

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/12/2019
Agenda Item: 7**

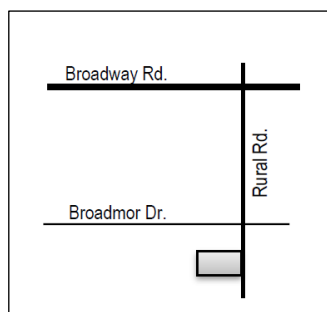
ACTION: Request a Use Permit to allow alley access to a non-single family use parking area opposite a single-family zoning district and a Development Plan Review for a 498 square-foot building addition and remodel for GROOMING HUMANS HAIR STUDIO, located at 2308 South Rural Road. The applicant is Grooming Humans Hair Studio, Inc. (PL180248)

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: GROOMING HUMANS HAIR STUDIO (PL180248) is a proposed 1,798 square-foot barber/beauty salon within an existing commercial building. The building was most recently occupied by a dental office and is now vacant. The applicant plans to change the vehicular access route to the parking lot, remodel the building exterior, and install new landscaping. A 498 square-foot area of the existing building was previously enclosed without permits, so this request also seeks to formalize that building addition. The project is being processed through the Adaptive Reuse Program, which permits modified landscape, parking, and lighting standards. The request includes the following:

- ZUP180092 Use Permit to allow alley access to a non-single family use parking area opposite a single-family zoning district.
- DPR180121 Development Plan Review including site plan, building elevations, and landscape plan.



Property Owner	Hulquist & Associates LLC
Applicant	Bradley Hulquist, Grooming Humans Hair Studio, Inc.
Zoning District	R/O (Residential/Office)
Net site area	.22 acres
Total Building Area	1,798 s.f.
Lot Coverage	19% (35% maximum allowed)
Building Height	13'-7" (30' maximum allowed)
Building Setbacks	23'-6" front, 11'-7" north side, 12'-2" south side, 26'-10" rear (15', 10', 10', 10' min.)
Landscape area	51% (30% minimum required)
Vehicle Parking	7 spaces (7 min. required by Adaptive Reuse Program)
Bicycle Parking	4 spaces (4 min. required)
House of Operation	9:00 a.m. to 7:00 p.m.

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Karen Stovall, Senior Planner
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the west side of Rural Road, approximately 75 feet south of Broadmor Drive and is within the R/O zoning district. The property is surrounded to the north by an office use, to the south and west by single-family residential, and to the east, across Rural Road, by office uses.

This request includes the following:

1. Use Permit to allow alley access to a non-single family use parking area opposite a single-family zoning district.
2. Development Plan Review for site plan, landscape plan, and building elevations for a 498 square-foot building addition and remodel.

The applicant is requesting the Development Review Commission act on the two items listed above.

SITE PLAN REVIEW

Two preliminary and one formal site plan review were conducted in January, May, and September of 2018. Significant comments provided by staff included: eliminate existing drive aisle on the north side of the building and landscape the area; increase size of landscape area adjacent to sidewalk along Rural Road (return to previously approved area); eliminate proposed vehicle parking within the front parking setback; add landscape islands to new parking lot; suggest using pavers at the circular drive adjacent to Rural Road; suggest adding a wall to screen customer parking from yards on north and south sides of the building; recommend using perforated metal panels instead of woven wire mesh on the canopy; recommend using ground/split-face integral colored block for the low planter wall on the east side of the building; and to reduce the height and length of the canopy to more closely match the scale of the building. Additionally, discussion through the review process determined that the canopy needed to be attached to the building to permit a building sign to be mounted on it.

The applicant modified the plans to address most of staff's comments; however, the applicant prefers to use woven wire mesh as the canopy material.

PUBLIC INPUT

- Neighborhood meeting not required
- As of the completion of this report, no public input was received by staff

PROJECT ANALYSIS

CHARACTER AREA PLAN

This site is within the boundaries of the Alameda Character Area Plan. The plan focuses on preservation of Alameda's core, Mid-Century, Post-War neighborhoods, livability, shaded streets, treating alleys as open space when appropriate, and activating commercial corners. The proposal complies with principles and design guidelines of the plan as follows:

- *Shade [Natural + Structural]:* the proposal adds shade trees along Rural Road and elsewhere on the site. While the trees along Rural are set back from the sidewalk (due to the existing street light), they will provide shade for pedestrians from the western sun and help reduce heat gain on the ground and building. The metal canopy will shade both the building entrance and bicycle parking.
- *Streetscapes: Streets as Open Space:* relocating vehicular access to the site to the rear of the property should reduce the number of cars using the semi-circular drive and create a more comfortable experience for bicyclists and pedestrians using Rural Road.
- *Landscape Treatments:* the landscape plan incorporates both low-water use plants (Palo Verde, Sissoo, and Desert Willow trees) and plants from the historic plant palette (yucca, agave).
- *Live / Work / Innovate: The Creative, Entrepreneurial City:* the low wall being added is exposed concrete block, and the new storefront on the east elevation will be shaded to reduce heat gain.

USE PERMIT

The proposed use requires a use permit, to allow alley access to a non-single family use parking area opposite a single-

family zoning district. The seven (7) vehicle parking spaces that serve the development will be accessed via a 20-foot wide public alley on the west side of the site. The site is one lot south of Broadmor Drive, requiring vehicles to travel 75 feet along the alley to access the parking lot. The business hours of operation will be 9:00 a.m. to 7:00 p.m.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The site has operated with a commercial use since 1972, and seven (7) vehicle parking spaces were shown on the original site plan. Vehicular access to the site has historically been from Rural Road to a parking lot on the west side of the building. This request will not increase vehicular traffic but will reroute it from Rural to Broadmor and the existing alley.
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 applicant is required to pave the alley from Broadmor to the south property line of the site to reduce dust generated by cars. With the site's proximity to Broadmor and the nearest access to the alley from the south at Alameda Drive, almost one-quarter mile away, vehicles are not expected to use the alley south of the site for ingress or egress. The proposed hours of operation are typical of a service use, so employees and customers will not use the parking area in the early morning or late evening. The use is not expected to cause a nuisance from odor, gas, vibration, smoke, heat or glare.
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.* The General Plan designates this site as Commercial, and the proposed use is suitable for the Commercial category. The adaptive reuse of the site will improve the appearance of the building and landscaping and should not contribute to the deterioration of the neighborhood.
4. *Compatibility with existing surrounding structures and uses.* While primary vehicular access to other commercial uses on the west side of Rural occurs from the public street, alley access to one other office use does exist. The relatively low number of vehicle spaces and standard hours of operation should not prove incompatible with the surrounding uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Use of the alley for access to the site is not expected to have issues related to disruptive behavior; however, the employees of the business will be present during the hours of operation to attend to such matters, if any issues arise.

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 proposal is for the redevelopment of a single-story commercial building with seven (7) surface parking spaces located on the west side of the building. Access to the spaces would occur from the alley. An existing semi-circular drive along Rural Road will remain to allow a drop-off area for customers or deliveries. The asphalt on this drive will be replaced with individual unit pavers. Per a condition of approval, the semi-circular drive will be posted with "No Parking" signs.

Building Elevations

The existing building was constructed as a single-family house and later converted to a commercial use, but the building has retained its single-family house appearance. The applicant intends to install a new aluminum storefront, glass entry doors, and a metal canopy that will extend in front of the building and accommodate a business sign. The canopy will also screen the existing rooftop HVAC unit. The stucco building will be painted an off-white color, and the metal canopy and doors will be painted gray. A 24-inch high planter wall constructed of ground face masonry is proposed adjacent to the east elevation.

Landscape Plan

Significant improvements to the on-site landscaping will occur as a result of this proposal. The narrow landscape strip adjacent to Rural Road will be increased in area and landscaped with shrubs, ground cover plants, and boulders. Three trees will be planted adjacent to the building (Palo Verde, Sissoo, and Hong Kong Orchid), as well as vegetative ground cover. Landscape islands will be provided on the north and south ends of the new row of parking, and landscaping will be provided between the parking lot and building.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; placement of the building will remain as it currently exists. The proposed metal canopy on the east elevation will increase the building height and screen the rooftop mechanical equipment.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the new canopy and shade trees proposed adjacent to the building will mitigate heat gain and provide shade at the building entrance and bicycle parking spaces.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; the east elevation will be updated with a new aluminum storefront, glass entry doors, and a shade canopy. These changes will be appropriate for the proposed commercial use.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the proposed metal canopy will be appropriately scaled with the site and surroundings while also serving as a screen for the mechanical equipment.
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*;
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*;
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; the proposal does not change the current transportation options to access the site. By relocating the primary vehicular route to the rear of the site, fewer conflicts between vehicles and customers arriving by other means of transportation should occur.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; the primary vehicular circulation route will occur in the alley at the rear of the site and will not conflict with pedestrian access or circulation. Two driveways, forming a semi-circular route in front of the building will remain to allow a drop-off/delivery option for customers and delivery vehicles. A stipulation is included to require “no parking” signs along the drive.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance*; the design complies with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways*; landscape accents and delineates the parking, buildings, and driveways. The percentage of on-site landscaping far exceeds that which is required by the code and will create a significant improvement to the Rural Road streetscape.
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*; n/a

12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses and does not create negative effects.* All lighting will comply with code requirements.

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.
4. The Adaptive Reuse of the site will allow the occupancy of an underutilized building with business that will provide a service to the community.

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.

USE PERMIT CONDITIONS OF APPROVAL:

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

1. This 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.
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. 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: (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.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated January 7, 2019 and landscape plan dated December 13, 2018 (received January 7, 2019). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. 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.
3. **Provide upgraded paving on the semi-circular drive adjacent to Rural Road consisting of integral colored unit paving, as shown on the site plan. A maintenance agreement is required where the unit pavers extend into the right-of-way.**
4. **Install a minimum of two (2) "No Parking" signs along the semi-circular drive on the east side of the building.**

5. 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.
6. 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

7. The materials and colors are approved as presented:
 - Primary building stucco – Behr Paint – Solemn Silence PPU26-12
 - Canopy - woven metal wire mesh – Behr Paint – Imperial Gray PPU26-02
 - Trim/fascia - Behr Paint – Solemn Silence PPU26-12
 - Storefront system – aluminum with gray finish
 - Glazing - Viracon – VUE1-50
 - Seven-foot block wall with lace stucco finish – Behr Paint – Solemn Silence PPU26-12
 - 24" planter wall - Echelon Masonry – 8"x8"x16" CMU, Trenwyth Trendstone, Black Mountain
 - Roof – asphalt shingles - Certainteed – Black XT 25

Additions or modifications may be submitted for review during building plan check process.

8. 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.

Landscape

9. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
10. Irrigation notes:
 - a. 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.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
11. 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.
12. 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.

Building Address Numerals

13. 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) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) Do not affix numbers or letters 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.

USE PERMIT: The Use Permit is valid for (Business Name) and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.

SITE PLAN REVIEW: Verify all comments by all departments on each 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.

DEADLINE 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.

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 DS-116 and DS-118 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.

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: <http://www.tempe.gov/home/showdocument?id=5327>. Contact the 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 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:

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

CIVIL ENGINEERING:

- An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
- Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
- 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:

- 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.

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.
- 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.

ZONING AND DEVELOPMENT CODE:

- 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.

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:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- 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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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.

DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

October 14, 1971	City Council approved a Zoning Map Amendment (ZON-71.43) to rezone the property from R1-6 to R2-A, located at 2308 S. Rural Road.
November 3, 1971	Board of Adjustment approved a Use Permit for ELLERY M. HANST (A-71-10.7) to allow a professional office in the R2-A zoning district, located at 2308 S. Rural Road.
November 4, 1971	Design Review Board approved a Design Review for HANST OFFICE BUILDING, located at 2308 S. Rural Road.
January 10, 1972	City of Tempe issued a Certificate of Occupancy for a 1,300 square-foot office building, located at 2308 S. Rural Road.

ZONING AND DEVELOPMENT CODE REFERENCE:

- Section 6-306, Development Plan Review
- Section 6-308, Use Permit
- Section 6-314, Adaptive Reuse Program

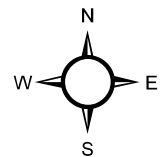
GROOMING HUMANS HAIR STUDIO

PL 180248



City of Tempe, Community Development Department, Enterprise GIS Group

- Residential/Office (RO)
- Single-Family Residential (R1-6)
- Multi-Family Residential Limited (R-3)
- Multi-Family Residential General (R-4)
- Multi-Family Residential (R-2)

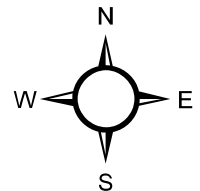


GROOMING HUMANS HAIR STUDIO

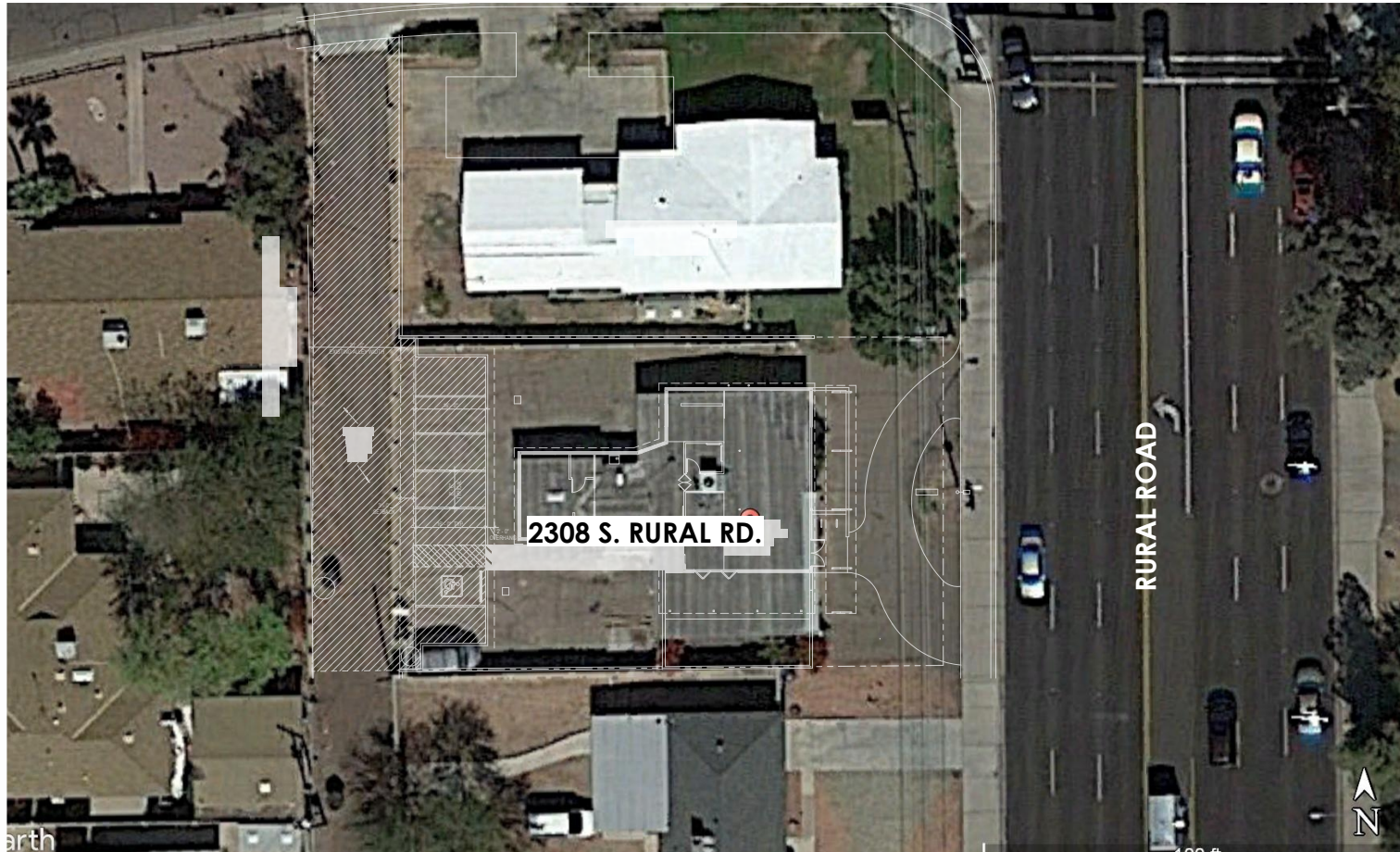
PL 180248



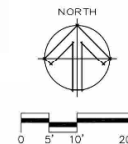
Aerial Map



GROOMING HUMANS
2308 SOUTH RURAL RD



earth



EXP: 9/30/2019

**GROOMING HUMANS
2308 SOUTH RURAL RD**



FRONT ELEVATION LOOKING SOUTHWEST



REAR YARD LOOKING SOUTHWEST TO REAR ALLEY



FRONT ELEVATION LOOKING NORTHWEST



REAR YARD LOOKING TOWARD EAST



EXP: 9/30/2019

07 January 2019

ATTN: City of Tempe Design Review Committee

RE: Development Plan Review and Use Permit; Project Narrative Statement

**PROJECT: Grooming Humans Hair Studio
2308 South Rural Road
Tempe, Arizona 85282**

INTRODUCTION

I, Brad Hultquist, owner and barber/stylist of the project, am pleased to submit this project narrative statement to the City of Tempe. This narrative is being provided in support of an application to the City which will allow for the development of a Hair Studio of 1,798 SF on a site of approximately 9,600 square feet at 2308 South Rural Road, south of Broadmor. Included as part of the application, are the following requests:

1. A Development Plan Review for site and landscape plans and building elevations and materials.
2. A Use Permit to allow the use of alley access to the rear parking area serving the project site opposite a single-family zoning district.

As described within this narrative, Grooming Humans Hair Studio is a provides outstanding service to its clientele with a 4.7 rating with Yelp and Google. Grooming Human's current location at Forest and University has placed a strain on operations due to the level of redevelopment that has taken place and will occur in the future. This project will allow the already-established Tempe hair center to relocate and expand not only its services, but its client base, ultimately benefitting both the City of Tempe and Grooming Humans.

Brad Hultquist, owner and operator of Grooming Humans, has been in business for 37 years, 30 of them in Tempe. Brad currently owns the existing building and is excited and anxious to breathe new life back into the site.

With the development of this property, Grooming Humans seeks to reinvigorate a currently dilapidated, unoccupied site with a thoughtful design approach. The mostly transparent Eastern façade fronting Rural Road will provide a view of activity within the business bringing an energy to the site that may have never existed previously.

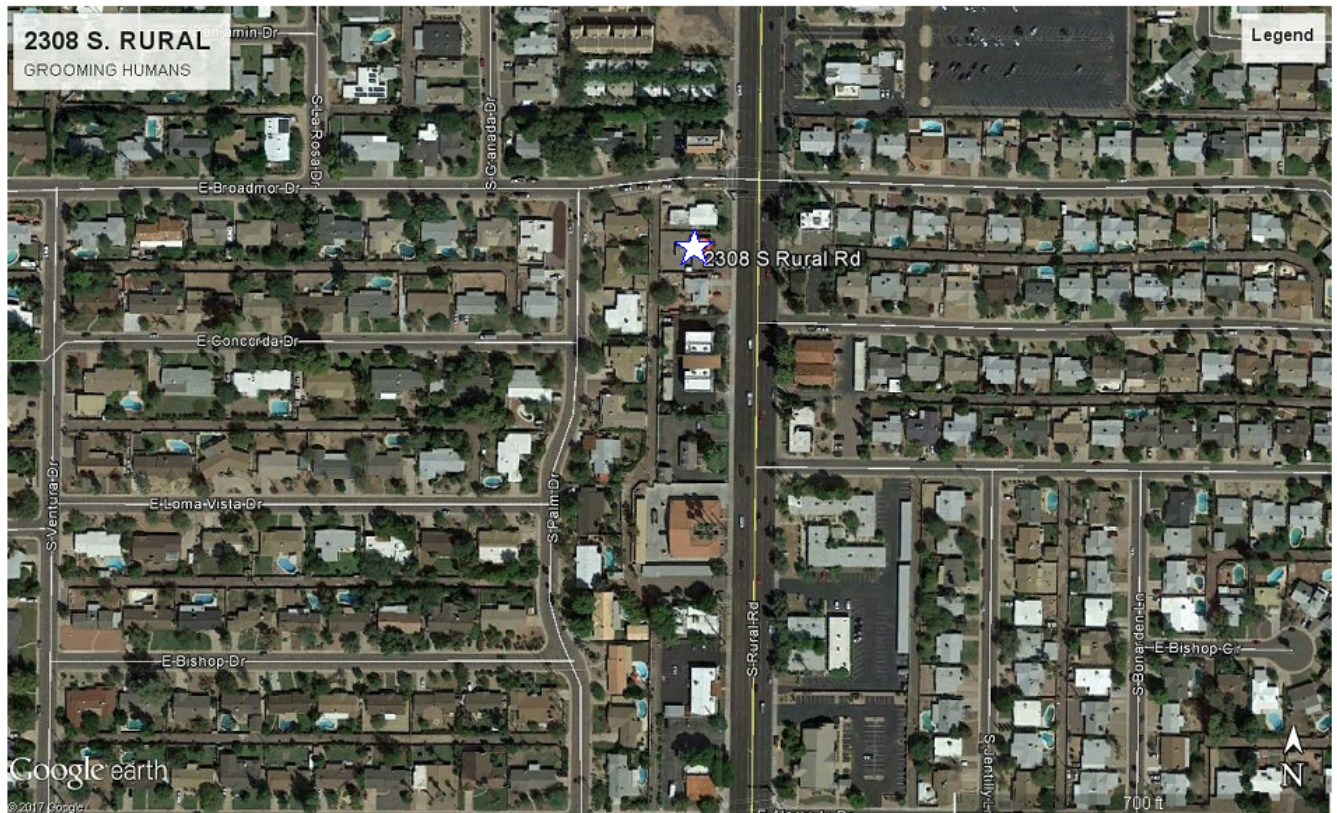
An architectural canopy along the front elevation allows for signage and branding opportunities for the Salon, provides interior shading for a portion of the day, and acts as a screening element to obscure the existing roof top mechanical equipment. A low, decorative masonry site wall creates a place for Salon clientele to sit outside while waiting for services, while also expanding the material palate with richer, textural materials.

A broad landscape palate encompasses approximately 50% coverage. This approach creates a very lush feeling landscape, while also water-friendly, and an aesthetically pleasing appearance facing Rural Road. The project also integrates higher quality paving materials along Rural Road such as a permeable paver driveway. This driveway will be utilized for short-term delivery parking only, keeping all vehicular traffic in the alley behind the Salon so it will not lend to the congestion of an already busy road.

The standard business hours of operation are daily from 9 am to 7 pm.

PROJECT LOCATION AND OWNERSHIP

Grooming Humans Hair Studio is located on an approximately 9,600 SF parcel at 2308 South Rural Road, just south of Broadmor. The property area is identified on the below aerial photograph.



EXISTING TOPOGRAPHY AND SITE CONDITIONS

The rectangular-shaped property holds an existing, unoccupied building that was originally constructed in the 1956. An existing enclosed portion of the building that did not receive building permits through the City of Tempe will be documented under the current scope of work. This was done under previous ownership, not by the current property owner.

The site is flat, therefore unremarkable in its topography. It is currently asphalt-paved but will be removed mostly in favor of landscape. The City of Tempe alley at the West boundary of the project will be paved to the South property line from Broadmor as part of this project.

USE PERMIT APPROVAL CRITERIA

As previously noted, Grooming Humans is seeking a Use Permit. Specifically:

1. A Use Permit to allow the use of alley access to the rear parking area serving the project site.

As established in Section 6-308 of the City of Tempe Zoning and Development Code, a use permit shall be granted only upon a finding by the decision-making body, that the use covered by the permit, the manner of its conduct, and any building which is involved, 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, requirements, or standards prescribed therefore by this Code.

The proposed use of the alley for access to the project site will not be detrimental to the public health, safety or welfare of the Community. It does not create a risk for hazard, nuisance or damage from explosion, fire, smoke, dust, contamination or vibration. The proposed use for this property is intended solely for providing services to the public.

Additionally, the following criteria must also be met:

1. The proposed use will not create a significant increase in vehicular or pedestrian traffic.
 - a. The site will generally host approximately 4-6 salon clients per hour during an average business day. The vehicular traffic will increase at the alley, but at a significant level. The increase of vehicular traffic at the alley would also help to offset the traffic congestion in the Southbound direction on Rural Road. Additionally, the traffic to the site will be directed to park at the rear of the building, via alley access, from Broadmor to the North. It is believed that this access will alleviate traffic congestion, which would currently access directly from the Rural, causing traffic to slow down dramatically to enter the site.

2. The proposed use will not create a nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.
 - a. The owner of the property, Brad Hultquist, has agreed to pave the portion of the alley from Broadmor to the South property line of the site in order to eliminate any issues with vehicular dust produced while accessing the business. Access to the site from the alley will be limited to hours of operation that are consistent with retail business in the area. This, in combination with the fact that all business activities are contained within the enclosed structure, will eliminate noise concerns for adjacent properties. Finally, there will be no emission of odor, gas, vibration, smoke, heat, glare, or similar nuisances due to alley access.

3. The proposed use will not contribute to the deterioration of the neighborhood or downgrade property values, nor will it conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.
 - a. The proposed use will not contribute to the deterioration of the neighborhood nor will it downgrade property values. The proposed alley access will largely eliminate issues of dust that currently exist. Additionally, providing alley access to the site will provide a well-lit and attractive upgrade for the existing alley. This is also expected to provide a reasonable level of activity in the alley, which may prevent transients from occupying the alley. This matter of transient occupation has become a major concern in neighboring areas with residential alleys.

4. The proposed use is compatible with existing surrounding structures and uses.
 - a. The use of alleys for access to the businesses has precedence in not only the City of Tempe, but in many neighboring cities. As sites that were developed several decades ago have aged, the ability to access these sites in a reasonable matter has also diminished. This has led to the use of alleys for access and parking as a typical means of accessing a business that resides in a repurposed building. This site could not function with its sole access being directly from Rural Road as it could not provide sufficient parking nor the site circulation to meet the current City requirements for development.

5. There will be adequate control of behavior both inside and outside the premises and will not create a nuisance to the surrounding area or general public.
 - a. As previously mentioned, all services by the business are provided within consistent retail hours of the day. This will eliminate traffic within the early and late hours of the day. A reasonable level of activity from arrivals and departures of the business and strategic lighting will ensure that the area is not only secure, but considerate of the adjacent properties. The owner will also be providing security cameras at the perimeter of the building to ensure not only the safety of the clientele, but of the staff and adjacent property owners.

LAND USE SUMMARY

As discussed above, the request associated with the Applications are consistent to meet the required criteria for approving the requested Use Permit.

DEVELOPMENT TEAM

Applicant/Owner Grooming Humans Hair Studio
Brad Hultquist
1710 North Pennington Drive
Chandler, AZ 85224
480-510-4280

Architect K Miller, Architecture
Kyle Miller, AIA
27417 North 64th Avenue
Phoenix, AZ 85083
480-299-4010

Landscape Architect Biltform Landscape Architecture
Dave Flynn, RLA
11460 North Cave Creek Road
Phoenix, AZ 85020
602-285-9200

CONCLUSION

The proposed development embodies the principal of adaptive reuse and infill development. By taking a site with vacant commercial property and repurposing it for a new, modern business that delivers outstanding customer service to its clientele, Grooming Humans is helping to increase the property values in the area while bringing a healthy level of activity. Additionally, by absorbing an existing, vacant property and keeping a Tempe-established and successful business in the city, it will become a part of the story of Tempe.

The development team looks forward to working with the City of Tempe to make the vision for this property a reality and continue a valuable relationship between this business and the City. We look forward to receiving input on our applications and to talking to you about this project in the near future.

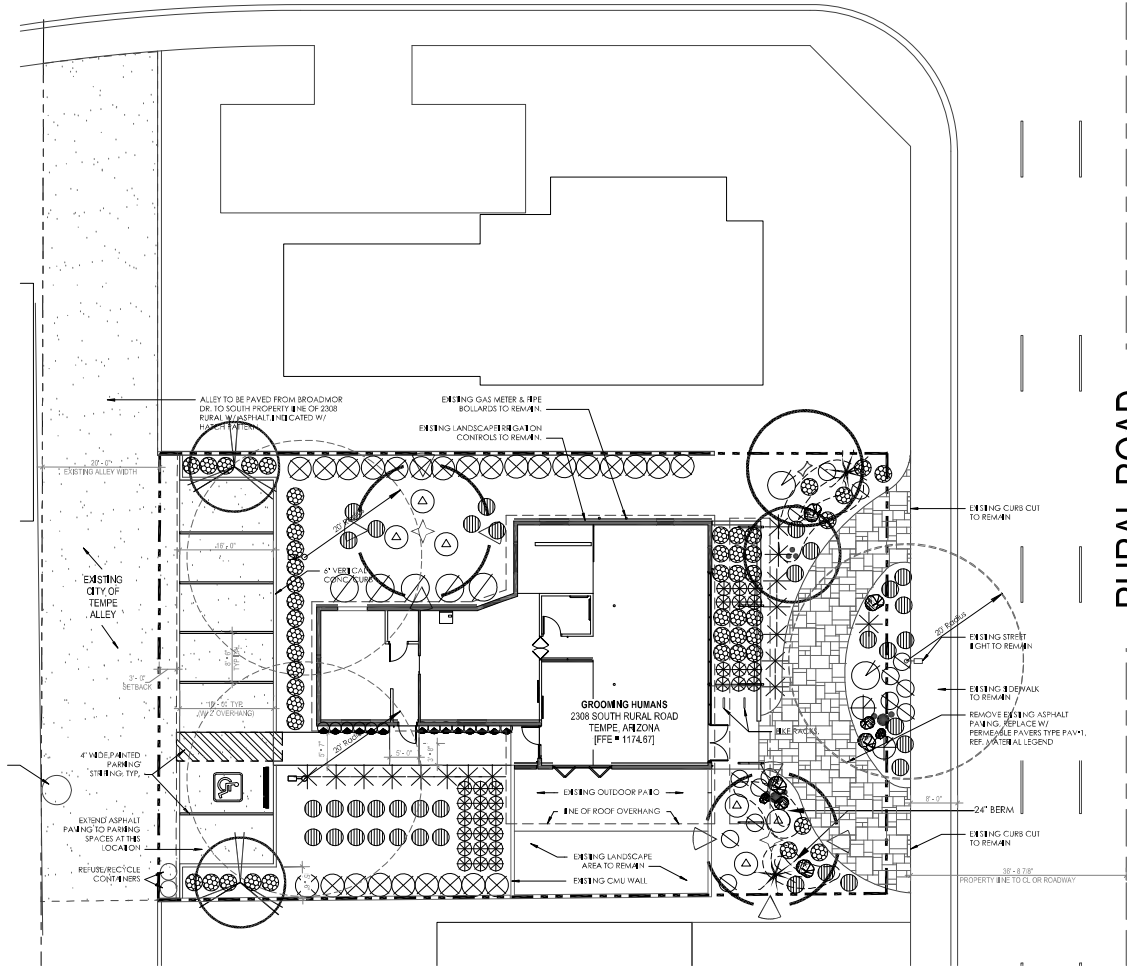
Thank you!

Brad Hultquist, Owner/Barber/Stylist

Grooming Humans Hair Studio

BROADMOR DRIVE

RURAL ROAD



PLANT LEGEND

TREES		SIZE
	<i>Cercodium hybrid</i> "Desert Museum" Hybrid	36" Box
	<i>Bauhinia blakeana</i> Hunk Kong Orchid Tree	36" Box
	<i>Chilopsis linearis</i> Desert Willow	24" Box
	<i>Dalbergia Sissoo</i> Sisso Tree	36" Box
SHRUBS		SIZE HEIGHT
	<i>Tecoma hybrid</i> Orange Jubilee	15 Gal on 6'
	<i>Dodonea viscosa</i> Hopseed Bush	5 Gal on 6'
	<i>Hesperaloe parvifolia</i> Red Yucca	5 Gal on 2'
	<i>Carnegiea gigantea</i> Saguaro	4" Spear 4'
	<i>Fouquieria splendens</i> Cholla	4"-6" Canes 5 Gal on 6'
	Agave spp. Blue Glow Agave	5 Gal on 2'
	<i>Agave attenuata</i> Foxtail Agave	5 Gal on 2'
	<i>Aloe barbadensis</i> Aloe Vera	1 Gal on 2'
	<i>Caesalpinia pulcherrima</i> Red Bird of Paradise	5 Gal on 6'
	<i>Nerium oleander</i> Petite Pink Dwarf Oleander	5 Gal on 4'
	<i>Panicum capri</i> Paperflower	1 Gal on 2'
	<i>Leucophyllum langmaniae</i> Rio Bravo Sage	5 Gal on 4'
GROUNDCOVERS		SIZE
	<i>Lantana montevidensis</i> Spreading Sunshine Lantana	1 Gal on 2'
	<i>Muhlenbergia rigens</i> "Dwarf Mully"	1 Gal on 2'
LANDSCAPE MATERIALS		
	Decomposed granite "Mason Gold" 2" Depth (Contractor to submit sample for approval)	3/4" Mixed 2" Depth
	Boulders Decomposed Granite Match Decomposed Granite Color	Surface Selected 2x 2x 2'

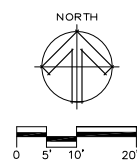
form
landscape
architecture

billform landscape
architecture group,
inc.

11460 North Cave Creek Rd. Suite 6
Phoenix, Arizona 85024
Phone 602.285.9200 Fax 602.285.9229
email: dave@billform.com

DAVID G. DAVIS
LANDSCAPE ARCHITECT
No. 2378
AZ-2378
EXPIRES: 3/31/19

Grooming Humans
2308 South Rural Road, Tempe, Arizona



REVISIONS

△	12/13/16 City Comments
△	
△	
△	
△	

DATE: 10/20/16
DATE: AUG 2, 2016
SCALE: 1" = 10'-0"
SHEET NO.

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LANDSCAPE PLAN

BROADMOR DRIVE

RURAL ROAD



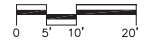
PLANT LEGEND

TREES	SIZE
Cercidium hybrid "Desert Museum" Hybrid	36" Box
Bauhinia blakeana	36" Box
Chilopsis linearis	24" Box
Dalbergia Sissoo	36" Box

SHRUBS	SIZE	HEIGHT
Tecoma hybrid Orange Jubilee	15 Gallon	6'
Dodonaea viscosa	5 Gallon	6'
Hesperaloe parviflora	5 Gallon	2'
Caryopteris gigantea	4" Spear	4'
Fouquieria splendens	4" Cane	6'
Agave spp. Blue Glow Agave	5 Gallon	2'
Agave attenuata	5 Gallon	2'
Aloe barbadensis	1 Gallon	2'
Ceanothus pulcherrimus	5 Gallon	6'
Neurium oleander	5 Gallon	4'
Palafoxia cooperi	1 Gallon	2'
Leucophyllum longimanum	5 Gallon	4'

GROUNDCOVERS	SIZE	HEIGHT
Lantana montealemana	1 Gallon	2'
Muhlenbergia sp. "Dwarf Malt"	1 Gallon	2'

LANDSCAPE MATERIALS	SIZE	HEIGHT
Decomposed granite "Madison Grit"	3/4" Mixed	2" Depth
Boulders Decomposed Granite	Surface Select	2' x 2'



biltform landscape architecture group, inc.
 11450 North Cave Creek Rd., suite 6
 Phoenix, Arizona 85028
 Phone 602.285.9200 Fax 602.285.9229
 email: dave@biltform.com



Grooming Humans
 2308 South Rural Road, Tempe, Arizona

REVISIONS:

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JOB NO. 1802K
 DATE: APR 2, 2018
 SCALE: 1" = 10'-0"
 SHEET NO. L 1.1

LANDSCAPE PLAN



D-Series Size 1 LED Wall Luminaire



Catalog Number

Notes

Type

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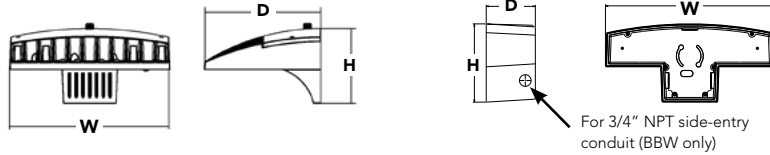
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), non CEC compliant ⁸

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ^{3,9} DF Double fuse (208, 240 or 480V) ^{3,9} HS House-side shield ¹⁰ SPD Separate surge protection	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.





D-Series Pole Mount LED Area Luminaire



d#series

Specifications Luminaire

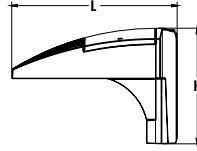
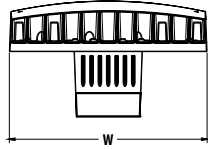
EPA: 0.8 ft²
(.07 m²)

Width: 13-3/4"
(34.9 cm)

Length: 11.5"
(29.2 cm)

Height: 8"
(20.3 cm)

Weight: 16.03 lbs
(7.3 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

DSXWPM LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting ³
DSXWPM LED	10C	10 LEDs (one engine)	350 350 mA	30K 3000K	T2S Type II short	MVOLT ¹	Shipped included
			530 530 mA	40K 4000K	T2M Type II medium		
DSXWPM LED	20C	20 LEDs (two engines)	700 700 mA	50K 5000K	T3S Type III short	120 ¹	SPUMBA Square pole universal mounting adapter
			1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III medium		
					T4M Type IV medium	208 ¹	RPUMBA Round pole universal mounting adapter
					TFTM Forward throw medium	240 ¹	PUMBA Square and round universal mounting adapters
					T5M Type V medium	277 ¹	
					T5S Type V short	347 ²	
					T5A Type V area	480 ²	
					T5W Type V wide		
					ASYDF Asymmetric diffuse		
					SYMDF Symmetric diffuse		

Control Options	Other Options	Finish (required)
Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR Motion/ambient light sensor, <15' mtg ht ^{5,6} PIRH Motion/ambient light sensor, 15-30' mtg ht ^{5,6} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁷ PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁷	Shipped installed SF Single fuse (120, 277, 347V) ⁸ DF Double fuse (208, 240, 480V) ⁸ HS House-side shield ⁹	Shipped separately⁹ BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLTXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Only available with 20C, 700mA or 1000mA. Not available with PIR, PIRH.
- Not available with 90 degree mounting. Not recommended for 3" poles.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "PE" option (button type photocell).
- Not available with 20 LED/1000 mA configuration (DSXWPM LED 20C 1000).
- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
- Also available as a separate accessory; see Accessories information.

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory
DSXWDDL U	Diffused drop lens



GROOMING HUMANS
2308 SOUTH RURAL RD



- 1 PERMEABLE PAVER DRIVEWAY
- 2 SHADE CANOPY W/ PAINTED WOVEN METAL MESH SCREEN
- 3 INSULATED STOREFRONT GLAZING SYSTEM
- 4 DECORATIVE CMU PLANTER WALL
- 5 LIGHTED METAL CHANNEL SIGNAGE

CONCEPTUAL RENDERING - ALONG RURAL ROAD LOOKING NORTHWEST



EXP: 9/30/2019

GROOMING HUMANS
2308 SOUTH RURAL RD



- 1 PERMEABLE PAVER DRIVEWAY
- 2 SHADE CANOPY W/ PAINTED WOVEN METAL MESH SCREEN
- 3 INSULATED STOREFRONT GLAZING SYSTEM
- 4 DECORATIVE CMU PLANTER WALL
- 5 LIGHTED METAL CHANNEL SIGNAGE

CONCEPTUAL RENDERING - ALONG RURAL ROAD LOOKING SOUTHWEST



EXP: 9/30/2019

GROOMING HUMANS
2308 SOUTH RURAL RD



EXP: 9/30/2019