

**RESOLUTION NO. 10665**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A SITE PLAN OF CERTAIN PROPERTY LOCATED AT 2060 WEST BROADWAY ROAD. LOCATED WEST OF DOBSON ROAD ON THE NORTH SIDE OF BROADWAY ROAD (1.52 ACRES). THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A CARWASH ON THE PROPERTY AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, the City Zoning Ordinance grants the Planning and Zoning Board the authority to hear and take final action on site plan reviews unless there is a condition for review and approval by City Council;

WHEREAS, a condition of the rezone on this property (Z04-73) requires all future site plan reviews go through the Planning and Zoning Board and the City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The site plan submitted by David Miller, Arizona Oil Partners, LLC for a carwash located at 2060 West Broadway Road attached hereto and made a part hereof and incorporated by reference, is approved subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and building elevations submitted.
2. Compliance with all City development codes and regulations.
3. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
4. Compliance with all conditions of Design Review approval DR15-028 for architectural and landscaping design.

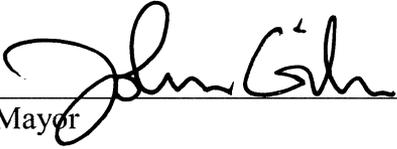
Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.

Section 3: PENALTY. Mesa Zoning Ordinance 11-79-1 to 11-79-6 shall apply for any violation of this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 24th day of August, 2015.

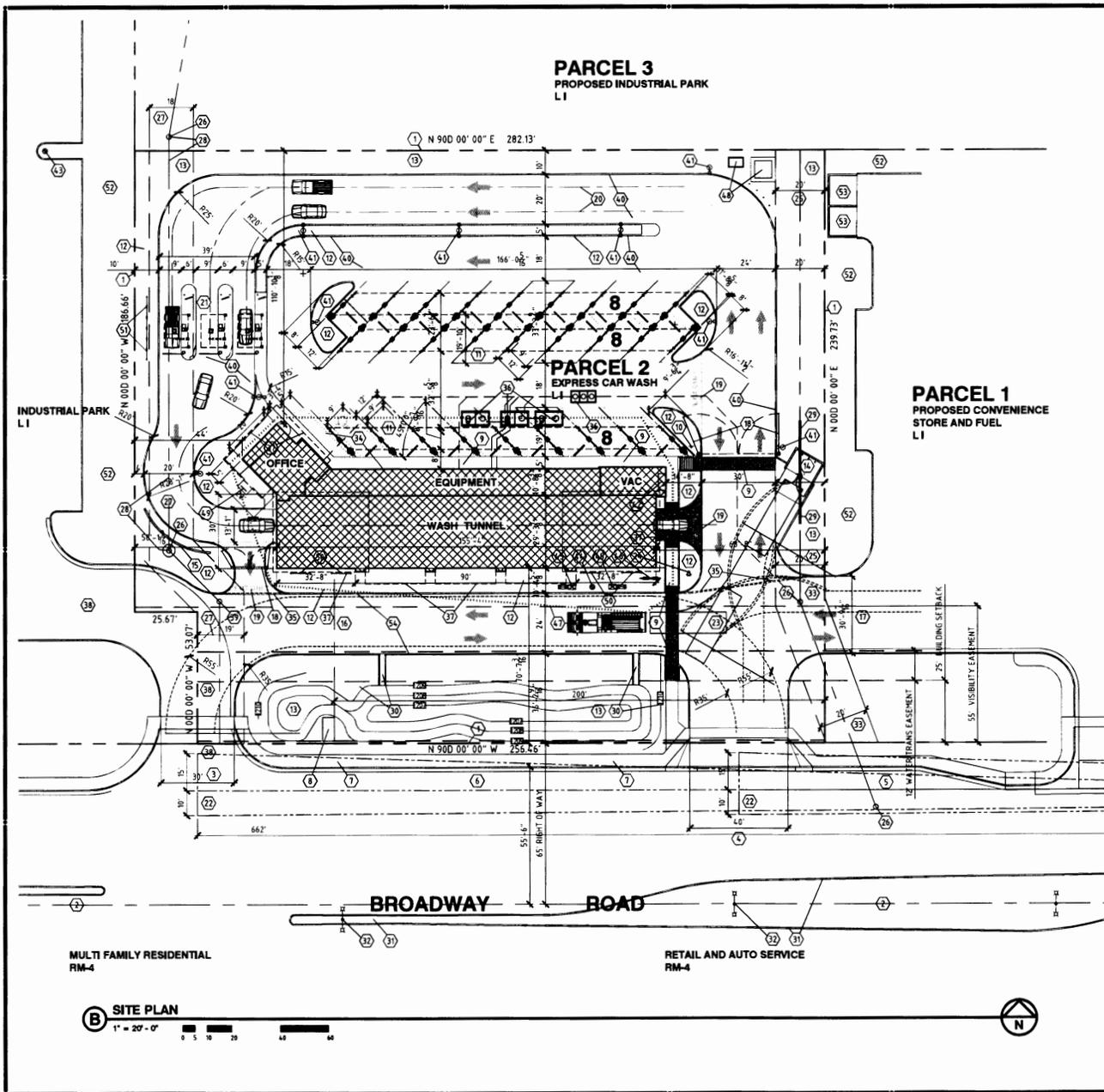


APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



- KEYNOTES**
- PROPERTY LINE.
  - CEMENTERIE OF RIGHT OF WAY.
  - DRIVEWAY ENTRANCE, EXISTING.
  - DRIVEWAY ENTRANCE, BY OTHERS.
  - EXTREME RIGHT TURN LANE FROM ADJACENT PROPERTY, BY OTHERS.
  - RIGHT TURN LANE, EXISTING.
  - SEWER/STORM CURB AND GUTTER, EXISTING.
  - MONUMENT SIGN, 4'-6" X 12" HIGH, PROPOSED.
  - ACCESSIBLE PEDESTRIAN PATH, WITH, AT VERTICAL CROSSINGS AND THE TUNNEL, EXIST, STAINED AND STAMPED CONCRETE SHALL BE PROVIDED.
  - YIELD SIGN.
  - STANDARD PARKING SPACE, 9' X 18' (SEE ORIENTATION WITH 7' WIDE BUFFER BETWEEN EACH SPACE FOR "TRACKTOP" PARKING STATIONCHRON AND SHADE CANOPY STRUCTURE, SEE E/F/A/3).
  - LANDSCAPE ISLAND.
  - LANDSCAPE AREA AND PROPOSED WATER RETENTION AREA.
  - WASTE ENCLOSURE, PER MESA STANDARD DETAIL R-42-01 - 62 FT. NOTE: REQUESTING SINGLE LIFT AS THIS FACILITY WILL HAVE NO SIGNIFICANT MATERIAL TO RECYCLE.
  - MASONRY SCREEN WALL, 36" TALL.
  - TWO WAY CIRCULATION DRIVE AT FRONTAGE.
  - TWO WAY CIRCULATION DRIVE FROM ADJACENT PROPERTY.
  - TWO STEEL SECURITY GATE CLOSURES TO CLOSE SITE AFTER BUSINESS HOURS, SEE A/F/A/2.
  - STRIPES "TEXT ONLY" AT ONE WAY EXITS THREE EACH.
  - CAR WASH PAY STATION STAGING (TOTAL 5M<sup>2</sup>).
  - PAY STATION CANOPY, 180' READER AND CONTROL GATE, THREE EACH, SEE C/F/A/3.
  - SMOOTH TIRABLE, PER CITY OF MESA STANDARD, 15MPH LAD.
  - WASTE VEHICLE APPROACH PER CITY OF MESA STANDARD.
  - FIRE DEPARTMENT CONNECTION LOCATION.
  - PRIVATE UTILITY EASEMENT, 20' FOR 6" WASTE LINE, BY OTHERS.
  - MANHOLE, EXISTING.
  - PRIVATE UTILITY EASEMENT, 20' FOR STORM DRAIN PIPING, BY OTHERS.
  - STORM DRAIN PIPING AND MANHOLES SHALL BE CONSTRUCTED BY OTHERS.
  - WASTE LINE PIPING INSTALLED BELOW THE FUTURE WASTE ENCLOSURE AND DRIVE SHALL BE SLEAVED AND REDED WITH A SLURRY PER PFL MATERIAL EXTENDING 5' BEYOND STRUCTURE.
  - WATER RETENTION BASIN AND DRAIN THROUGH BY OTHERS.
  - TRAP/PIPE CONTROL, MEDIAN EXISTING.
  - STREET LIGHT, EXISTING.
  - PUBLIC UTILITY EASEMENT.
  - ACCESSIBLE PARKING SPACES, SINGLE AND DOUBLE PER ADA STANDARDS.
  - REMOVAL OF EXISTING VERTICAL CURB FOR THE 30' OF SITE IMPROVEMENTS, SEE CIVIL PLAN.
  - RECYCLE WATER AND SANDWICH INTERCEPTOR WITH WASTE LINES TO SEWER TAP AT MANHOLE.
  - ROOF OVERHANG OR CANOPY, SEE SHEET A/31 AND A/31.
  - DRIVEWAY AND CIRCULATION TO ADJACENT SITE, EXISTING.
  - MANHOLE, EXISTING.
  - CONCRETE PAVEMENT, AND FOOTING CURB (TYPICAL) SEE CIVIL.
  - 11' SITE LIGHTS AND VERTICAL, 10' W/ADJACENT HEIGHT.
  - ELECTRIC SERVICE ENTRANCE, WITHIN VACUUM ENCLOSURE, FULLY SCREENED.
  - FIRE HYDRANT, EXISTING.
  - FIRE HYDRANT, NEW.
  - WATER METER AND BACK FLOW DEVICE, SEE CIVIL.
  - FIRE LINE BACK FLOW DEVICE, SEE CIVIL.
  - FIRE ACCESS TO EAST WEST DRIVE ONLY, TOTAL DISTANCE AROUND BUILDING IS 1/4" FOURTHS DISTANCE EACH DIRECTION IS 200' - 300' ROUTE AND ACCESS RADIIUS IS INDICATED.
  - ELECTRIC UTILITY EQUIPMENT LOCATION, PAD AND BILLBOARDS.
  - BI-CYCLE PARKING AREA.
  - "TORNED SCREEN" 4" HIGH PANELS, SEE LANDSCAPE PLAN AND A/31.
  - "TORNED SCREEN" 4" HIGH PANELS, SEE LANDSCAPE PLAN.
  - ADJACENT LANDSCAPE SETBACK, BY OTHERS.
  - ADJACENT WASTE ENCLOSURE, BY OTHERS.
  - FIRE LANE MARKINGS, CURBS PAINTED RED AND MARKED PER FIRE PREVENTION DETAIL 503.3 - BOTH SIDES OF 24' DRIVEWAY.
  - END.

**PROJECT INTENT**  
FULLY DEVELOP THIS SITE AS AN "EXPRESS CAR WASH" INCLUDING ON-SITE AND OFF-SITE AS REQUIRED. THE PROJECT WILL INCLUDE LANDSCAPE, UTILITIES, AND STRUCTURE. WE ARE APPLYING FOR DESIGN REVIEW AND SITE MODIFICATION WITH PLANNING AND ZONING.

**DEVELOPER**  
DAVID B MILLER, MANAGING PARTNER  
ARIZONA DR. PARTNERS, LLC  
28750 N 87TH STREET # 8040  
SCOTTSDALE, AZ 85258

**ARCHITECT**  
JAMES H. DAY & ASSOCIATES  
7942 WEST BELL ROAD CS-518  
GLENDALE, AZ 85308  
423.271.7700

**CIVIL**  
DESERT DEVELOPMENT ENGINEERING INC  
1900 N 1957 AVENUE SUITE 1409  
PHOENIX, AZ 85051  
482.977.2065

**LANDSCAPE**  
CAMPBELL COLLABORATIVE  
111 E JULIAN ROAD #2178  
PHOENIX, AZ 85028  
482.266.9444

**CITY OF MESA BUILDING CODES**  
2004 INTERNATIONAL BUILDING CODE  
2004 INTERNATIONAL FIRE CODE & ENFORCEMENT 84199  
2004 INTERNATIONAL PLUMBING CODE  
2004 NATIONAL ELECTRICAL CODE  
2004 INTERNATIONAL MECHANICAL CODE  
2004 INTERNATIONAL EXISTING BUILDING CODE  
2004 INTERNATIONAL ENERGY CONSERVATION CODE

**SITE DATA**

PROJECT REQUEST	DESIGN REVIEW
PLANNING AND ZONING SITE PLAN MODIFICATION	PER-1001
CASE NUMBERS	PLA2014-00819
LOCATION ADDRESS	NW1/4 OF DOBSON S BROADWAY RD
	MESA, ARIZONA
CITY QUARTER SECTION	83
COUNCIL DISTRICT	83
ZONE	LI - LIGHT INDUSTRIAL

**LEGAL**  
PARCEL 2 OF A SPLIT OF LOT 7, BROADWAY W/ COMMERCE PARK PHASE II, ACCORDING TO BOOK 919 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE 06A AND 06B 1/4 SEVER BASE AND HERETOFOR, MARICOPA COUNTY, ARIZONA.

PARCEL 2	0.41-37-0178
CURB/STREET	VACUANT
GROSS FLOOR AREA BUILDING	6,413.38 SF
OFFICE AREA	590.31 SF
EQUIPMENT AREA	1,240.67 SF
WASH TUNNEL	4,582.32 SF
VACUUM EQUIPMENT ENCLOSURE	304.00 SF
VACUUM / PAY CANOPY	3,972.38 SF
LOT COVERAGE	10,619.36 SF + 16.03%
PARCEL 3	
GROSS AREA	82,941.00 SF 1.900 ACRE
NET AREA	64,272.00 SF 1.521 ACRE
LANDSCAPE AREA	8,139.00 SF
REQUIRED	8,909.50 SF 15.4% OF SITE
TOTAL	17,047.50 SF 25.7% OF SITE

**GENERAL PLAN DESIGNATION** INDUSTRIAL  
**PARKING SPACES REQUIRED** 17.8 @ 13.750' @ 141.30/375'  
**PARKING SPACES PROVIDED** 23 STANDARD  
**UNIVERSAL ACCESSIBLE**

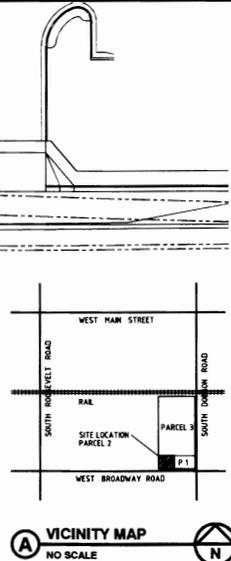
**BUILDING**  
STORIES 10 ONE  
HEIGHT 19'-0" - 29'-4"  
OCCUPANCY GROUP B  
CONSTRUCTION TYPE V-B APFS

**OCCUPANCY LOAD**  
BUSINESS..... 590.31/100 = 6  
EQUIPMENT..... 8222.94/200 = 41  
TOTAL..... 47

**PLUMBING CALCULATION - RE CHAPTER 29**  
BUSINESS (ALL IN BUSINESS)  
OCCUPANCY LOAD..... 26  
WATER CLOSETS 1/2"..... 32 + 1  
LAVATORIES 1/4"..... 33 + 1  
PENALTY..... 13  
WATER CLOSETS 1/2"..... 32 + 1  
LAVATORIES 1/4"..... 33 + 1  
DRINKING FOUNTAIN..... 1  
SERVICE SINK..... 1

**EXTERIOR WALL AND OPENING PROTECTION**

OCC	CONST	HORIZ	BEARING	NON-BRG	OPENINGS	
R	B	V-S	19'-0"	NR	NR	NR
E	B	V-S	48'-0"	NR	NR	NR
S	B	V-S	69'-3"	NR	NR	NR
W	B	V-S	44'-0"	NR	NR	NR



**REVISIONS**

RELEASE DATE  
**06-01-2015**

JMD  
JMD  
JMD

PROJECT ARCHITECT  
JAMES H. DAY & ASSOCIATES  
CONSULTANT

DESIGNED  
APPROVED  
2015  
JAMES H. DAY  
P.E. 1001  
6-1-2015  
REVISIONS

DATE: 04/28/15  
DRAWING NO: 1001-0001-0001  
NAME: 062177002  
FAX: 482.271.7700  
PHONE: 482.271.7700  
GLENDALE, AZ 85308

architecture  
James H. Day & Associates, Inc.

PS14-081 ( PLN2014-00819 )  
PROJECT - COMMERCIAL CAR WASH  
WASH WORKS - CAR WASH  
2050 WEST BROADWAY ROAD  
MESA, ARIZONA 85202

CONTRACT NO.  
**2014.17**

SHEET NO.  
**201**

OF 6 SHEETS