

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 02/23/2016
Agenda Item: 3

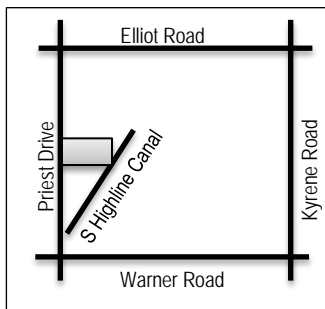
ACTION: Request for Development Plan Review consisting of a new office and a Use Permit to allow vehicle rental in the General Industrial District for ENTERPRISE TEMPE, located at 8201 South Priest Drive. The applicant is Dustin Chisum of Deutsch Architectural Group.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: ENTERPRISE TEMPE (PL150417) is a proposed new 2,737 office on a vacant lot, serving customers of rental vehicles and trucks. The request includes the following:

1. Use Permit to allow rental vehicle use within the General Industrial District.
2. Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Abdolhay Parnian, Papat, LLC
Applicant	Dustin Chisum of Deutsch Architectural Group
Zoning District	GID-SWOD, General Industrial District, Southwest Overlay District
Gross/Net site area	2.63 / 2.42 acres (ROW dedication on Priest)
Total Building Area	2,737 s.f. + 200 s.f. storage room
Lot Coverage	.02 % (No Standard in GID)
Building Height	20 ft (35 ft maximum allowed)
Building Setbacks	96' front (west), 33' south side, 56' north side, 444' rear (east) (0, 0, 10 minimum setbacks in GID)
Landscape area	18% (10% minimum required)
Vehicle Parking	13 spaces (10 min. required, 13 max allowed)
Product Storage	70 spaces for rental vehicles
Bicycle Parking	4 spaces (4 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located between Elliot and Warner roads, on the east side of Priest Drive and adjacent and west of the Highline Canal. The property is in the General Industrial District within the Southwest Overlay District. The site is a remnant parcel between automotive uses to the north and the US Postal Service to the south of the site and Emerald Center development and Tempe Autoplex to the west of the site across Priest Drive. There are no residences in close proximity to the proposed use.

This request includes the following:

1. Use Permit to allow vehicle rental in the General Industrial District
2. Development Plan Review which includes: a site plan, landscape plan and building elevations for a 2,737 s.f. office building and 200 s.f. storage building on 2.42 net acres.

The applicant is requesting the Development Review Commission take action on the listed above.

The Zoning Code has minimum and maximum parking requirements that trigger a use permit if parking is in excess of the allowed 25% maximum spaces. The purpose of this is to reduce excessive parking and paving of sites. Some uses however are vehicle based uses, where vehicles are the product stored on site. Most industrial properties have storage areas for product without landscape. In the case of Tempe Autoplex and the US Postal Service and automotive repair uses to the north, there are no landscape islands in the parking areas behind the buildings. Because this is a use that requires a use permit in the GID, which is an industrial area only requiring 10% landscape coverage, and the applicant is providing 18% landscape area, staff determined that the applicant would not be required to obtain a second use permit for parking in excess of the maximum allowed 13 spaces; the site is designed with landscape in front of the building, as well as along the eastern perimeter. The business is reliant on having product stored on site for customers to rent and therefore the 13 spaces up front are for customers and employees, and the 70 spaces to the east of the building are for storage of their product.

PRELIMINARY SITE PLAN REVIEW

10/21/15 First Site Plan Review of proposed project included the site plan and building elevation concepts. Comments were largely technical in nature, related to code requirements. A large paved area was shown to the east of the building, intended for the storage of vehicles. Staff requested that if vehicles were parked in this area that striping, lighting and landscape be provided for this portion of the site. The applicant agreed to show the proposed vehicle storage and circulation plan with lighting and landscape.

12/31/25 Second Site Plan Review of proposed project included an entire submittal package. All comments from first review had been addressed, additional comments were provided regarding the landscape, lighting and retention requirements which would require further design revision prior to the formal submittal.

Special considerations included the dedication of right of way along Priest, the need for a street front sidewalk using a different design detail within the Southwest Overlay District and a modified driveway to meet turning radius needs of larger vehicle delivery trucks. There is a requirement to record an easement for a portion of the east end of the property to enable the future design and construction of the Tempe Highline Canal multi-use path and landscape, which will require relocation of the existing eastern perimeter site wall and reduction of utilization of the east end of the site for retention. All requisite modifications and design enhancements were made prior to the formal submittal in January.

PUBLIC INPUT

A neighborhood meeting is not required for this request. At the completion of this report, there have been no calls of inquiry or concern regarding the proposed design or use.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to operate a vehicle rental facility within the GID General Industrial 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 has 13 parking spaces for customers and employees; the size of the building is 2,737 square feet, which would have relatively low employee occupancy. The vehicle storage area would accommodate 10 large trucks and 60 rental vehicles, with allowed evening or early morning drop off in front of the gates. As an automotive rental use, vehicle traffic would be expected to occur between 7am and 8pm (this includes time before and after hours when customers may drop vehicles off), and would be no greater than the automotive uses to the north or the postal delivery use to the south. As an industrial site, other uses could potentially generate greater traffic, therefore it is not anticipated that the proposed use will contribute a significant increase in traffic to Priest Drive, an arterial street.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* Vehicles are maintained to current emission standards, are washed and detailed on site in the rear of the facility, lighting is provided for security of the vehicles without being excessively overlit. The site is fully improved to eliminate potential dust from the site. The parking areas and storage area are landscaped to reduce heat gain from the paved surfaces. The proposed use will not create nuisance conditions exceeding ambient environmental conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not 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.* Enterprise has a track record of successful business at 1444 W Auto Drive and other facilities in and around Tempe. The proposed design of the facility meets the intent of the Southwest Overlay District and encourages appropriate development within the industrial employment core of southwest Tempe. As an infill lot that has remained vacant despite surrounding development, the site is challenged by a relatively narrow and deep configuration for some uses. The proposed use furthers the goals of economic development and revitalization, and transportation. The site will complete a missing portion of sidewalk along the eastern side of Priest Drive and accommodate the development of the multi-modal path on the canal to the east by providing an easement for landscape and access around the canal head.
4. *Compatibility with existing surrounding structures and uses.* The location was considered for the street front visibility, access to the freeway for an expanded market base, and surrounding compatible industrial uses. The proposed use is allowed within the General Industrial District and is in conformance with the zoning code requirements. Surrounding uses include automotive sales, automotive repairs, mail delivery and retail and recreational uses. Surrounding structures were all built within the last two decades of development; this site will fit within the architectural context of the area.
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 site will have staffing during business hours and has security lighting, gates and cameras for after hour security and safety of the site. Washing the vehicles occurs in the back of the property. There are no known issues with vehicle rental facilities creating a nuisance from behavior of customers or employees.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed development is 165' wide north to south by 731' deep east to west. The driveway is centered on the east side of Priest drive, and uses a special drive detail to accommodate the larger turning radius of transport trucks delivering vehicle product to the property. The sidewalk is a special detail unique to the southwest overlay district along Priest Drive and repeats the design already developed to the north and south of the site. The customer and employee parking is in front of the building, which is centered on the lot with gates securing the vehicle storage and washing area. Retention is provided along the eastern end of the lot. Site lighting is coordinated with parking, storage, gates and requisite code lighting without over lighting the property.

Building Elevations

The 2,737 square foot building is an L shape oriented with the widest portion facing the street front, and the narrowest end facing north. The west elevation facing Priest Drive has two covered storefront entries and windows with insulated and tinted glazing. The north and south elevations have dark colored metal framed storefront window systems. The east side has a combination of windows and one set of doors covered by canopy for employees to access a small break area on the east side of the building and to retrieve vehicles for customers. The building is a sand finished stucco building with beige body, light white cornice at the top and faux stone wainscot at the base. Canopies are cable supported painted black metal. A second building of 200 square feet on site is used to store cleaning/detailing supplies in the rear of the lot. Both buildings are flat roof with parapet design.

Landscape Plan

The proposed palette includes Southern Live Oak for the street tree, which is a departure from the existing palette of Mesquite and Blue Palo Verde along Priest Drive. Based on input from Public Works, Mesquite are not preferred for use along right of way due to the propensity for growing at angles and breaking off or uprooting during storms. The oak is a slower growing species with a straight growth pattern more conducive to street tree use, with sufficient landscape area to support healthy plant growth. Street front plants include Gold Lantana, Prostrate Rosemary, Toothless Desert Spoon, Desert Ruellia, Valentine Bush, Hesperaloe, and Red Bird of Paradise for a xeriscape landscape of varied colors and textures. The secondary tree on the site is the hybrid Desert Museum Palo Verde, which has fast growth, large canopy and greater shade provision than other Palo Verde varieties. At the east of the site, Shoestring Acacia and Native Mesquite are used in a bosque-like environment around the retention area, which is planted with Prostrate Acacia, Hesperaloe, Desert Spoon, Rosemary, Lantana, Ruellia and Red Bird of Paradise.

The applicant provided a letter of explanation addressing the criteria of Section 6-306 D for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the size of the proposed building is relatively small by comparison to surrounding big box industrial and commercial uses, providing variation in the street front, while keeping the building closer to the street front. The L-shaped building has a uniform frontage broken up by windows, doors and canopies, a stone veneer wainscot and lighter trim cornice element.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building will be designed to meet current energy conservation code requirements and will be shaded on the west and east side by trees and canopies. The site provides 18% landscape coverage with significant tree canopy to shade the parking, storage and retention areas.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the primary material is stucco finish with a faux stone wainscot.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the building and landscape are appropriate to the shape and size of the lot.

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; the building is relatively small, but is articulated through change of material at the base, change of color at the top of the parapet, and the use of windows on all four sides, as well as canopies for pedestrian comfort.*
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; the sand finished stucco is scored with recess patterns aligning with the window sills to break up the façade. The building is one story and approachable at pedestrian scale. Windows are provided on all four sides and doors on two sides. Doors are covered by canopies.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the street sidewalk is a completion of the existing pedestrian infrastructure, allowing an accessible route to existing bus transit.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the single entry drive with gates set back allows easy customer access to the site without conflict with the vehicle storage area. Circulation meets refuse and fire requirements and controls pedestrian egress to the public portions of the site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; landscaping, lighting, use of windows for natural surveillance will enhance the area with a site that has been vacant, providing greater street front security to pedestrians through activity support.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; street front, parking areas and retention areas are designed to meet the specific needs of these different functions.*
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; signs will be handled by separate application, but were shown on plans to demonstrate design consideration with the building elevations.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is appropriate for the use and meets the code requirements without being excessively over-lit.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and 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 will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed.

2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
4. Any intensification or expansion of use shall require a new Use Permit.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

5. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated December 14, 2015 and landscape plan revised January 26, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

6. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
7. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
8. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
9. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
10. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

11. The materials and colors are approved as presented (December 14, 2015):
 - Roof – flat with parapet
 - Primary Building – Stucco sand finished, painted Sherwin Williams 6140 Moderate White
 - Wainscot – Coronado Faux Stone Honey Ledge, Golden Harvest
 - Building Accent – Stucco Cornice, painted Sherwin Williams 7005 Pure White
 - Windows – Aluminum Storefront system, black color, with insulated glazing
 - Canopy – Metal painted black
 Provide primary building colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
12. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
13. Conceal roof drainage system within the interior of the building.

14. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
15. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
16. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

17. Illuminate building entrances and security gates from dusk to dawn to assist with visual surveillance at these locations.

Landscape

18. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
19. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
20. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
21. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
22. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
23. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

ADDRESSING

24. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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 www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.

POLICE DEPARTMENT SECURITY REQUIREMENTS:

- Refer to Tempe City Code Section 26-70 Security Plans.
- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
- Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for

increased reaction time and safety.

- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment. Provide method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

TRAFFIC ENGINEERING:

- SIDEWALKS:

- Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.

- DRIVEWAYS:

- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.

- Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- FIRE:

- Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.

- CIVIL ENGINEERING:

- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

- PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal

Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.

- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- LANDSCAPE:
 - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at www.azda.gov/ESD/nativeplants.htm . Follow the link to "applications to move a native plant" to "notice of intent to clear land".
- 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:

1949	Historical Aerial Photography from the Flood Control District of Maricopa County shows the site as vacant desert land, with the canal and agricultural uses to the east.
1959	Residential-Agricultural development on the sites west of the canal were being established.
1975	Properties in the area were rezoned from AG Agricultural to I-2 Light Industrial by Ordinance 405.325.
1979	The site appeared to be part of a residential farm or ranch facility, and was later cleared of structures.
2000	The lot to the north of the site was developed for industrial use. The current property owner acquired this lot in the same year. There is no record of a Subdivision Plat for the property.
2005	The New Zoning and Development Code changed the zoning classifications, this area becoming General Industrial.
2006	The lot to the south of the site was developed for a U.S. Post Office, commercial and industrial uses were developed on the west side of Priest Drive. The subject site has remained vacant.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



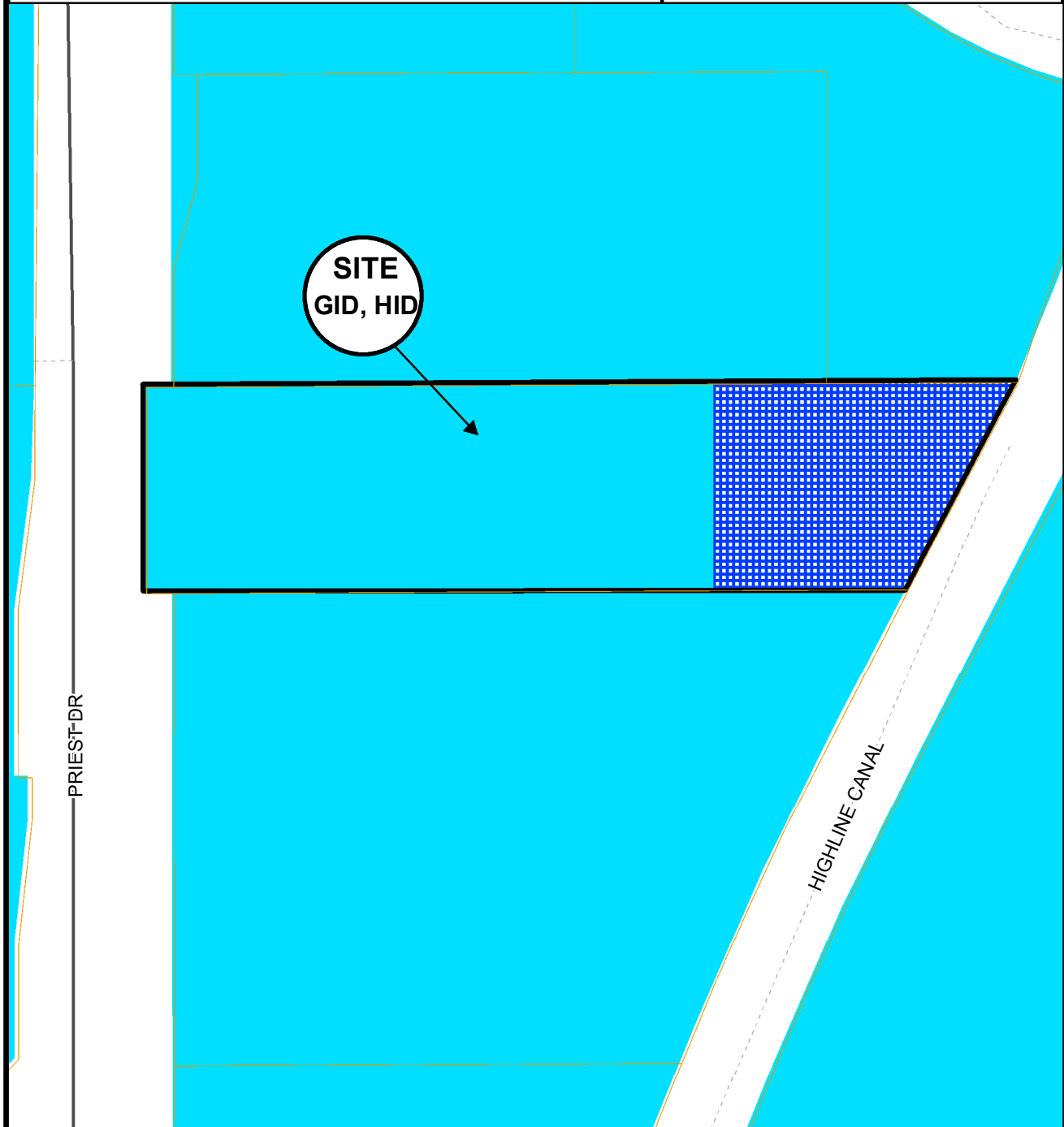
DEVELOPMENT PROJECT FILE
for
ENTERPRISE TEMPE
(PL150417)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-7. Letter of Explanation
8. Site Plan
9. Landscape Plan
10. Floor Plan
11. Building Elevations - Blackline
12. Building Elevations - Color
13. Building Sections
- 14-23. Photos

ENTERPRISE TEMPE

PL150417



Zoning
GID
HID



Location Map

ENTERPRISE TEMPE

PL150417



Aerial Map

December 14, 2015

LETTER OF EXPLANATION –
DEVELOPMENT PLAN REVIEW

Dear Design Review Committee and Hearings Officers,

Please find below Development Plan Review information for a relocation project by Enterprise Holdings. For your information and use, Enterprise Holdings is currently operating a similar car and truck rental facility, located at 1444 W. Auto Drive and South Priest Drive near the congested auto-plex mall, and intends to relocate the existing business to 8201 South Priest Drive; approximately one-quarter mile south of their existing site.

Identify the project goals and objectives:

Enterprise Holdings project objectives include:

- Relocation of an existing vehicle leasing facility currently located near the congested auto-plex mall site about a quarter mile north of the proposed site.
- Relocate facility to a more advantageous site with greater visibility and accessibility in a less congested and desirable area.
- The project goals include developing an under-utilized greenfield site in an established section of Tempe with like or supporting businesses.
- The project goals are to design and construct a new state of the art vehicle leasing facility by a leading and well-branded company that will co-exist and enhance marketability and profitability of surrounding businesses such as the Caliber Collision Repair Center and Auto Repair facilities immediately north of the proposed site and the retail complex and U-HAUL facilities across Priest Drive to the west.

Identify primary design criteria, and design concepts.

The primary design criteria and concepts are based on established and well-branded prototypes for these types of facilities used all across the country. Regional and local adaptations to the facades and site configurations, to address the City of Tempe's Zoning and Development Code Criteria, are also included to ensure compliance of new facilities developed in Tempe.

The development plan, as applicable, conforms to the criteria as listed in Section 6-306 D of the City's Zoning and Development Code. Items listed in the City's Zoning and Development Code are provided below for convenience to clearly demonstrate compliance with the code section in the following ways:

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

- Placement of the facility is set in approximate alignment with adjacent facilities so as to provide a consistent street façade along Priest Drive, maintaining street presence and visibility of adjacent business and governmental offices. The form and articulation of the proposed facility compliments adjacent building structures but is set apart by the recognizable color branding and signage for Enterprise rental facilities; thus providing variety in the streetscape. Predominately most transactions and activities for the public occur on the west side of the building with site activities on the east end of the site, primarily out of sight to pedestrians and street traffic.

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

- Building design and orientation is a function of use and site limitations as the existing site is linear with a due east/west orientation, and;
- Indigenous landscaping with drip irrigation has been developed throughout the site with tree shading of vehicles and parking areas to reduce heat gain.

- Surface rainwater retention is proposed in lieu of below grade retention which will reduce hard surfaces and the heat island effect.
- With regards to the building structure, shade canopies are proposed above entry openings to reduce heat gain during the summer months and to take advantage of solar gain in the winter months. The proposed roof system has a high reflectance ratio that will further reduce heat gain.

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

Materials and standardized higher levels of quality are an established norm for this project type as the typical Enterprise customer has expectations of quality based on past experience and repetitive business; similar to hotel customer expectations. Building features to support this includes:

- Highly insulated reflective roof systems to mitigate heat island effect and reduce energy costs
- Thermally broken aluminum framed storefront systems with insulated glass
- Shade canopies for pedestrian comfort and energy cost reductions
- Exterior insulated EIFS systems with masonry accenting
- Interior finishes are "Class-B" minimum.

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

- Building structures on site consist of a small, 3000sf leasing office and 2500sf shade canopy area for washing returned vehicles on a site of approximately 115,800 sf.
- Building coverage ratio for this project is less than 5%; well below allowed and is significantly less than adjacent properties.

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;*

- Please refer to item #6.

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;*

- The façade of the proposed one-story facility is contextually appropriate for the southwest, site and the City of Tempe. This is achieved by integrating design features and using color pallets commonly found in the Tempe area and includes such items as wainscots of cultured stone, painted EIFS systems, anodized aluminum storefront and window systems, shade canopies, and indigenous landscaping to provide interest and relief of building masses.

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

- Priest Drive is an arterial street with bus service; Metro Valley Route 56. The bus stop is conveniently located at the intersection of Elliot and Priest Drive, within walking distance of the proposed project.

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

- Vehicular circulation is key to this project's success. New customer parking and access to the leasing facility is confined to the western/street side of the site, while all preparatory work is limited to the eastern portion of the site in a secured area. Dedicated drop off and pick up lanes are also provided to minimize cross traffic between pedestrians and vehicles on-site.

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

- The current undeveloped site is an inviting location for potential criminal activities as it is an unsupervised vacant lot adjacent to the South Highline Lateral Canal. The proposed project maximizes Crime Prevention Through Environmental Design by developing, securing, maintaining, and actively utilizing the site on a daily basis.
 - Environmental design considerations to control potential crime include:
 - A properly secured site incorporating existing masonry site walls along the north and south property lines, new masonry and wrought iron site wall along the canal side and a new low height masonry site wall along Priest Drive to screen vehicles.
 - Internal to the site, additional security for vehicles is provided using wrought iron picket fencing and gates to secure vehicles during off-hours.
 - Low shrubbery and trees with trimmed canopies along the streetfront and canal side to decrease potential hiding spaces for criminal activity.
 - Properly lit site, building, and canopy structures, making the site and structure more inviting and visible.
 - Site and building security cameras on motion detectors, with appropriately placed signage to deter criminal activity
10. *Landscape accents and provides delineation from parking, buildings, driveways, and pathways;*
- Landscaping materials consisting of a variety of indigenous drought-resistant plants and trees with decomposed granite are proposed along Priest Drive and customer parking areas.
 - Landscaped islands in parking areas consisting of decomposed granite, native trees, and small shrubs are proposed.
 - Landscaped / surface stormwater retention areas along the canal side consist of decomposed granite, native trees, and small shrubs to control erosion
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*
- Signage is by corporate standards comprised of branded text and color which has been approved for use in other facilities located in Tempe such as Enterprise's current locations on Auto Drive, McClintock Drive, and West Broadway Road.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.*
- Site lighting will be designed to night sky standards and will meet zoning requirements for adjoining properties, per the submitted photometric study and building codes.
 - Exterior building lighting will be provided to enhance the pedestrian experience when approaching or moving about the exterior building.
 - Due to the abundance of glass window and storefront systems. Interior lighting will assist in lighting sidewalks about the building creating an inviting and secure experience



LETTER OF EXPLANATION – USE PERMIT

Dear Design Review Committee and Hearings Officers:

Please find below a letter of explanation for a use permit for a relocation project by Enterprise Holdings. For your information and use, Enterprise Holdings is currently operating a similar car and truck rental facility located at 1444 W. Auto Drive and South Priest Drive near the congested auto-plex mall and intends to relocate the existing business to 8201 South Priest Drive; approximately one-quarter mile south of the existing site.

Enterprise Holdings project objectives and goals include:

- Relocating the facility to a more advantageous site with greater visibility and accessibility in a less congested and desirable area.
- The project goals include developing an underutilized undeveloped site in an established area with like or supporting businesses.
- The project goals are to design and construct a new state of the art vehicle leasing facility by a leading and well branded company that will co-exist and enhance marketability and profitability of surrounding businesses such as the Caliber collision repair center and Auto Repair facilities immediately north of the proposed site and the retail complex and U-HAUL facilities across Priest Drive to the west.

Intended Use:

- The proposed business use for this facility consists of a vehicle leasing facility by Enterprise Holdings with approximately 10 – 15 employees.
- The proposed business use includes leasing cars and trucks and hand washing of returned vehicles.
- Days of operation are expected to be 365 days per year.
- General hours of operation are 8:00AM – 6:00PM during week days, 8:00AM – 2:00PM on Saturdays, and 9:00AM – 3:00PM on Sundays
- Peak hours are generally between the hours of 8:00AM – 9:30AM and 4:00PM – 6:00PM
- Site traffic includes 50 to 100 transactions on average, per day.
- Typically eight (8) to ten (10) transactions per hour.
- Enterprise Holdings believes this project will enhance surrounding businesses as they are supportive of each other in terms of use and need, such as the collision center located on the adjacent property.
- Adjacent properties value will be positively affected by the proposed project due to development of a vacant underutilized site between developed sites.
- There are no proposed changes to any development standards or zoning as this use is allowed under current zoning laws.

The Letter of explanation as applicable conforms to the criteria as listed in Section 6-308 E of the City's Zoning and Development Code. Items listed in the City's Zoning and Development Code is provided below for convenience to clearly demonstrate justification that shows the proposed use will:

a. *not cause any significant vehicular or pedestrian traffic in adjacent areas*

- Vehicle and or pedestrian traffic issues related to this project are mitigated given the traffic counts, street width, quantity of driving lanes, separation of driveways and roadways, and low volume project trips generated by off-airport rental facilities. In addition, project does not add to overall traffic counts to Priest Drive as this project is a relocation project from Auto Drive and Priest Drive. Supporting information is as provided below:
- Project is located at 8201 S Priest Drive. Priest Drive is an arterial street, approximately ninety feet wide, consisting of seven lanes; three northbound, three southbound and a center two-way left turn lane and has a posted speed limit of 40MPH.



- Per City of Tempe Bidirectional Segment Traffic Counts posted on the cities web site, 24 hour bidirectional traffic counts for South Priest Drive is approximately 28,400.
 - By comparison, Van Buren Street, in Goodyear AZ. is a five lane sixty-four foot wide arterial road with a daily bi directional traffic count of 22,600. Enterprise Holdings is completing a similar project along this roadway with no impacts to vehicular or pedestrian issues.
 - There is no formula for estimating projected trips generated by rental car facilities in the *Trip Generation Manual, Ninth Edition*, published by the Institute of Transportation Engineers (ITE) 2012. This is likely because off-airport rental car facilities are expected to generate such small numbers of trips that it is not a major concern.
- b. *not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions*
- Intended use will not negatively impact surrounding properties as this use is similar in nature to the adjacent post office, vehicle parts store and collision center. In addition, there will be no on-site vehicle maintenance other than hand washing returned vehicles.
- c. *not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City*
- The primary design criteria and concepts are based on established and well-branded prototypes for these types of facilities used all across the country. Regional and local adaptations to the facades and site configurations, to address the City of Tempe's Zoning and Development Code Criteria are also included to ensure compliance of new facilities developed in Tempe.
 - Project will enhance area by providing a well-known business entity to the area and improving an undeveloped infill lot.
- d. *be compatible with existing surrounding structures*
- The project goals are to design and construct a new state-of-the-art vehicle leasing facility that will co-exist and enhance marketability and profitability of surrounding businesses such as the Caliber Collision Repair Center and Auto Repair facilities immediately north of the proposed site and the retail complex and U-HAUL facilities across Priest Drive to the west.
 - Adjacent properties are constructed of similar materials proposed for this project such as stucco, cultured masonry, and aluminum storefront, as examples.
- e. *not result in any disruptive behavior which may create a nuisance to the surrounding area or general public*

As this proposed project has the operational aspects of an office building project and is generally closed by 6:00PM, there will be no disruptive behavior that would cause concern or be a nuisance to adjacent business owners.

Respectfully submitted,

Dustin T. Chisum, Sr. Project Manager
Deutsch Architecture Group

cc. Tim Fascetta – Enterprise; Glenn Hurd – Deutsch

GENERAL NOTES

A. MASONRY SCREEN WALL ALONG CANAL SHALL RECEIVE WROUGHT IRON PICKETS.

PROJECT TEAM

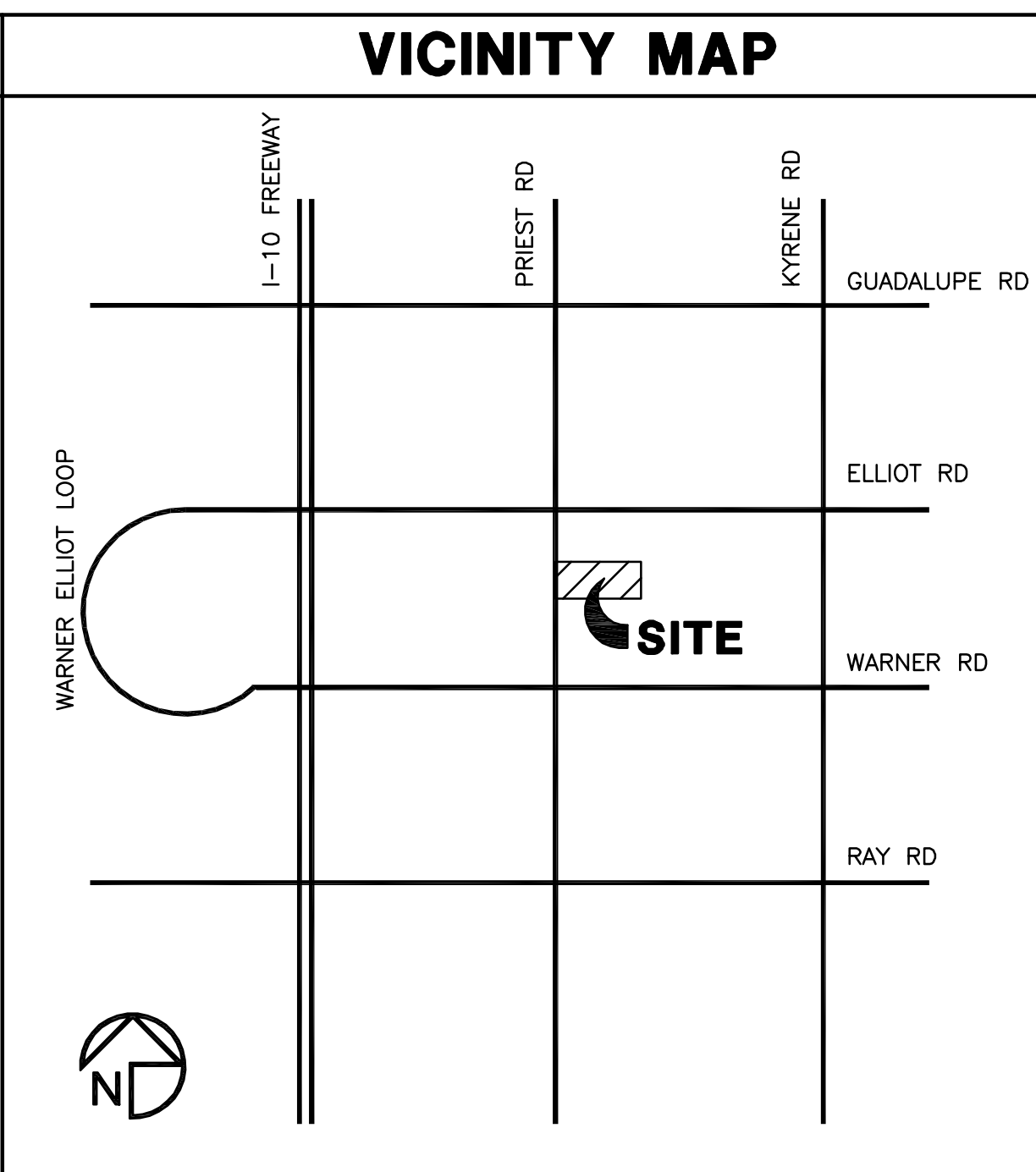
OWNER:
ENTERPRISE HOLDINGS
1444 WEST AUTO DRIVE
TEMPE, AZ 85284
PHONE: 480-705-5005
FAX: 866-580-5920
E-MAIL: Timothy.P.Fascetta@ehi.com
CONTACT: TIM FASCETTA
TIM WETZLER

CIVIL ENGINEER:
HUNTER ENGINEERING
10450 NORTH 74TH STREET, #200
SCOTTSDALE, AZ 85258
PHONE: 480-991-3985
FAX: 480-991-3986
E-MAIL: jhunter@hunterengineeringpc.com
CONTACT: JEFF HUNTER

LANDSCAPE ARCHITECT
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PHOENIX, AZ 85012
PHONE: 602-840-7771
FAX: 602-840-8021
E-MAIL: hans@laskinassociates.com
CONTACT: HANS STOLL

ARCHITECT
DEUTSCH ARCH. GRP.
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85016
PHONE: 602-840-2929
FAX: 602-840-6646
E-MAIL: dchisum@deutscharch.com
CONTACT: DUSTIN CHISUM
GLENN HURD

ELECTRICAL CONSULTANT
ASEI ENGINEERING
4527 N. 16TH STREET, #105
PHOENIX, AZ 85016
PHONE: 602-287-0300
FAX: 602-287-0600
E-MAIL: dholway@aseiengineering.com
CONTACT: DENISE HOLLOWAY



PROJECT CODE DATA

PROJECT: ENTERPRISE - TEMPE
ADDRESS: 8201 SOUTH PRIEST DR. TEMPE, AZ 85284
GOVERNING MUNICIPALITY: CITY OF TEMPE
APPLICABLE CODES: 2012 INTERNATIONAL BUILDING CODES, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL PLUMBING CODE, 2011 NATIONAL ELECTRICAL CODE, 2012 INTERNATIONAL FIRE CODE, 2012 INTERNATIONAL ENERGY CONSERVATION CODE, 2010 ADA, ALL CITY AMENDMENTS.

PROJECT DESCRIPTION: NEW ENTERPRISE CAR AND TRUCK RENTAL SITE.
OCCUPANCY(IES): B OFFICE RETAIL 2,737 SF 100%
BUILDING HEIGHT (ACTUAL): 20'-0" +-
CONSTRUCTION TYPE(S): V-B TYPE
FIRE PROTECTION SYSTEM: FIRE SPRINKLER PER IBC CHAPTER 9 AND NFPA 14

CURRENT ZONING: GID
REQUIRED ZONING: GID/USE PERMIT

SITE AREA:
GROSS SITE = 114,832 SF (2.63 ACRES)
NET SITE = 105,710 SF (2.42 ACRES) .02% COVERAGE

LANDSCAPE AREA:
19,547 SF (18%)
426 SF ROW LANDSCAPE (.004%)

PARKING CALCULATIONS: PER (MUNICIPALITY) ZONING CODE
PARKING CALCULATIONS BASED ON GROSS FLOOR AREA

USE	S.F.	FACTOR	SPACES REQ'D
B	2,737 SF	1 SP/ 300 SF	10
TOTAL SPACES REQUIRED			10

TOTAL NUMBER OF SPACES	REQ'D	PROV
STANDARD PARKING SPACES:	9	54
ACCESSIBLE VAN PARKING REQUIRED:	3	3
TOTAL SPACES PROVIDED		50
BICYCLE SPACES (REQ'D/PROV'D):	1	4

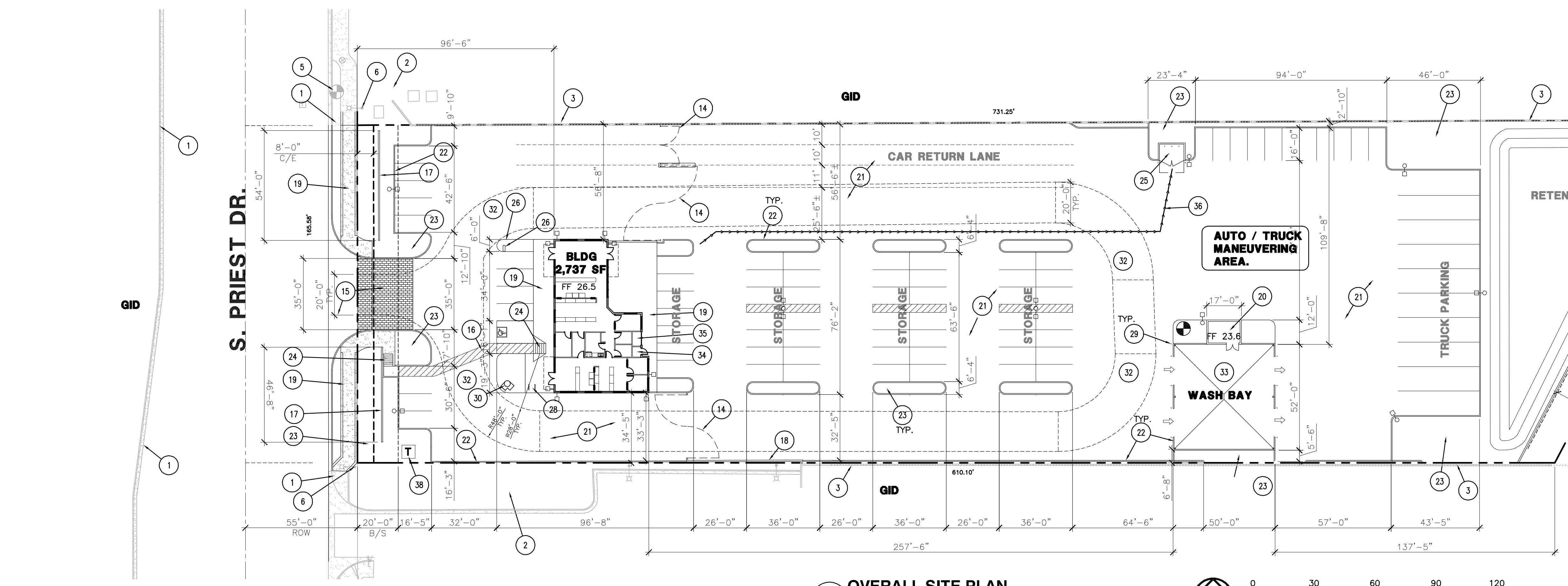
- KEYNOTES**
- EXISTING CONCRETE SIDEWALK, CURB AND GUTTER.
 - EXISTING LANDSCAPE, NEIGHBOR.
 - EXISTING MASONRY SECURITY WALL.
 - EXISTING FIRE HYDRANT TO REMAIN.
 - EXISTING STREET LIGHT TO REMAIN.
 - NEW WROUGHT IRON SECURITY GATES FOR NIGHT TIME W/KNOX BOX.
 - NEW DRIVE ENTRY WITH COLORED CONCRETE.
 - ACCESSIBLE ROUTE FROM STREET FRONTAGE.
 - 3' MASONRY SCREEN WALL.
 - 6" SECURITY WALL.
 - NEW CONCRETE SIDEWALK TO MATCH EXISTING SIDEWALK NORTH AND SOUTH OF PROPERTY.
 - STORAGE BUILDING TO HOLD WASH EQUIPMENT STRUCTURE SHALL MATCH MAIN BUILDING.
 - PAVEMENT PER CIVIL / GEOTECH REPORT.
 - CONCRETE CURB.
 - NEW LANDSCAPE AREA.
 - ADA ACCESS RAMP.
 - DS116 TRASH ENCLOSURE, CITY STANDARD.
 - DIRECTIONAL SIGNAGE.
 - BICYCLE PARKING.
 - 6"x4'-0" PIPE BOLLARD - PAINTED SAFETY YELLOW.
 - NORTH AND SOUTH OF PROPERTY.
 - NEW PRELIMINARY REMOTE FDC LOCATION
 - FIRE TRUCK TURN RADIUS, 28' INSIDE AND 48' OUTSIDE, 20' WIDE.
 - NEW FABRIC CANOPY WITH STEEL TUBE SUPPORTS.
 - FIRE RISER LOCATION.
 - SES LOCATION
 - PATH OF TRAVEL TO THE TRASH ENCLOSURE.
 - PAINT TRANSFORMER TO MATCH SCREEN WALL.

ENTERPRISE ARCHITECTURE GROUP

REGISTERED ARCHITECT
45134
GLENN HURD
DESIGNED
ARIZONA U.S.A.
01-13-2016

Expires 09/30/17

4600 EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929
602-840-6646



LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 732.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE SOUTH BRANCH OF THE HIGHLINE CANAL, RECORDED IN BOOK 74 OF MISCELLANEOUS, PAGE 81, MARICOPA COUNTY RECORDS;

THENCE SOUTH 27 DEGREES 48 MINUTES 27 SECONDS WEST ALONG THE SAID WEST RIGHT-OF-WAY LINE 190.61 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 643.10 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 165.63 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 33.0 FEET THEREOF.

CITY TRACKING NUMBERS

Revisions	
PRE-APPLICATION	10-13-15
DEVELOPMENT PLAN REVIEW	12-14-15
DEVELOPMENT PLAN REVIEW	01-13-16

PROJECT NO: 15127-03
DRAWN BY: DTC, SC
CHK'D BY: GH
COPYRIGHT: DEUTSCH ARCHITECTURE GROUP

OVERALL SITE PLAN

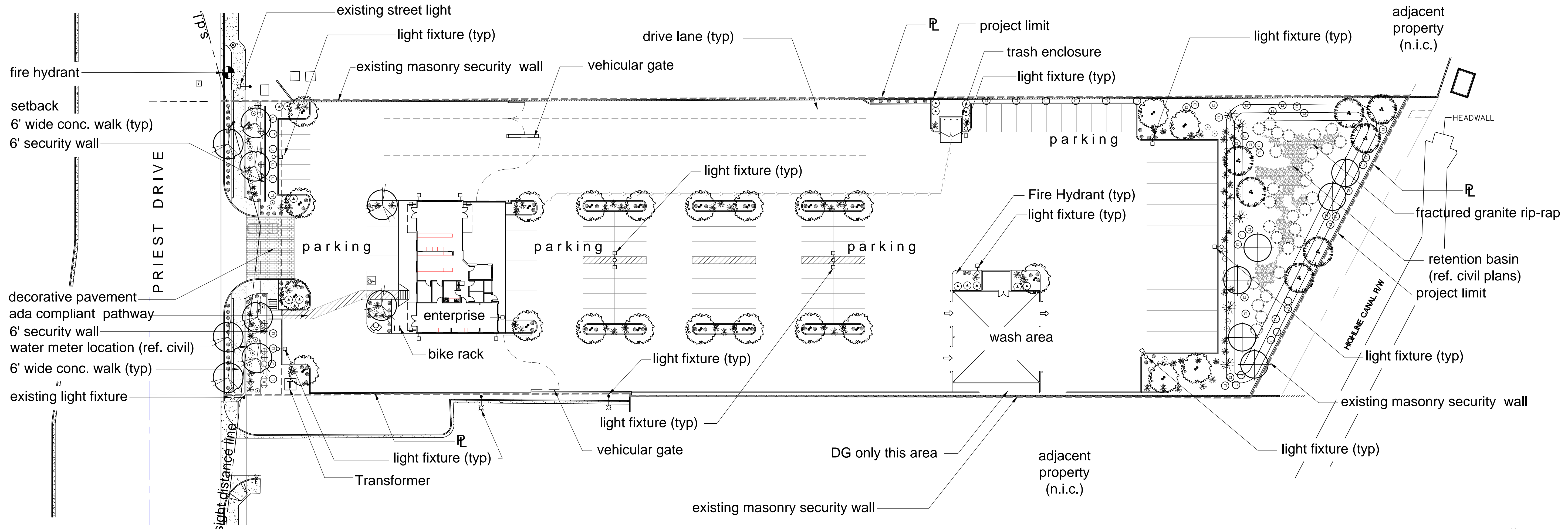
enterprise rent-a-car

TEMPE

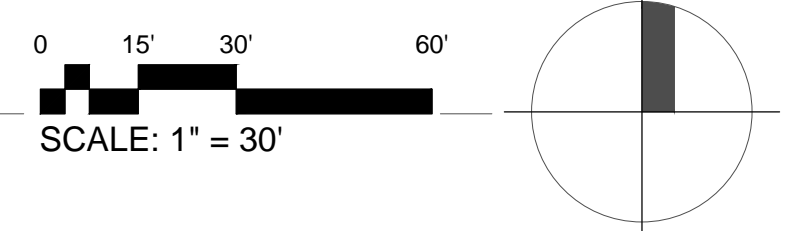
8201 S. PRIEST DR., TEMPE, AZ 85284

15127.03 TEMPE LOCATION - DESIGN REVIEW APPLICATION 01-13-2016

AS-110



Enterprise Rent a Car - Tempe - - Preliminary Landscape Plan



LANDSCAPE LEGEND:

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	BOX cal. ht. width	SHRUBS / ACCENTS / VINES	SIZE
Quercus virginiana 'Heritage' Southern Live Oak	24" Box 1" cal. min / 7' ht / 5' wide	Hesperaloe parviflora "Brakelight" Brakelight Yucca	5 gallon
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box - Standard 1" cal. / 7' ht. / 4' wide	Rosmarinus officinalis 'Prostratus' Creeping rosemary	5 gallon
Prosopis velutina Arizona Mesquite	24" Box - multi 1.75" cal. / 5' ht. / 3.5' wide	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gallon
Acacia stenophylla Shoestring Acacia	24" Box 1.0" cal. / 8' ht. / 4' wide	Eremophila 'Valentine' Valentine Bush	5 gallon
Fouquieria splendens Ocotillo	10' - 8 cane minimum	Caesalpinia Pulcherrima Red Bird of Paradise	5 gallon
		Dasyliiron quadrangulatum Toothless Desert Spoon	5 gallon
		Ruellia peninsularis Desert Ruellia	5 gallon

CPTED NOTES:

All shrubs and groundcovers used in the following locations will not exceed 24" in height when mature.
 Parking - Landscape Islands
 Parking - Borders From 0' to 6'
 Walks - From 0' to 6'
 Entry - 15' Radius
 Sight Triangles

All shrubs and groundcovers used in parking islands shall be a min. size of 5 gallon Per the City of Tempe Standards

TEMPE NOTES

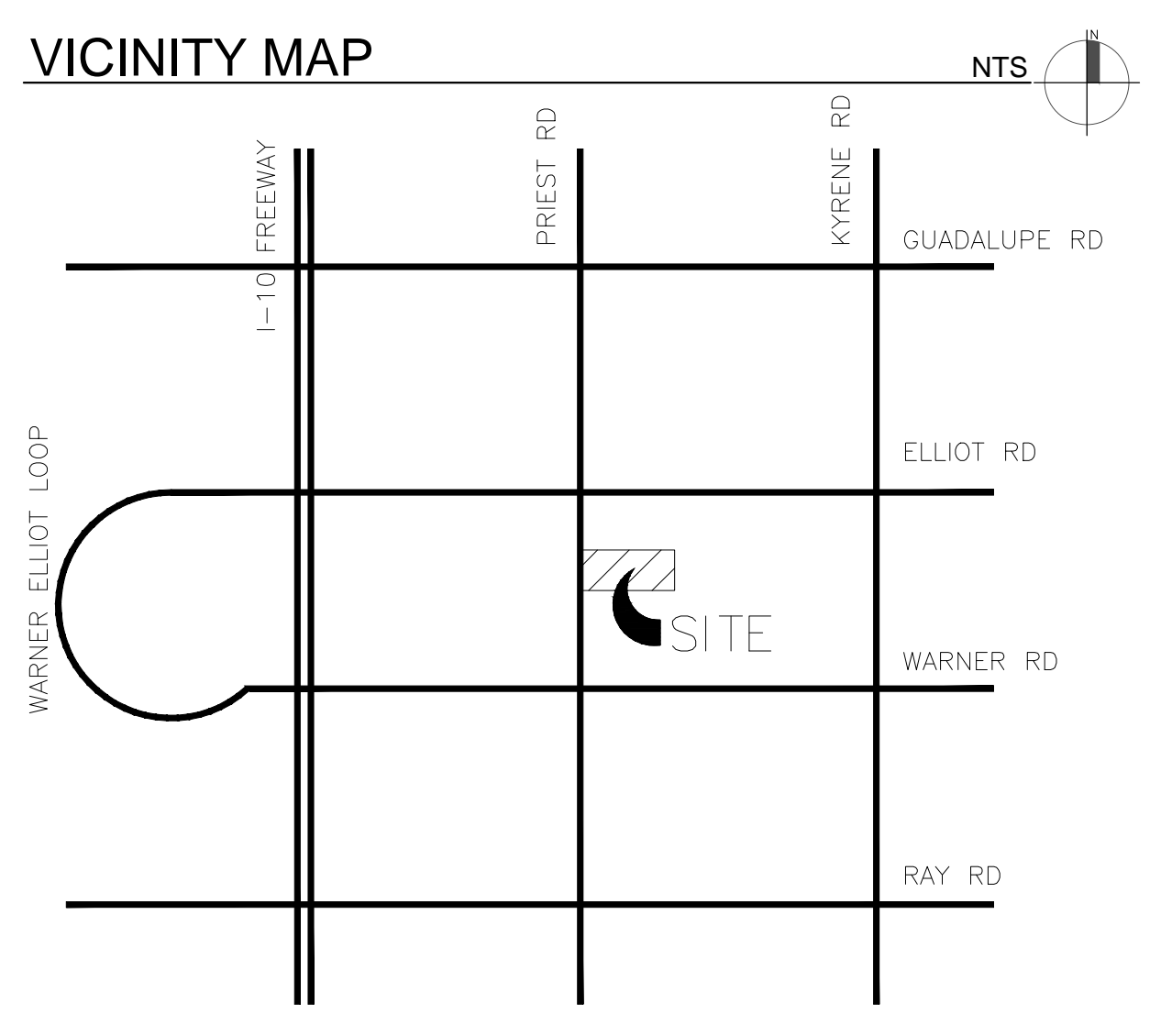
- Provide dedicated landscape water meter.
- Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water dist. system.
- Locate valve controller in a vandal resistant housing.
- Hardwire power source to controller (a receptacle connection is not allowed).
- Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.
- de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

BLDG FOUNDATION LANDSCAPE & IRR. NOTES:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- NO irrigated plant materials are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAXIMUM of 1 GPH. NO emitters are to be located between the Buildings and the Plant material.
- Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
- ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
- NO large trees are to be planted within a minimum of 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 feet away from Buildings. Tree roots are to be discouraged to grow under Building Foundations.

PROJECT CODE DATA

PROJECT: ENTERPRISE - TEMPE	CURRENT ZONING: G1D												
ADDRESS: 8201 SOUTH PRIEST DR. TEMPE, AZ 85284	REQUIRED ZONING: G1D												
GOVERNING MUNICIPALITY: CITY OF TEMPE	SITE AREA: 43560 s.f. = 1 acre												
APPLICABLE CODES: 2012 INTERNATIONAL BUILDING CODES 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2010 ADA ALL CITY AMENDMENTS.	GROSS SITE = 116,547 SF (2.67 ACRES) NET SITE = 111,082 SF (2.55 ACRES) .02% COVERAGE												
PROJECT DESCRIPTION: NEW ENTERPRISE CAR AND TRUCK RENTAL SITE.	LANDSCAPE AREA: 25,873 SF (23% OF SITE)												
OCCUPANCY(IES): B OFFICE RETAIL 2,752 SF	PARKING CALCULATION (MUNICIPALITY) ZONING CODE **PARKING CALCULATIONS BASED ON GROSS FLOOR AREA**												
BUILDING HEIGHT (ACTUAL): 20'-0" +-	<table border="1"> <thead> <tr> <th>USE</th> <th>S.F.</th> <th>FACTOR</th> <th>SPACES REQ'D</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>2,752 SF</td> <td>1 SP/300 SF</td> <td>10</td> </tr> <tr> <td colspan="3">TOTAL SPACES REQUIRED</td> <td>10</td> </tr> </tbody> </table>	USE	S.F.	FACTOR	SPACES REQ'D	B	2,752 SF	1 SP/300 SF	10	TOTAL SPACES REQUIRED			10
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FIRE PROTECTION SYSTEM: FIRE SPRINKLER PER IBC CHAPTER 9 AND NFPA 14	BICYCLE SPACES (REQ'D/PROV'D): 1 / 4												



GROUNDCOVERS	SIZE
Rosmarinus 'Prostratus' Prostrate Rosemary	5 gallon
Acacia redolens Prostrate Acacia 'low boy var.'	5 gallon

INERT MATERIAL	SIZE
Decomposed Granite - Express Gold 2" min thickness in all landscape areas Submit samples to LA for approval	1/2" Select Match existing 3' to 6"
Fractured 'cobble' Granite (color to match standard DG) 2" thickness in all landscape areas. Submit samples to LA for approval	3' to 6"

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 East Weldon Ave
Suite 230
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P (602) 840-7771
F (602) 840-8021
www.laskindesign.com



Enterprise - Tempe
8201 SOUTH PRIEST DR.
TEMPE, AZ 85284
PRELIMINARY PLANS

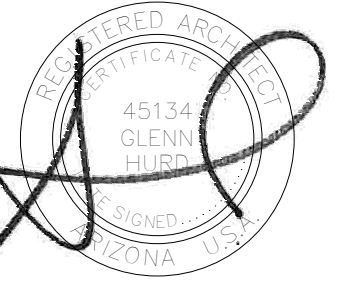
DRAWN: hcs
CHECKED: hal
SHEET SCALE: 1"=30'
DATE: 01.28.16
REVISIONS:

CITY NUMBERS
PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER

PL.01

Preliminary Landscape Plan

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



EXPIRES 09/30/2018
4600
 EAST INDIAN SCHOOL RD
 PHOENIX, ARIZONA 85018
602-840-2828 P
602-840-6646 F

Enterprise rent-a-car
TEMPE LOCATION
 8201 S PRIEST DR. TEMPE, AZ 85284
NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THE CONTRACTOR ALLOWS THE OWNER TO CARRY ANY APPROVED BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REVISIONS		
No.	DATE	DESCRIPTION

FLOOR PLAN

A-110

15127.03- TEMPE LOCATION- 2ND DESIGN REVIEW SUBMITTAL - 01/14/2016

KEYNOTES

37	ELECTRICAL PANEL
62	ROOF DRAIN LEADER

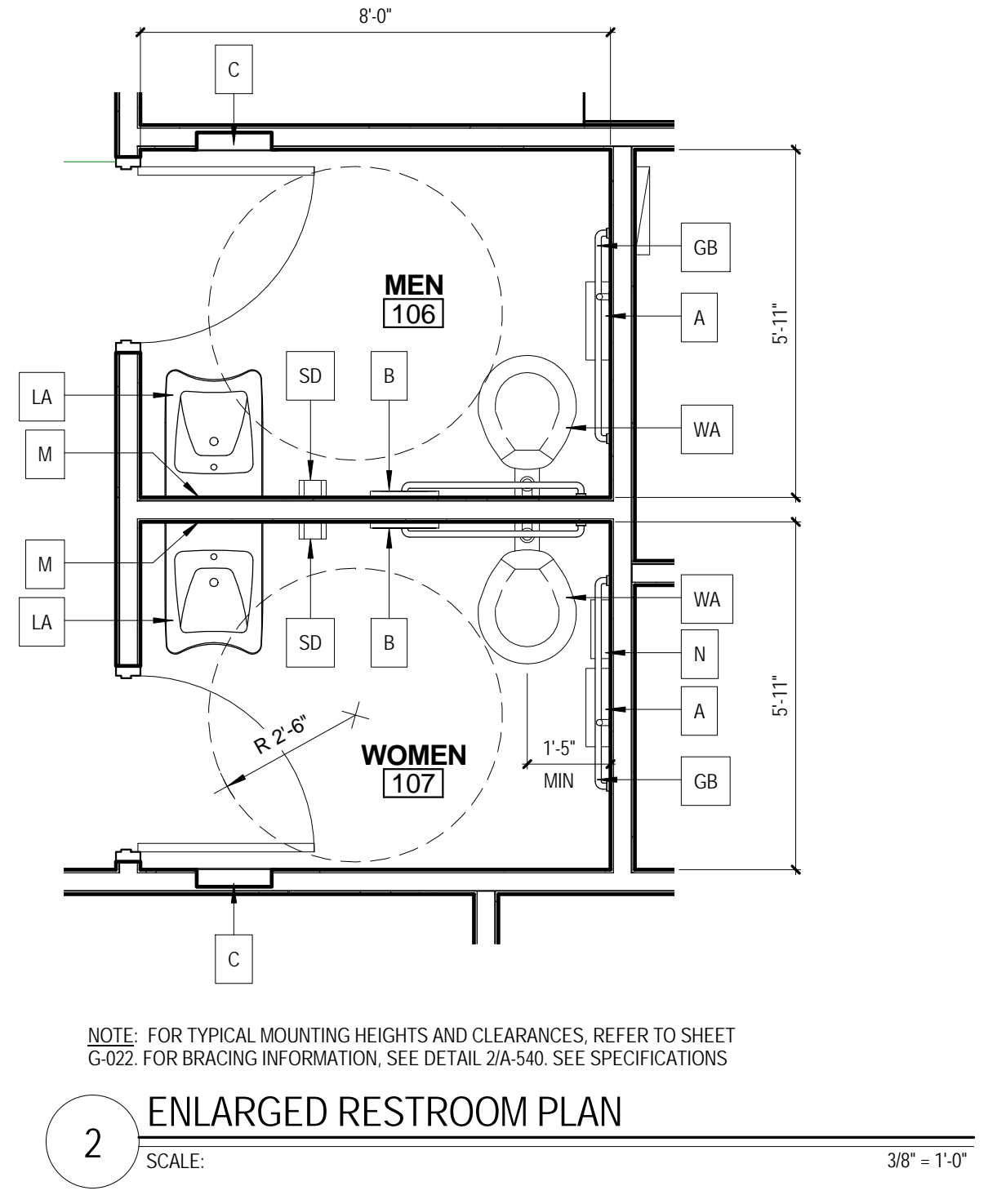
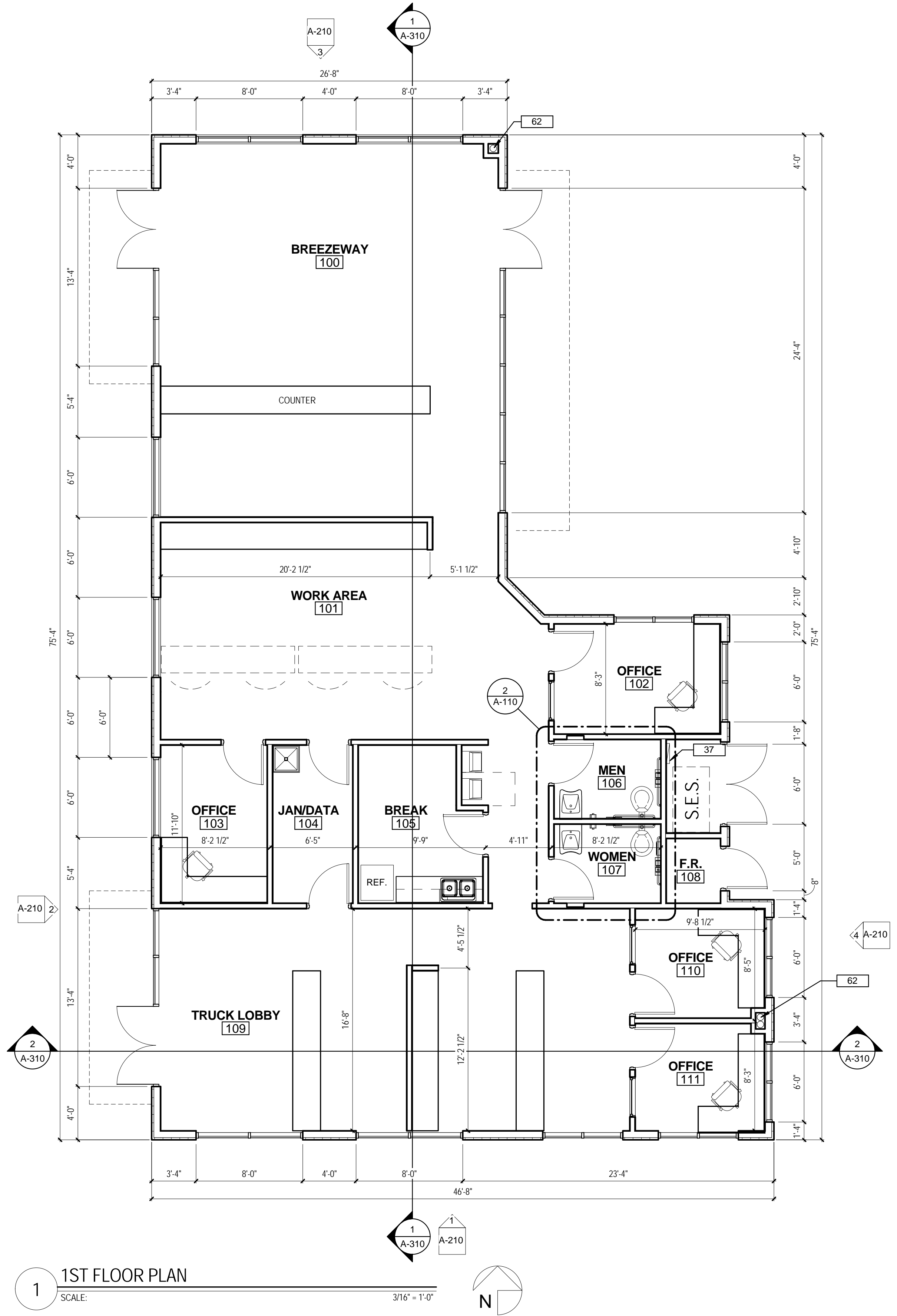
GENERAL NOTES

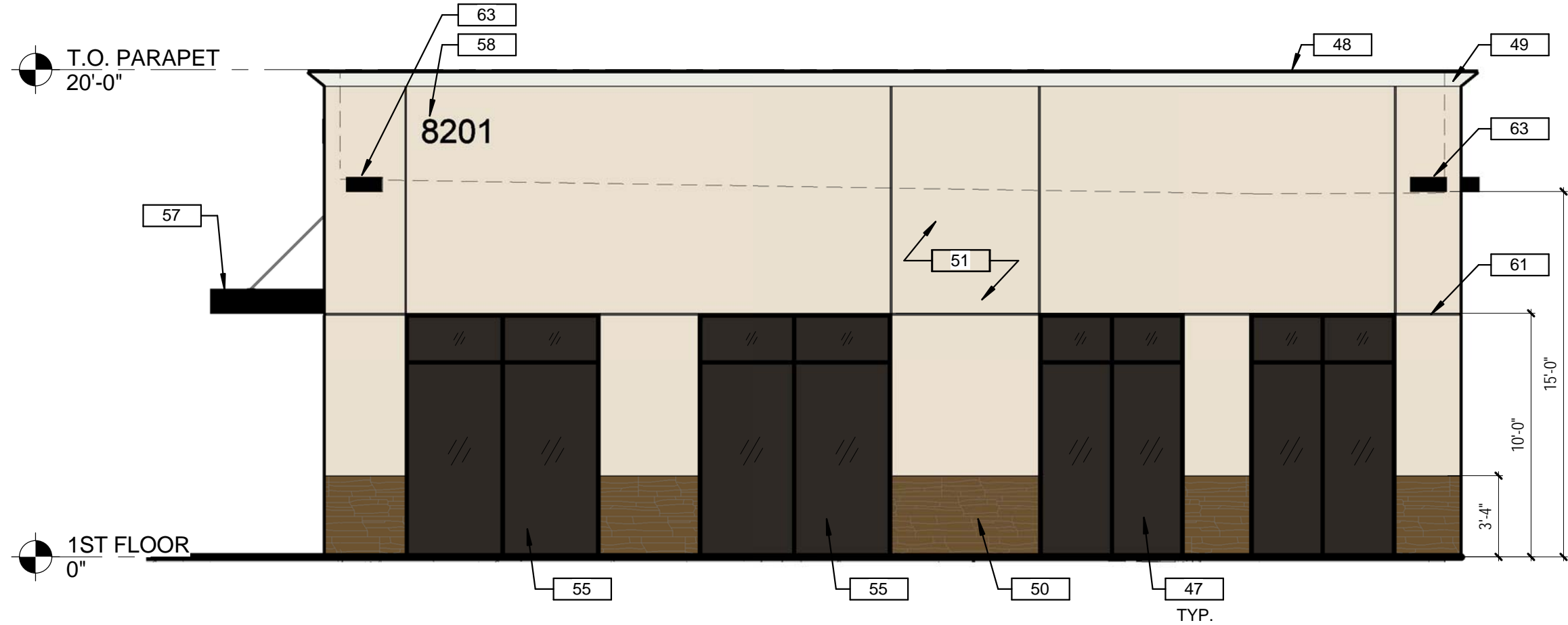
- ALL FURNITURE SHOWN FOR COORDINATION PURPOSES ONLY. FURNITURE TO BE PROVIDED BY OWNER.
-

RESTROOM ACCESSORIES

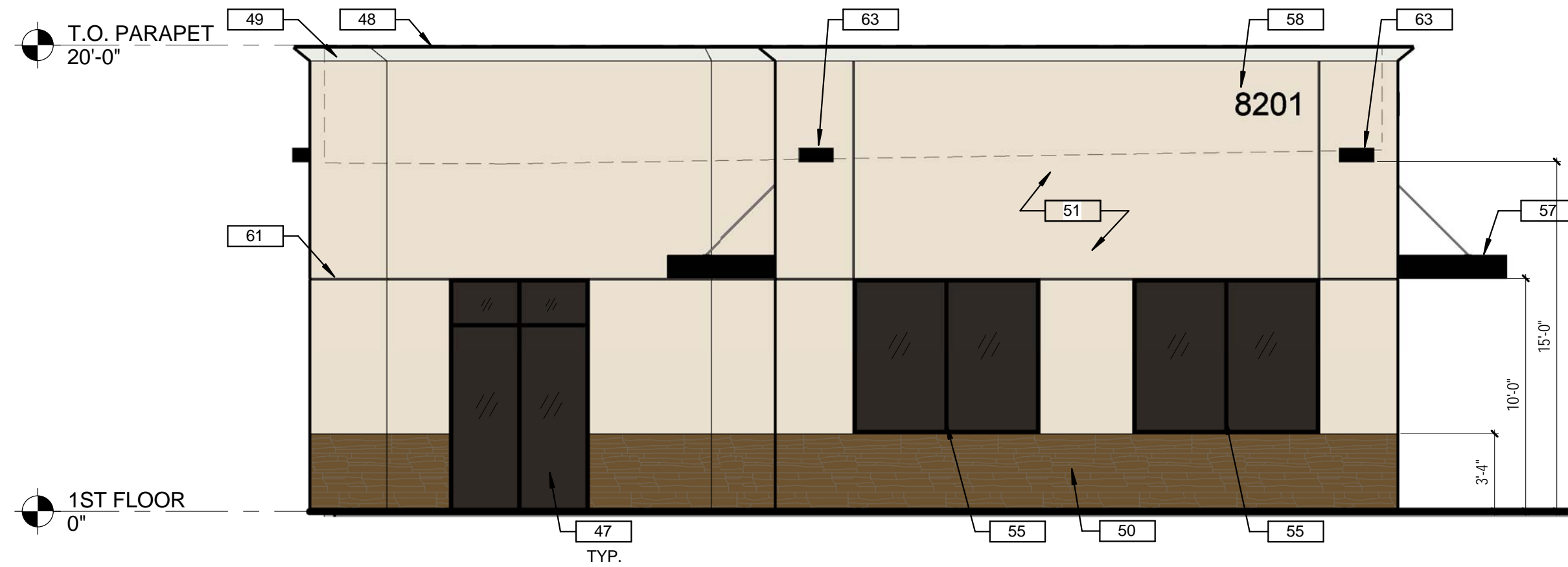
NOTE: FOR TYPICAL MOUNTING HEIGHTS AND CLEARANCES, REFER TO SHEET G-022. FOR BRACING INFORMATION, SEE DETAIL 2/A-540. SEE SPECIFICATIONS.

A	TOILET PAPER DISPENSER WITH SHELF
B	SEAT COVER DISPENSER
C	SEMI-RECESSED PAPER TOWEL DISPENSER/WASTE DISPOSAL
GB	GRAB BARS
SD	SOAP DISPENSER
LA	LAVATORY
M	MIRROR
N	NAPKIN DISPOSAL
S	RESTROOM SIGNAGE COMPLIANT WITH CBC 2013-CHAPTER 11B, SEE DETAIL 1/A-541.
WA	WATER CLOSET - ACCESSIBLE

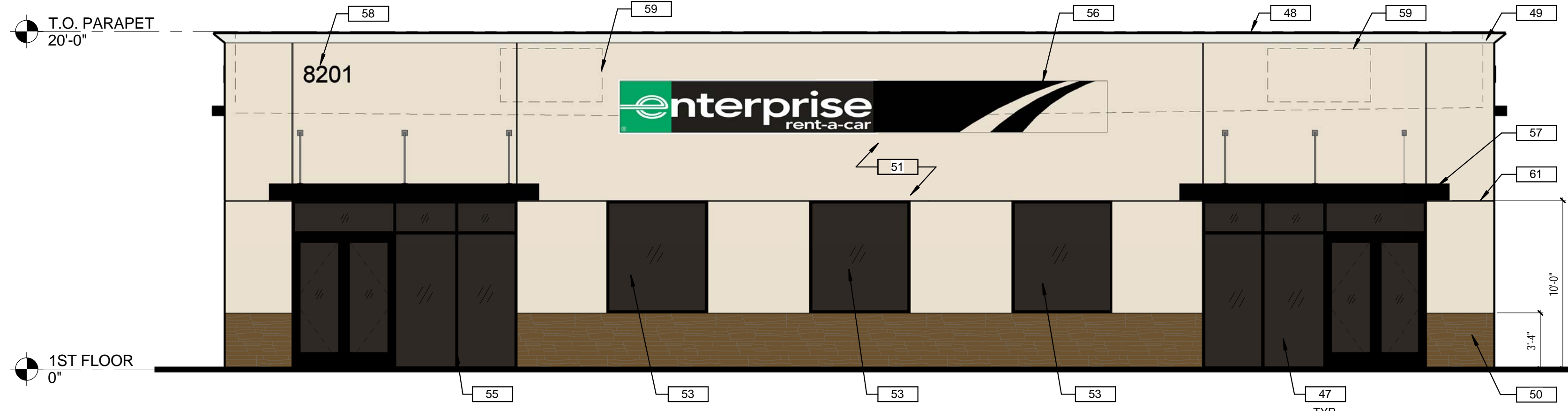




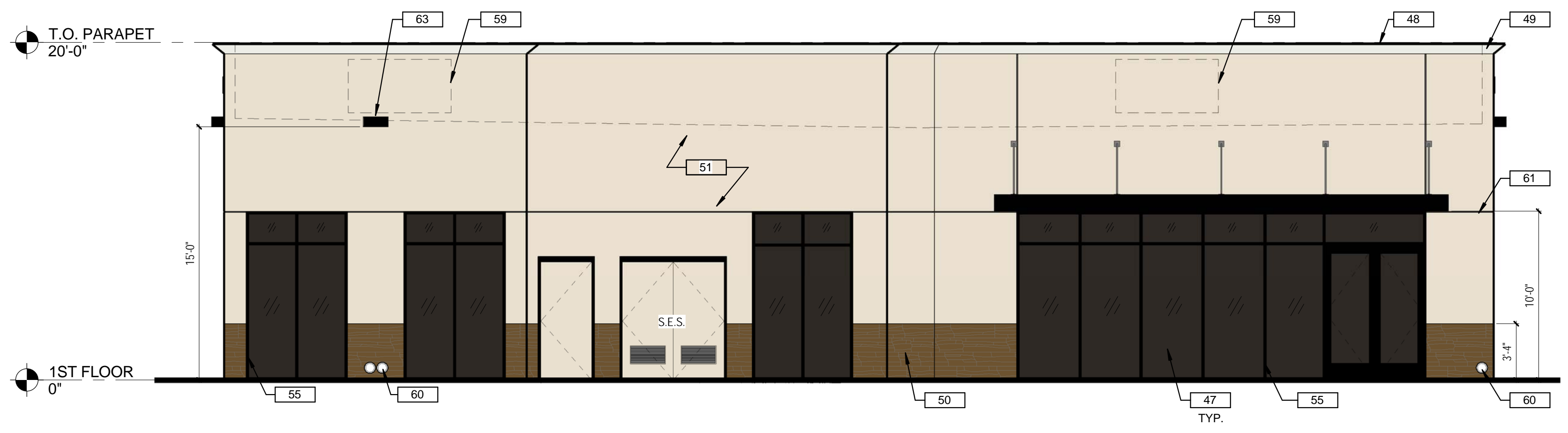
1 EXTERIOR ELEVATION-SOUTH
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION-NORTH
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION-WEST
SCALE: 3/16" = 1'-0"



4 EXTERIOR ELEVATION-EAST
SCALE: 3/16" = 1'-0"

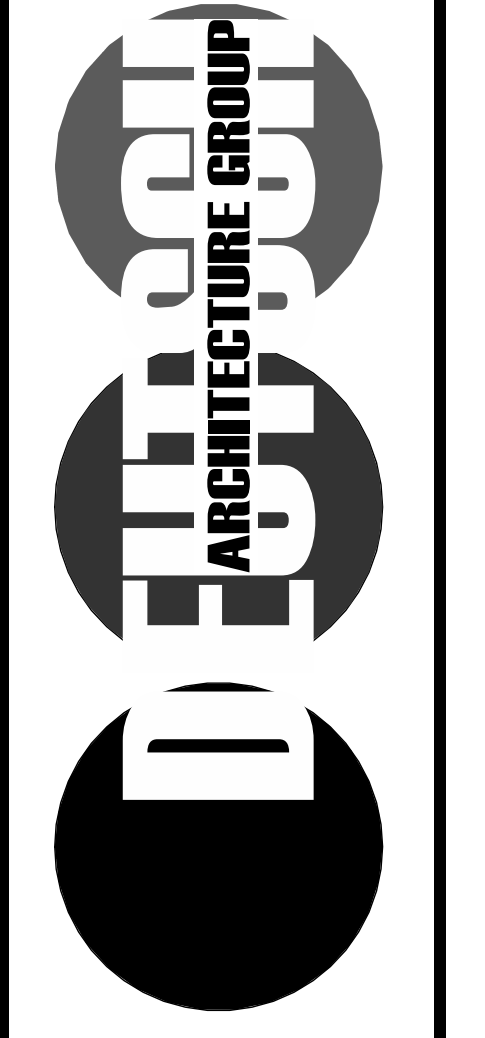
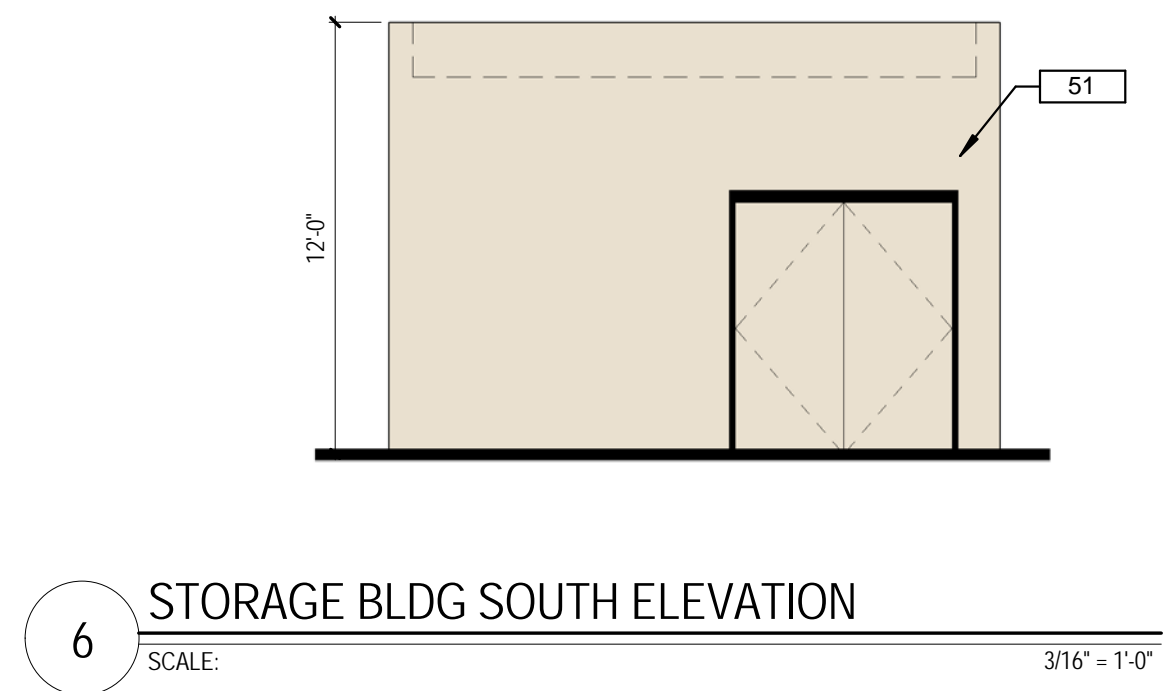
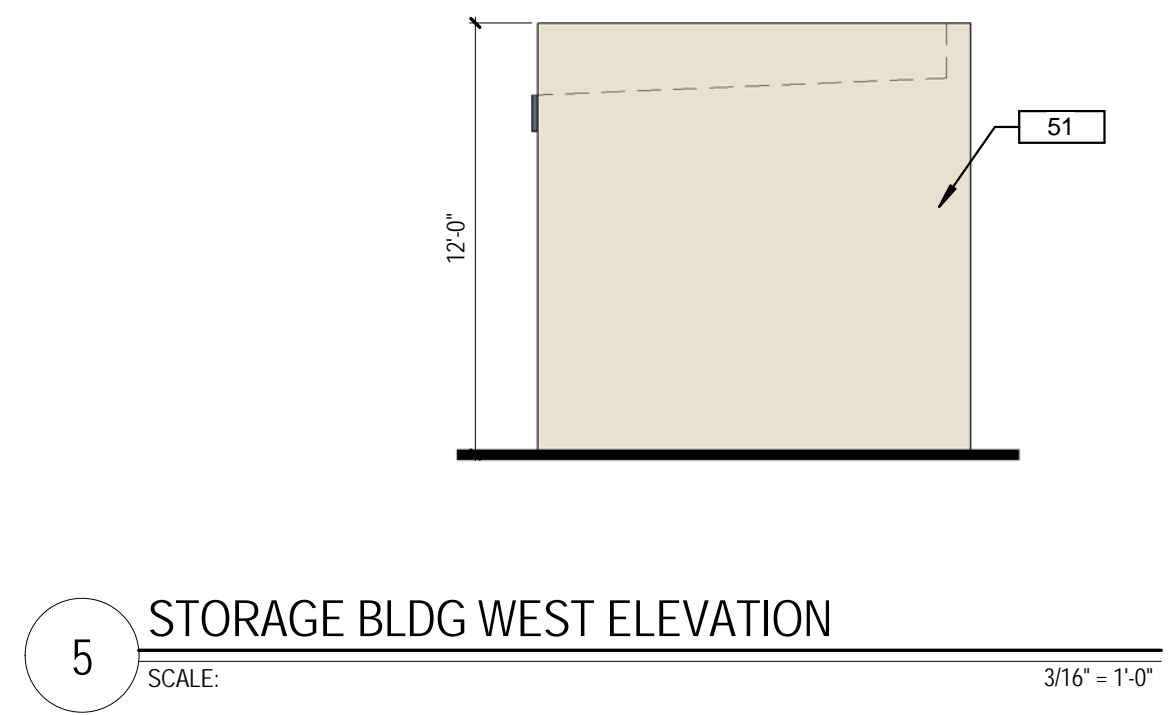


KEYNOTES

47	1/4" OPTIGRAY 23 HIGH PERFORMANCE TINT, SHGC-0.25, U-FACTOR-0.69
48	BLACK METAL CAP FLASHING
49	CORNICE - WESTERN 1-KOTE STUCCO - CLASSIQUE FINISH - ICBO "NER-3899 PAINTED SW7005 "PURE WHITE"
50	CORONADO STONE - HONEY LEDGE - GOLDEN HARVEST
51	WESTERN 1-KOTE STUCCO - CLASSIQUE FINISH - ICBO "NER-3899 PAINTED SW6140 "MODERATE WHITE"
53	EXTERIOR WINDOW ALUMINUM FRAME WITH INSULATED GLAZING.
55	ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
56	ALL EXTERIOR SIGNAGE UNDER SEPARATE SUBMITTAL.
57	PAINTED BLACK METAL CANOPY OVER STOREFRONT ENTRY TO MATCH WINDOW FRAMES. CONCEAL EMERGENCY LIGHTING AND CONDUIT IN THE FOLDS OF THE STRUCTURE. NO EXPOSED CONDUITS, PAINT OT MATCH TOP OF CANOPY SHALL BE PAINTED WHITE.
58	PRELIMINARY ADDRESS LOCATION - ILLUMINATED METAL REVERSE PAN LETTERS - 12" TALL, 3" BRUSH STROKE
59	OUTLINE OF ROOF TOP EQUIPMENT SCREENED BY PARAPET.
60	ROOF DRAIN NOZZLES
61	3/4" x 3/4" METAL CHANNEL STUCCO REVEAL
63	EXTERIOR LIGHTING

EXTERIOR FINISH LEGEND

	WESTERN 1-KOTE STUCCO - CLASSIQUE FINISH - ICBO "NER-3899 PAINTED SW7005 "PURE WHITE"
	WESTERN 1-KOTE STUCCO - CLASSIQUE FINISH - ICBO "NER-3899 PAINTED SW6140 "MODERATE WHITE"
	CORONADO STONE - HONEY LEDGE - "GOLDEN HARVEST"
	PAINTED METAL - BLACK



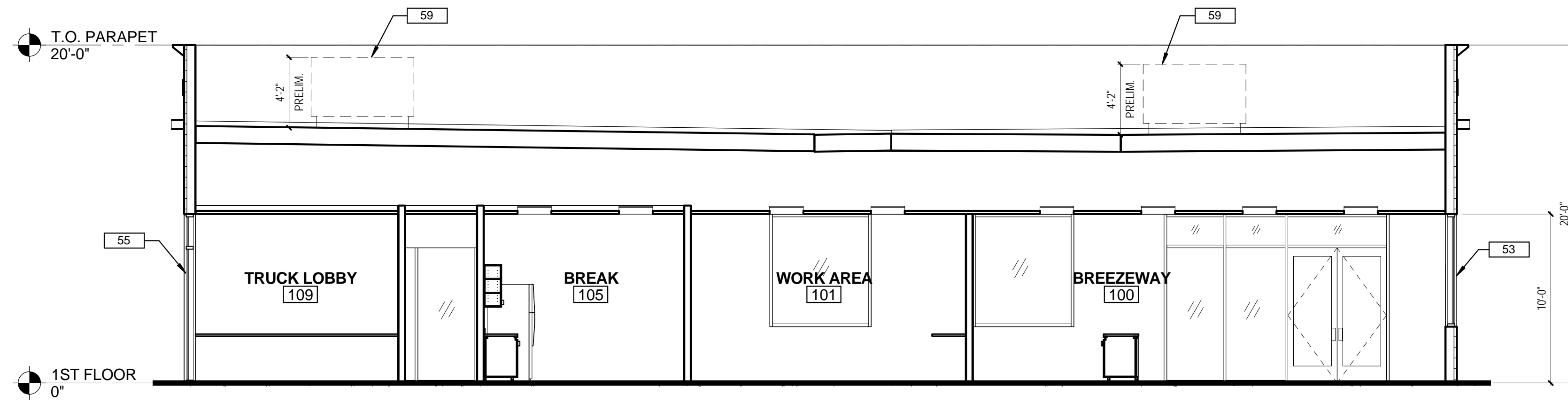
EXPIRES 09/30/2018
4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2828 P
602-840-6646 F

enterprise rent-a-car
TEMPE LOCATION
8201 S PRIEST DR. TEMPE, AZ 85284

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERRY ANT APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

REVISIONS		
No.	DATE	DESCRIPTION
101/315		Pre-Application

PROJECT NO: 15127.03
DATE: 10-13-2015
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1 Section 1
SCALE: 3/16" = 1'-0"



2 Section 2
SCALE: 3/16" = 1'-0"

KEYNOTES	
53	EXTERIOR WINDOW ALUMINUM FRAME WITH INSULATED GLAZING.
55	ALUMINUM STOREFRONT SYSTEM W/ INSULATED GLAZING.
57	PAINTED BLACK METAL CANOPY OVER STOREFRONT ENTRY TO MATCH WINDOW FRAMES. CONCEAL EMERGENCY LIGHTING AND CONDUIT IN THE FOLDS OF THE STRUCTURE. NO EXPOSED CONDUITS. PAINT OT MATCH TOP OF CANOPY SHALL BE PAINTED WHITE.
59	OUTLINE OF ROOF TOP EQUIPMENT SCREENED BY PARAPET.

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PHOENIX, ARIZONA 85018
602-840-2828 P
602-840-6646 F



TEMPE LOCATION
8201 S PRIEST DR. TEMPE, AZ 85284

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DATE: 10-13-2015
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BUILDING SECTIONS

A-310

15127.03- TEMPE LOCATION- 2ND DESIGN REVIEW SUBMITTAL - 01/14/2016



1.



2



3



4



5



6



7



8



9



10



13



14