT TO PROPOSED SAND/OIL SEPARATOR.

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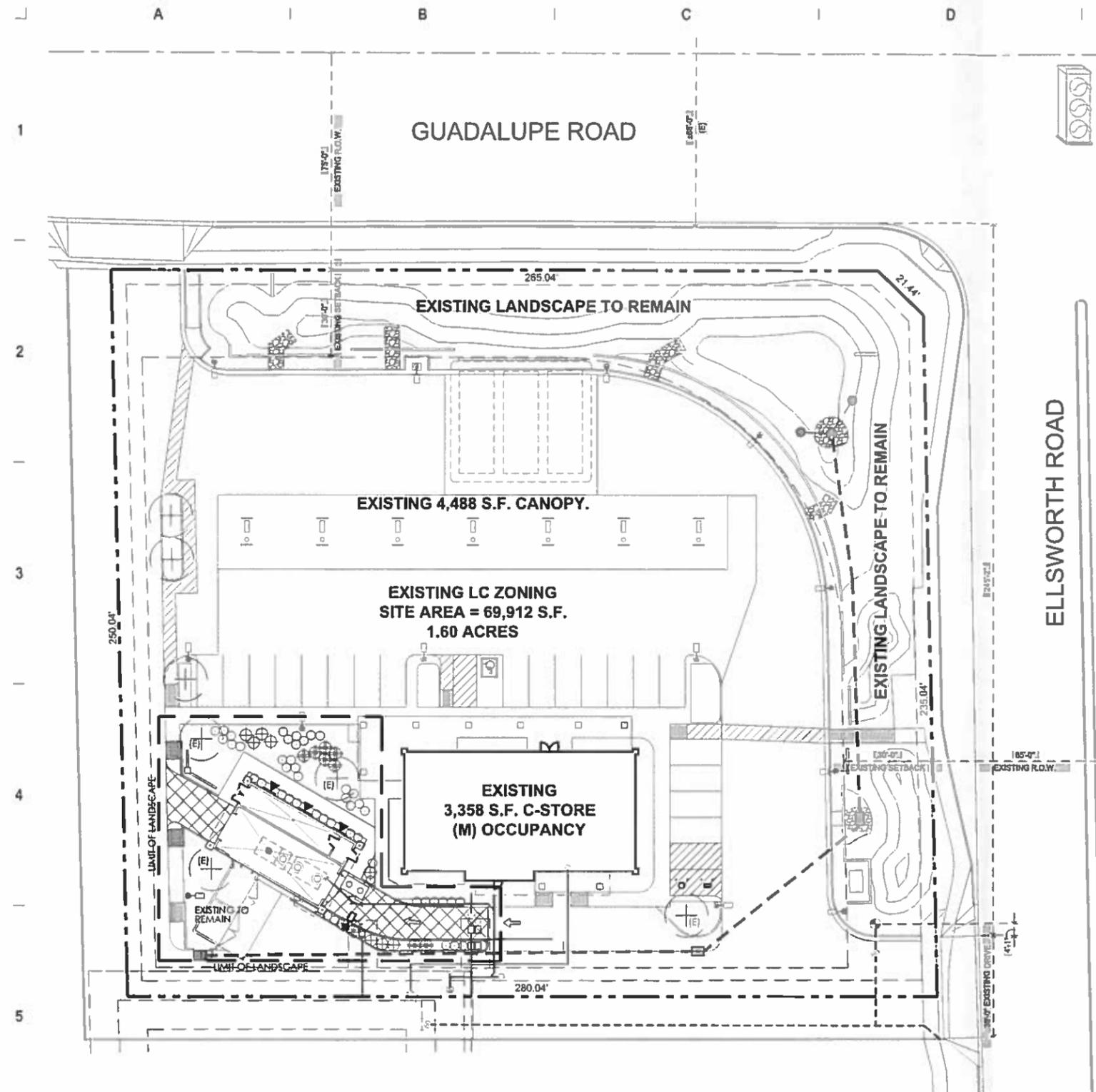


CST CORNER STORE #1659
9151 EAST GUADALUPE ROAD
MESA, ARIZONA
PRELIMINARY UTILITY PLAN

HILGARTWILSON
PROJ. NO.: 1467
DATE: AUGUST, 2014
SCALE: 1"=20'
DRAWN: FJC
DESIGNED: FJC
APPROVED: CW
DWG. NO.
UT-1
SHT. 1 OF 1



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**CITY OF MESA
LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

- ARTERIAL STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR MIDSECTION COLLECTOR STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERCIAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED:
TREES: (TOTAL REQUIRED TREES:)
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
SHRUBS: (TOTAL REQUIRED SHRUBS:)
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND
IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS
REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS
ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET.
PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50%
PLANT COVERAGE.
10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE
TESTED AND APPROVED BY A CERTIFIED TECHNICIAN
DESIGNATED IN THE CURRENT CITY OF MESA LIST THE
APPROVED INSPECTORS PRIOR TO THE REQUEST
FOR FINAL INSPECTION.
11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY
SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED
IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW
PREVENTION ASSEMBLIES.
12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT
FOR SIGNS.
13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED
BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL
SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT
WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS
CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET
LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET
AWAY FROM ANY STREET LIGHT POLE OR LCC.
17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.



- LANDSCAPE LEGEND**
- (E) EXISTING TREE PROTECT FROM CONSTRUCTION
 - ⊕ HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (8)
 - ▼ PODRANEA RICASOLIANA PINK TRUMPET VINE 5 GALLON (3)
 - ⊙ LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (46)
 - ⊕ MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
 - ⊕ DASYLIRION WHEELERII DESERT SPOON 5 GALLON (10)



PROJECT
CST CORNER STORE #1659
9115 EAST GUADALUPE ROAD
MESA, ARIZONA 85209
CONCEPTUAL LANDSCAPE PLAN
SHEET TITLE

PROJECT NO. CST1659
 PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
 ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY
 ISSUED FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION

SHEET NO.
La.01

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
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Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 265-6819
EMAIL: tjmcqueen@tjma.net



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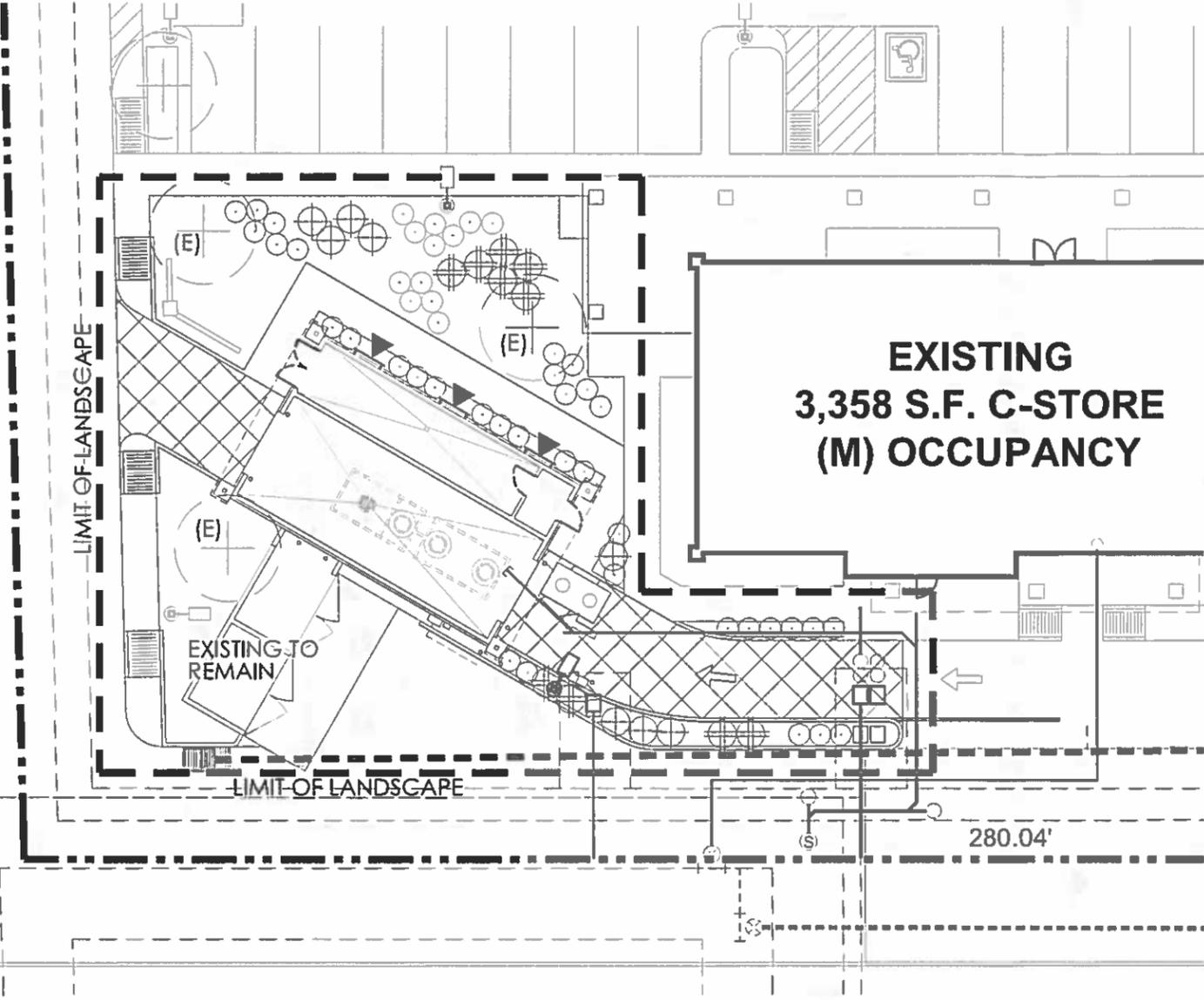
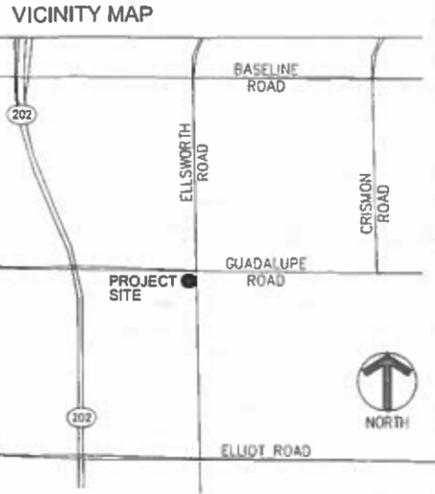
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**EXISTING
3,358 S.F. C-STORE
(M) OCCUPANCY**

**CONCEPTUAL
LANDSCAPE PLAN**



LANDSCAPE LEGEND

- | | | | |
|--|---|--|---|
| | EXISTING TREE
PROTECT FROM
CONSTRUCTION | | LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (46) |
| | HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (8) | | MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |
| | PODRANEA RICASOLIANA
PINK TRUMPET VINE
5 GALLON (3) | | DASYLIION WHEELERII
DESERT SPOON
5 GALLON (10) |



CST BRANDS, INC.



1425 N PIMA STREET, SUITE 100
PHOENIX, AZ 85004
Phone: (602) 437-5757
Fax: (602) 437-5753
Ray Pugh, Architect
Lynn McQueen, Architect
John MacLean, VP & President

PROJECT
CST CORNER STORE #1659
9115 EAST GUADALUPE ROAD
MESA, ARIZONA 85209
CONCEPTUAL LANDSCAPE PLAN
SHEET TITLE

PROJECT NO. CST1659

- PRELIMINARY NOT FOR REGULATORY APPROVAL PERMIT OR CONSTRUCTION
- ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY
- ISSUED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

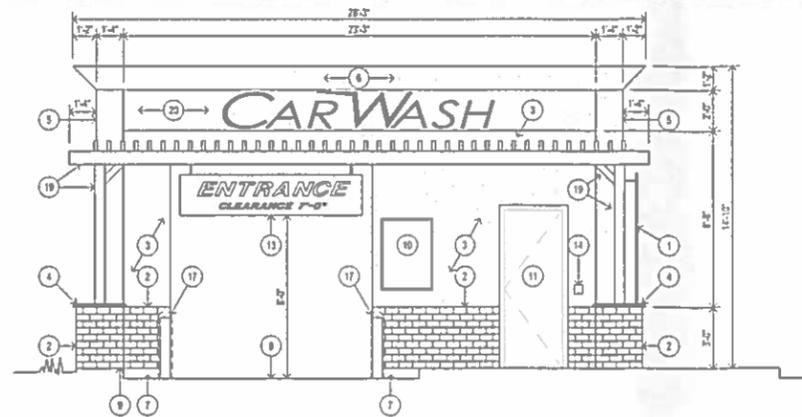
SHEET NO.

La.02

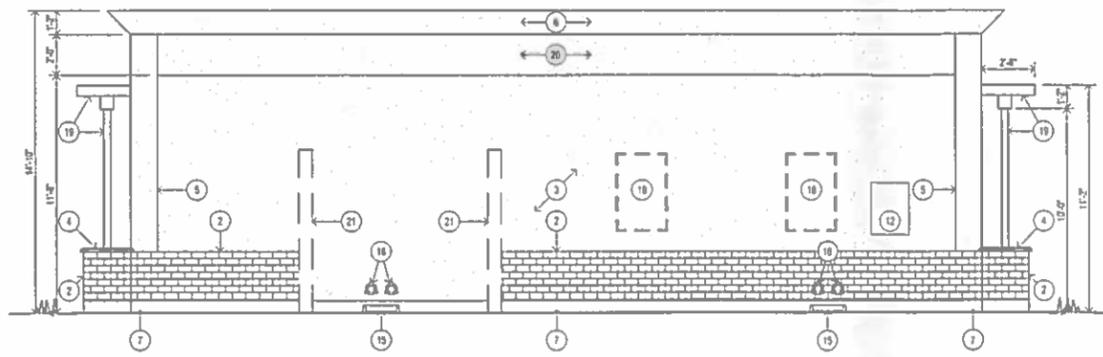
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T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St. Suite 101
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P. (602) 265-0120 F. (602) 266-8819
EMAIL: tim@mcqueen.com

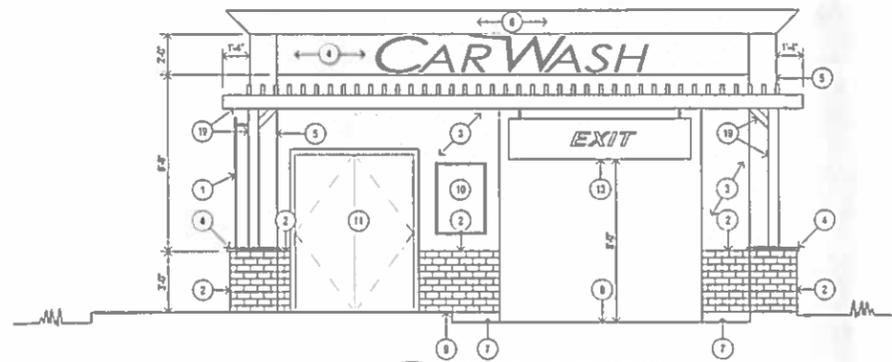




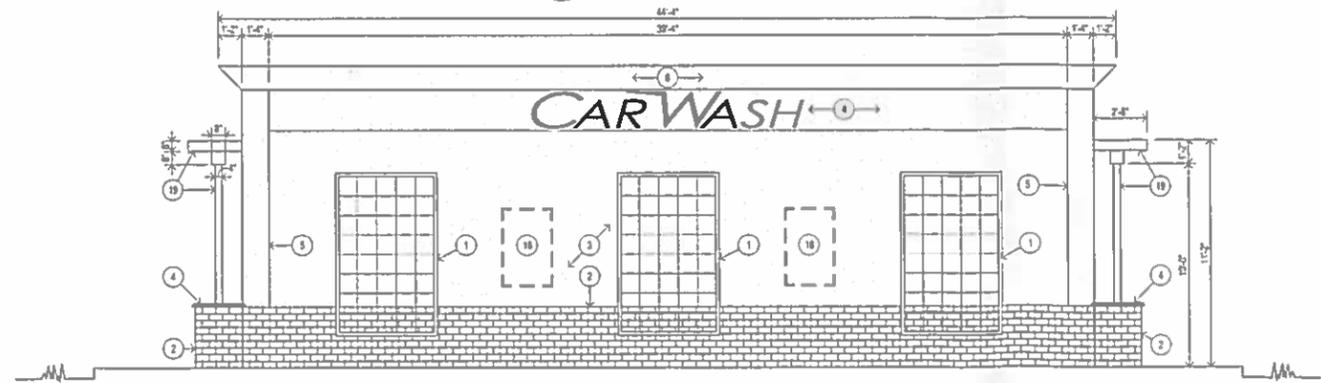
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

1. DECORATIVE STEEL GREEN SCREEN. PAINT SHERWIN WILLIAMS "COPPER MOUNTAIN" SW 6356. SEE LANDSCAPE DRAWINGS.
2. 4" SUPERLITE "SEDONA RED" SPLIT FACE C.M.U. TO MATCH EXISTING C-STORE.
3. EXTERIOR PORTLAND CEMENT STUCCO SYSTEM PAINTED WITH ELASTOMERIC COATING. PAINT SHERWIN WILLIAMS "BELIEVABLE BUFF" SW 6120 TO MATCH EXISTING C-STORE.
4. CONCRETE CAP TOO MATCH EXISTING C-STORE. DO NOT PAINT.
5. EXTERIOR PORTLAND CEMENT STUCCO SYSTEM PAINTED WITH ELASTOMERIC COATING. PAINT SHERWIN WILLIAMS "CAMELBACK" SW 6122 TO MATCH EXISTING C-STORE.
6. CORNICE WITH EXTERIOR PORTLAND CEMENT STUCCO SYSTEM PAINTED WITH ELASTOMERIC COATING. PAINT SHERWIN WILLIAMS "TATAMI TAN" SW 6116 TO MATCH EXISTING C-STORE.
7. CONCRETE FOUNDATION.
8. CONCRETE PAVING.
9. CONCRETE CURB.
10. WALL MOUNTED CARWASH INSTRUCTIONAL SIGNAGE.
11. HOLLOW METAL DOOR AND FRAME. PAINT TO PATCH ADJACENT FINISH.
12. ELECTRICAL PANEL. PAINT TO MATCH ADJACENT FINISH.
13. SUSPENDED ENTRY / EXIT SIGN PANEL. RELINE PANEL SYSTEM, SEAL ALL PENETRATIONS TO PROVIDE A WATER-TIGHT SYSTEM.
14. 3200 SERIES KNOX BOX.
15. PRECAST CONCRETE SPLASH BLOCK.
16. BRONZE SCUPPER SEALED TO DRAIN LEADER. DRAIN LEADER TO BE SEALED AT C.M.U. WALL PENETRATION.
17. STEEL PIPE BOLLARD WITH YELLOW PLASTIC SLEEVE. HOT-DIP GALVANIZED FINISH, COATING THICKNESS 2 OUNCES PER SQUARE FOOT.
18. SIGNAGE. UNDER SEPARATE PERMIT.
19. TUBE STEEL TRELLIS. PAINT SHERWIN WILLIAMS "COPPER MOUNTAIN" SW 6356 TO MATCH EXISTING C-STORE.
20. STUCCO SYSTEM ARCHITECTURAL FOAM PROFILE REINFORCING AND FINISH COAT SYSTEM. PAINT SHERWIN WILLIAMS "GRIFFIN" SW 7026 TO MATCH EXISTING C-STORE.
21. 6" SPLIT FACE C.M.U. TRASH ENCLOSURE EXTENSION TO NEW CARWASH WALL TO MATCH EXISTING TRASH ENCLOSURE WALL. PAINT BASE OF SPLIT FACE C.M.U. EXTENSION SW6122 "CAMELBACK". PAINT SPLIT FACE C.M.U. CAP SW6120 "BELIEVABLE BUFF" TO MATCH EXISTING TRASH ENCLOSURE.

CORNER STORE
CST ARIZONA STATIONS, INC.

PM group architects
1425 N FIRST STREET, SUITE 100
PHOENIX, AZ 85004
Phone: (602) 457-5757
Fax: (602) 457-5755
Ray Public Architect
Lee McCollum, Architect
Arizona State Bar No. 19898



PROJECT
CST CORNER STORE #1659
9151 EAST GUADALUPE ROAD
MESA, ARIZONA 85212
CAR WASH ELEVATIONS
SHEET TITLE

PROJECT NO. CST140323

PRELIMINARY. NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION
09/18/14

ISSUED FOR REGULATORY APPROVAL AND PERMIT ONLY

ISSUED FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO.

CWA3.1

4650-P.4 LH

Project Description

CST Corner Store #1659

9151 East Guadalupe Road, Mesa, AZ 85212

There is an existing 3,358 square feet building that consists of a Corner Store Fuel Station (C-Store) to remain. There is an existing 4,568 square feet Fuel Canopy Structure to remain. At the southwest portion of the site a proposed new detached 1,064 square feet carwash for the existing C-Store. This new carwash will match the existing building materials and finishes of the adjacent C-Store. This project will also include modifications to the landscaping at the carwash to meet all city requirements. The remaining parking spaces, including A.D.A. accessible space comply with city parking requirements. The car wash has been located to minimize the impact on the existing flow of traffic and the existing path of travel.

Citizen Participation Plan for Corner Store Carwash Addition

Date: September 19th, 2014

Purpose: The purpose of this Citizen Participation Plan is to inform Citizens, Property Owners, Neighbor Associations, Agencies, Schools and Businesses in the vicinity of the site of an application for Corner Store Carwash Addition. This site is located at 9151 East Guadalupe Road, Southwest Corner of Guadalupe Road and Ellsworth Road and is an application for a Special Use Permit to add a carwash to an existing Corner Store convenience store. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Brandon Gagle

1425 North 1st Street, Suite 100

Phoenix, Arizona 85004

Office: (602) 457-5706

Fax: (602) 457-5755

Email: bgagle@pmdginc.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was held on Monday July 14th, 2014. Staff reviewed the application and recommended that adjacent Residents, Mesa School District and nearby registered Neighborhoods be contacted.

Action Plan: In order to provide citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be developed for citizens and agencies in this area including:
 - All Registered Neighborhood Associations within one mile of the project.
 - Homeowners Association within one half mile of the project.
 - Interested Neighbors – focused on 1,000 feet from site, but may include more.
 - Mesa Public School District in writing, with copies to East Mesa KinderCare, Augusta Ranch Elementary School and Canyon Rim Elementary School, who may be affected by this application.
2. All persons listed on the contact list will receive a Letter Describing the Project, Project Schedule and Site Plan.
 - Copies of all emails correspondence concerns or questions with any of the persons listed on the contact list will be provided.

Schedule:

Pre-Application Meeting – Monday July 14th, 2014

Application Submitted – Monday August 4th, 2014

Mailed Letters to Contact List Describing Project –September 30th, 2014

Submittal of Citizen Participation Report and Notification Materials –October 1st, 2014

Planning and Zoning Board Hearing –October 15th, 2014