

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/25/2024
Agenda Item: 5**

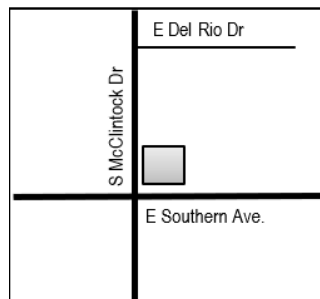
ACTION: Request a Use Permit to allow vehicle repairs for **LIFT-N-WRENCH**, located at 3233 South McClintock Drive. The applicant is Stewart Reindersma Architecture, PLLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: **LIFT-N-WRENCH** (PL240113) is located on the northeast corner of Southern Avenue and McClintock Road. The property is zoned PCC-1 Planned Commercial Center and has an existing gas station and car wash. The proposed project would convert an existing car wash into a vehicle repair shop. The request includes the following:

ZUP240033 Use Permit to allow vehicle repair.



Property Owner	Bhanvadia LLC
Applicant	Preston Johnson, Stewart Reindersma Architecture
Zoning District	PCC-1
Site Area	39,870 s.f.
Building Area	1,116 s.f.
Vehicle Parking	4 required and provided (No change to parking demand)
Hours of Operation	5:00 a.m. to 10:00 p.m., Monday-Sunday

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Whitney Mayfield, Planner I+ (480) 350-8486

Department Director: Jeff Tamulevich, Community Development Director
Legal review by: N/A
Prepared by: Whitney Mayfield, Planner I+
Reviewed by: Michelle Dahlke, Principal Planner

COMMENTS

The site is located on the north side of Southern Avenue, on the east side of McClintock Drive, south of Del Rio Drive, and west of Kachina Drive, in the Alameda Character Area Five. The proposed use will provide a self-service vehicle repair garage for customers to do minor repairs such as installing automotive parts, fluid change, and brake services. Vehicle repair is a permitted use in the PCC-1 district, subject to approval of a Use Permit.

The vehicle repair shop will contain two lifts located within the tunnel. There will be one employee on site per shift, who will drive customer vehicles onto and out of the lift bay area and be responsible for operating each lift for customer safety. This employee will also be responsible for providing necessary tools to customers to do their repair work and will monitor all work performed. Vehicles will enter the tunnel from the west, and exit to the east, then south along the eastern side of the existing gas station. When not in operation during the hours of 5:00 a.m. to 10:00 p.m., the garage will be locked on the western and eastern doors.

PUBLIC INPUT

To date, staff has received a question from a public member on the nature of the operations and questions about safe ventilation.

USE PERMIT

The proposed use requires a Use Permit to operate vehicle repair within the PCC-1 zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed use should not increase vehicular or pedestrian traffic due to the limited number of vehicles in the garage at any time.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the vehicle repairs will take place in the garage which will help contain emission of odor, gas and noise to the site.
3. *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 conservation as set forth in the city's adopted plans or General Plan*; this service will reduce the need for residents to perform repairs within their home driveways and garages providing a necessary service and need for the community.
4. *Compatibility with existing surrounding structures and uses*; the previous use provided service for vehicles as does the current proposal and complements the use of the existing gas station on site.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; the proposed use only has two vehicle lifts on site accompanied by an employee to ensure safety.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

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

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.

2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. Hours of operation shall be Monday-Sunday, 5 a.m. – 10 p.m.

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.

USE PERMIT:

- The Use Permit is valid for Lift-n-Wrench and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- 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 <http://www.tempe.gov/zoning> or purchase from Development Services.
- Any intensification or expansion of use shall require a new Use Permit.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

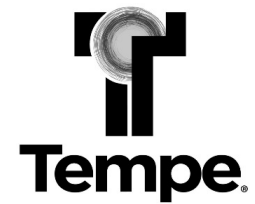
SIGNS: Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

HISTORY & FACTS:

- | | |
|---------------|--|
| July 21, 1969 | Board of Adjustment approved Use Permit for an Arco service station. |
| March 4, 1985 | Board of Adjustment approved a User Permit to operate a convenience market as an accessory use to the Arco service station and modified the variance reducing the required height of the six (6) foot perimeter wall to four (4) feet along the north and east property lines. . |
| July 11, 2007 | City Council approved the request for AM/PM Arco for a convenience store with a carwash and fuel dispensers. |

ZONING AND DEVELOPMENT CODE REFERENCE:

- [Section 3-202, Permitted Uses in Commercial and Mixed-Use Districts](#)
- [Section 4-203, Development Standards for Commercial and Mixed-Use Districts](#)
- [Section 6-308, Use Permit](#)

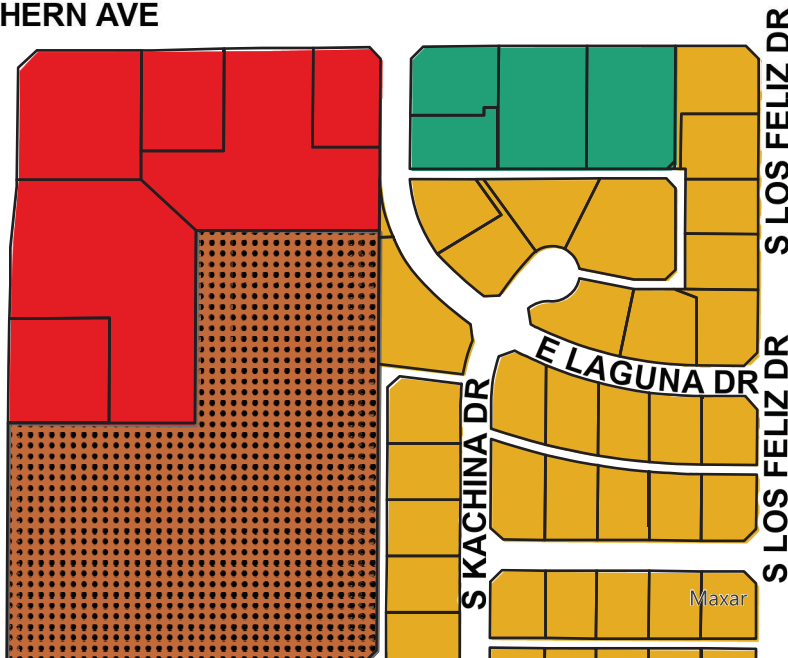
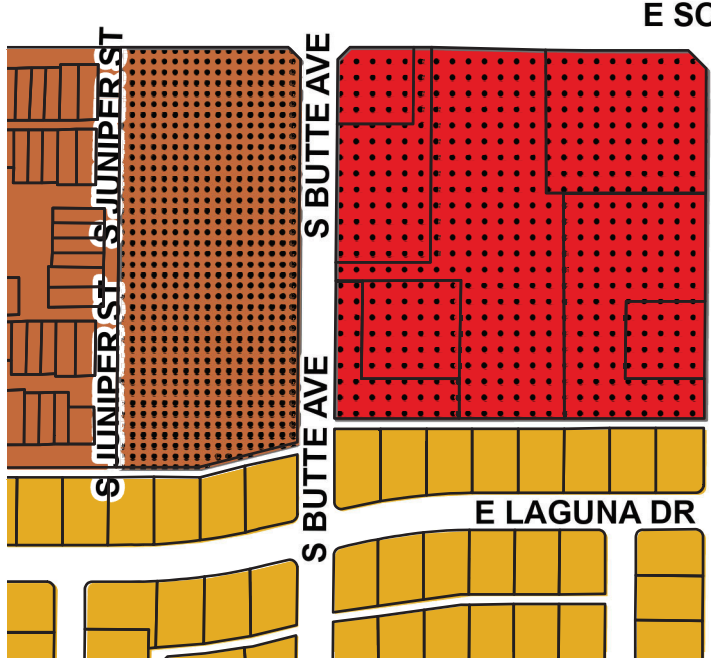
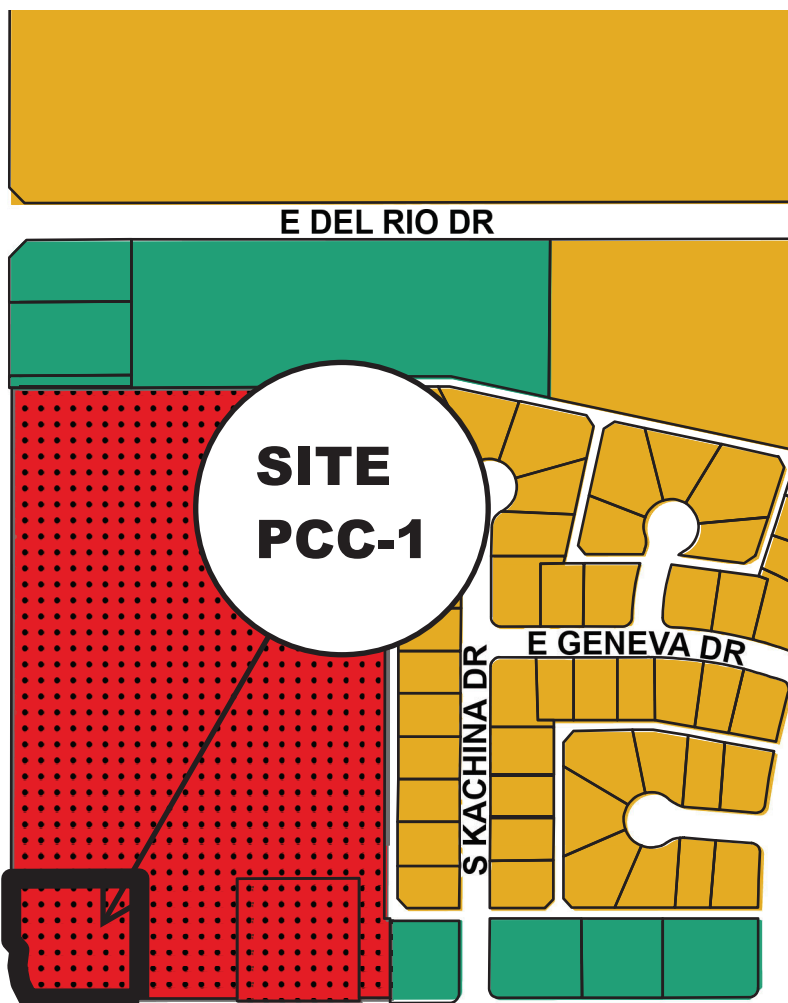
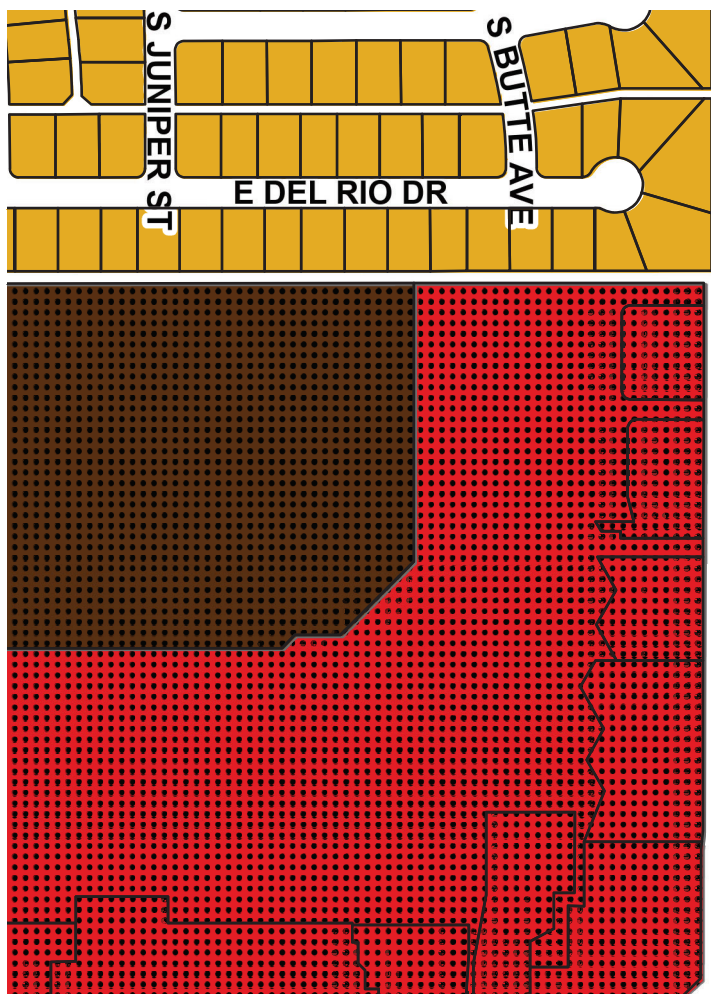


REVISED
DEVELOPMENT PROJECT FILE
for
LIFT-N-WRENCH
(PL240113)

ATTACHMENTS:

1. Zoning Map
2. Aerial Map
- 3-4. Letter of Explanation
5. **Site Plan**
6. Floor Plan
7. Building Elevations
- 8-18. **Site Context Photos**
- 19-20. **Public Comment**

LIFT-N-WRENCH



- Commercial Shopping and Services (CSS)
- Planned Commercial Center Neighborhood (PCC-1)
- Planned Commercial Center General (PCC-2)
- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Multi-Family Residential (R-2)
- Multi-Family Residential Limited (R-3)

- Multi-Family Residential High (R-5)
- Override 1
- Twelve Point**
- CenterlineSubType
- ADOT
- Canal

- Monument
- Private
- Railroad
- Street
- <all other values>
- Zoning District**
- Light Industrial District (LID)

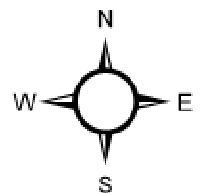


LIFT-N-WRENCH

PL240113



Aerial Map





Stewart + Reindersma Architecture, pllc.

June 3, 2024

City of Tempe
Community Development Department
Planning Division
PL#: 240113
31 East 5th Street
Garden Level East
Tempe, AZ 85281

RE: Letter of Explanation for Lift n Wrench
3233 S. McClintock Dr., Tempe, AZ 85282

City of Tempe Planning Division:

This project consists of converting an existing, detached, car wash tunnel into a self-service auto repair, located on the same property as the existing gas station. We are requesting a Use Permit for vehicle repair in the PCC-1 district. Vehicle repair is defined in the Tempe ZDC as, "an automotive parts and accessory retail sales and vehicle service use in which general automotive work is done, fluid change, brake repair, brake service as well as the replacement of new or reconditioned parts but not including any operation included in the definition of "auto body repair.""

The proposed self-service repair garage operations will have 1 employee on site per shift. Employee responsibilities are: Drive customers' (max of 2 customers at any time) vehicles onto and out of lift bay, operate the vehicle lift, supply tools to customers, observe each bay to ensure a safe environment, and to be first point of contact in case of emergency. Hours of operation to be from 5:00 am to 10 pm, Monday to Sunday. During hours of operation, doors will remain open. The garage will be secured after hours by a lock and key on the east and west doors. In addition, there will be an accordion style metal security gate that extends the width of the garage directly behind each door for added protection.

The existing car wash tunnel has single openings on each, where a proposed gate and man door will be added. There will be 2 lifts installed inside the tunnel for car repairs. The primary direction that the vehicles will enter the lift bays will be from the West. Vehicles at the East lift will exit by driving forward and through the existing driveway behind the existing gas station. Vehicles at the West lift, will be able to back out (reverse) to the west, without having to maneuver through a driveway or around the other vehicles. The vehicles that will be using the West lift may also choose to back into the west lift bay for servicing, then drive forward to exit to the west. Staff on site will drive the vehicle entering and exiting the garage. The gate and door will be painted to match the existing building.

Based on the change of use from an existing car wash to a repair garage, vehicular and pedestrian traffic should not increase due to the limited number of vehicles/customers at any given time. While vehicles are in the garage the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare should not exceed the current ambient conditions of the existing gas station. The proposed use provides the surrounding community with access to a supervised auto repair garage for servicing their vehicles, and make minor repairs, under a controlled environment with access to lift equipment. This service will reduce the need for residents to perform these types of vehicle services and repairs within their own home garages, or driveways, where access is limited and equipment, such as vehicle lifts, is not available. The proposed Lift-n-Wrench will not downgrade, or reduce surrounding property values, but instead, provides a necessary service and need for the community, and compliments the use of the existing gas station on site.

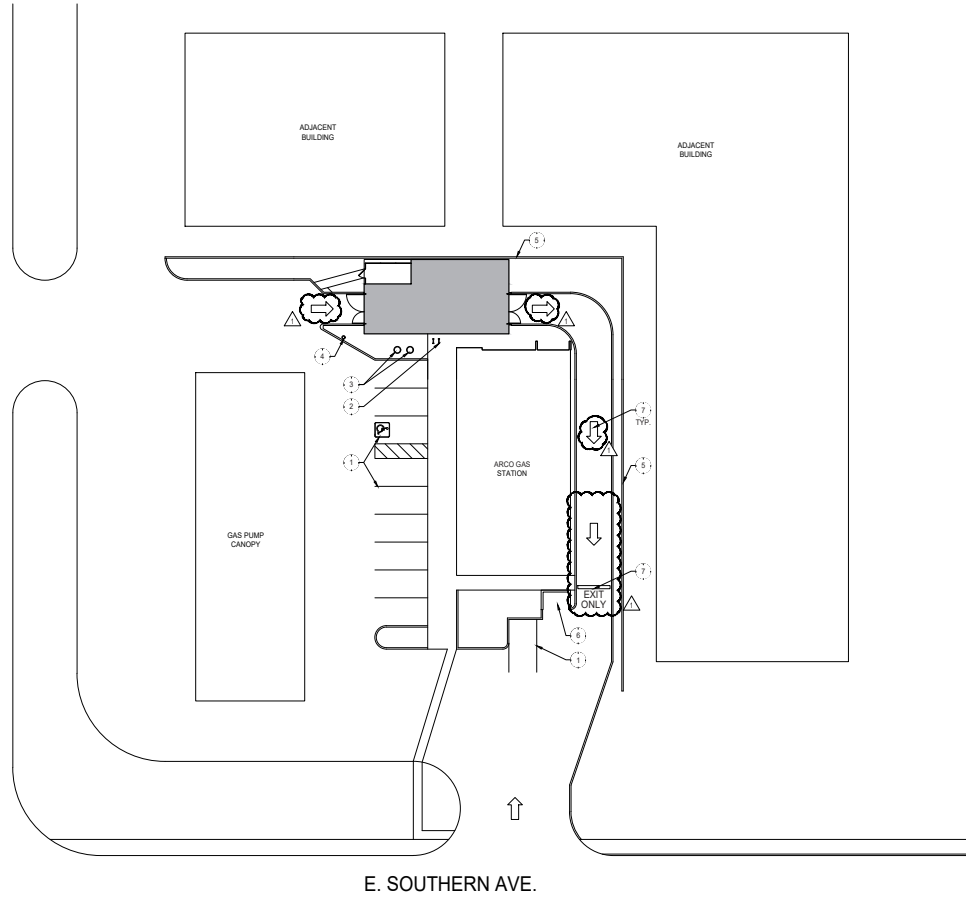
Sincerely,

Stewart + Reindersma Architecture, PLLC



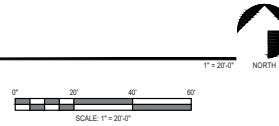
Sake Reindersma, AIA
Sr. Partner

S. McCLINTOCK DR.



E. SOUTHERN AVE.

1 OVERALL SITE PLAN



KEYED NOTES:

- 1 EXISTING STANDARD AND ACCESSIBLE PARKING.
- 2 EXISTING BICYCLE PARKING.
- 3 EXISTING INTERCEPTOR ACCESS.
- 4 EXISTING SEWER ACCESS.
- 5 EXISTING PROPERTY WALL.
- 6 EXISTING TRASH ENCLOSURE.
- 7 NEW DIRECTIONAL MARKERS AND 'EXIT ONLY'.

SITE DATA :

AS PER MARICOPA COUNTY ASSESSOR

ZONING: FCC-1

BUILDINGS:

EXISTING BUILDING HEIGHT: ± 14'-0"

BUILDING AREA:
CONVENIENCE MARKET: 1,709 S.F.
PROPOSED AUTO SERVICE: 993 S.F.

PARKING:

PARKING REQUIRED:
CONVENIENCE MARKET: 1,709 S.F. 1,300 S.F. ± 6 SPACES
PROPOSED AUTO SERVICE: 993 S.F. 1,300 S.F. ± 4 SPACES
TOTAL PARKING REQUIRED: 10 SPACES

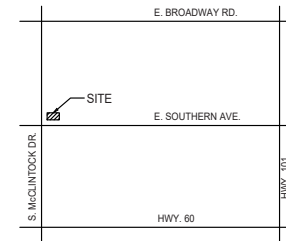
EXISTING PARKING TO REMAIN: 10 SPACES (INCLUDES 1 ADA SPACE)
(EXCLUDES EXISTING GAS PUMP PARKING SPACES)

BICYCLE PARKING REQUIRED: 4 SPACES
EXISTING BICYCLE PARKING TO REMAIN: 4 SPACES

NOTE:
EXISTING PARKING ON SITE TO REMAIN, UNCHANGED. NO NEW PARKING PROPOSED.
LIFTS ARE AVAILABLE BY APPOINTMENT. DRIVE-UP CUSTOMERS ARE WELCOME BASED
ON LIFT AVAILABILITY.

NOTE:
SHARED PARKING AGREEMENT BETWEEN GAS STATION AND PROPOSED AUTO
SERVICE.

VICINITY MAP:



STEWART + REINDERSMA
ARCHITECTURE, PLLC
8145 E. Indian Bend Rd.
Scottsdale, Arizona 85250
480.515.5133
www.sra360.com



contract:

contact:
SEAN WATKINS
PHONE: 602.907.9190
EMAIL: SEAN@SRA360.COM
PROJECT: 24-016 - ASI Overall Site Plan

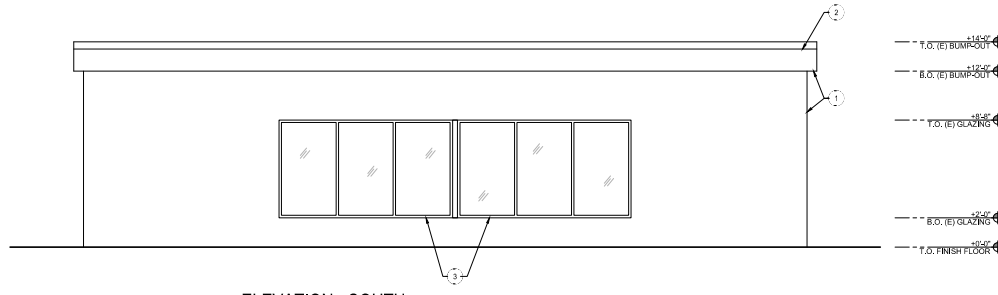
project:
**LIFT n WRENCH
TENANT
IMPROVEMENT**
3233 S. McCLINTOCK DR.
TEMPE, ARIZONA 85282

date: 06/24/24

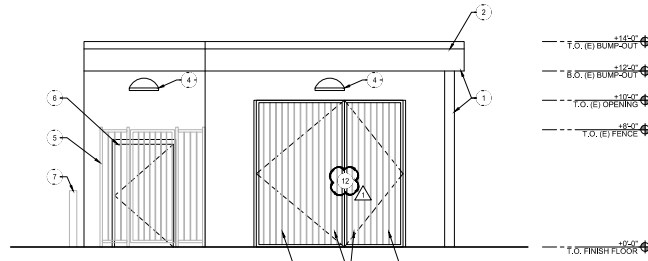
issued for:	PERMIT SUBMITTAL
revision no.:	date:
CITY COMMENTS:	06/20/24
job no.:	24-016

sheet title:
OVERALL SITE PLAN
(REFERENCE ONLY)

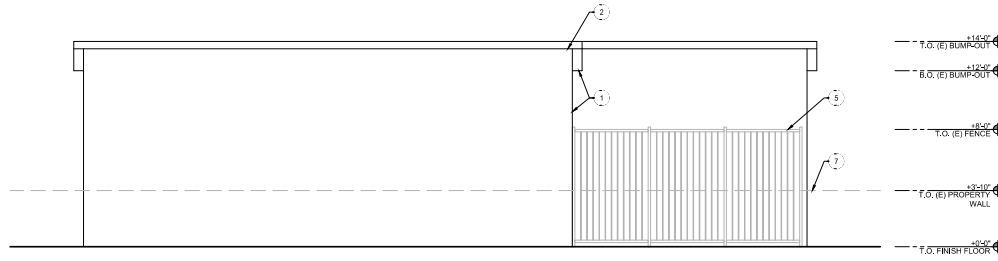
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AS.1



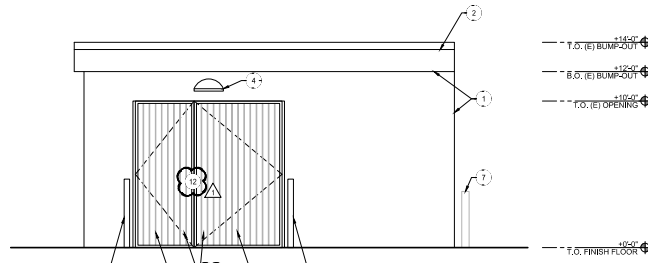
1 ELEVATION - SOUTH
1/4" = 1'-0"



2 ELEVATION - WEST
1/4" = 1'-0"



3 ELEVATION - NORTH
1/4" = 1'-0"



4 ELEVATION - EAST
1/4" = 1'-0"

KEYED NOTES:

- 1 EXISTING STUCCO FINISH.
- 2 EXISTING METAL CAP.
- 3 EXISTING GLAZING.
- 4 EXISTING EXTERIOR LIGHTING FIXTURE.
- 5 EXISTING METAL FENCE AND GATE.
- 6 EXISTING EXTERIOR DOOR.
- 7 EXISTING PROPERTY WALL.
- 8 EXISTING BOLLARDS.
- 9 NEW 4' X 10' PREFABRICATED METAL GATE/DOOR BY OTHERS. COLOR TO MATCH (E) BUILDING.
- 10 NEW 6' X 10' PREFABRICATED METAL GATE/DOOR BY OTHERS. COLOR TO MATCH (E) BUILDING.
- 11 CAME BOLT OR SIMILAR TO KEEP DOORS OPEN AND IN PLACE.
- 12 NEW LOCKS ON DOOR.

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Scottsdale, Arizona 85250
480.515.5133
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42451
SAXE H.
RINDERSMA
05/07/24
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 05/07/24

CONTRACTOR

CONTACT: STEWART + RINDERSMA ARCHITECTURE, PLLC
3233 S. McCLINTOCK DR., TEMPE, AZ 85282
PH: 480.515.5133
WWW: WWW.SRA360.COM

PROJECT: LIFT n WRENCH TENANT IMPROVEMENT
3233 S. McCLINTOCK DR., TEMPE, ARIZONA 85282

DATE: 05/07/24
SUBMITTED FOR: PERMIT SUBMITTAL
REVISION NO.:
JOB NO.: 24-016

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO.: A2.0

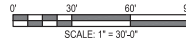
Attachment 7

S:\2024\2016 - Angila - Lift n Wrench LLC\016 Construction Drawing\01 Arch\002 - 24-016 - CS Consent Site Plan.dwg Mar 28, 2024 4:45pm boldness



1 CONTEXT SITE PLAN

1" = 30'-0"



STEWART + RONDERMA
ARCHITECTURE, PLLC
8145 E. Indian Bend Rd.
Scottsdale, Arizona 85250
480.515.5133
www.sra360.com



consultant

contact:
Saxe H. Ronderma, P.E.
3233 S. McCLINTOCK DR.
TEMPE, AZ 85282
PHONE: 480.515.5133
WWW: www.sra360.com

project:
**LIFT n WRENCH
TENANT
IMPROVEMENT**
3233 S. McCLINTOCK DR.
TEMPE, ARIZONA 85282

notes for city use:

date:	03/21/24
issued for:	PERMIT SUBMITTAL
revision no.:	date:
job no.:	24-016

sheet title:
CONTEXT SITE PLAN
(REFERENCE ONLY)

sheet no.:

CP.1

ATTACHMENTS



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20

From: [Mayfield, Whitney](#)
To: [REDACTED]
Subject: RE: June 25 DRC PL240113
Date: Tuesday, June 11, 2024 3:58:00 PM

Good Afternoon Anne,

My review of the Use Permit is for the use and ensuring compliance with the zoning and development code. After a review of their site plan, the applicant advised that the doors would remain open during business hours. Should this project receive approval from the Development Review Commission, they will be required to obtain a building permit due to the change of use, which will address your questions. The building permit review will not begin until planning approval is received.

Again, I do want to express my most sincere condolences for your loss. When considering development proposals, safety is of the utmost concern in Tempe. I will have to defer to our building safety team to assist with your questions on city requirements for ventilation and waste disposal. The building safety division can be reached at permitcenter@tempe.gov.

Please let me know if you have additional questions.

Whitney Mayfield
Planner 1+
Community Development Department - Planning
480-350-8486

-----Original Message-----

From: [REDACTED]
Sent: Monday, June 10, 2024 10:38 AM
To: Mayfield, Whitney <Whitney_Mayfield@tempe.gov>
Subject: Re: June 25 DRC PL240113

Are they adding air conditioning and ventilation or is the plan to leave tie doors open to serve that purpose?. Will there be proper disposal areas for products used? I assume the city would require all this to be in place for that type of facility (or is there specific code/standards to be met for this type of facility)?

Note that my brother in law died working with car part cleaner in an enclosed area ... that's why these questions comes to mind. He passed out from fumes and drowned in the cleaner. It was devastating.

On Jun 10, 2024, at 10:27 AM, Mayfield, Whitney <Whitney_Mayfield@tempe.gov> wrote:

Good Morning Anne,

The proposal is to convert a carwash bay into a self-service auto repair garage. The applicant is adding doors to the east and west end of the bay and two vehicle lifts for repairs. The garage will allow for minor repairs such as fluid changes, brake repairs, oil changes, etc. and will not include body repairs.

The public notification sign has been posted as of 6/07. For additional information, the staff report will be available by end of day 06/18.

Whitney Mayfield
Planner 1+
Community Development Department - Planning
480-350-8486

-----Original Message-----

From: [REDACTED]

Sent: Sunday, June 9, 2024 11:30 AM

To: Mayfield, Whitney <Whitney_Mayfield@tempe.gov>

Subject: June 25 DRC PL240113

Can you give me more info about what the Lift-n-wrench is on the June 25 DRC agenda?. Will there be building modifications? Is this a full service repair shop or a do-it-yourself type of shop? What part of the property will the services be performed at? What type of services will it offer and are there any noise or pollutant levels that people may want to be aware of.

Should anyone in the neighborhood or nearby businesses have gotten a public hearing notice? Some of the businesses nearby may be sensitive to loud noise (topaz veterinary, restaurant, and hair salon are behind it).

Guessing it's all okay and maybe beneficial to our neighborhood but just wanting to be aware since I'm a neighborhood chair.

Thanks much

Anne Till
[REDACTED]