



**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 5/14/2019  
Agenda Item: 5**

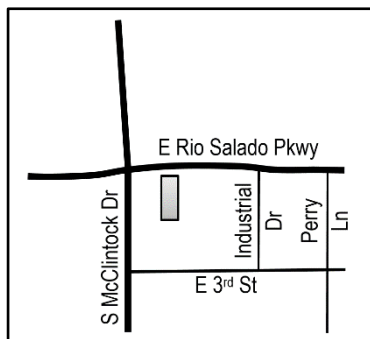
**ACTION:** Request two (2) Use Permits to allow restaurant uses and general retail and service uses for **CIRCA '78**, located at 1803 East Rio Salado Parkway. The applicant is DA-OB, LLC.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** **CIRCA '78 (PL190061)** is an adaptive reuse project located on Lot 36 of the Tri City Industrial Area subdivision in the GID, General Industrial District. The applicant, DA-OB, LLC, is proposing a future restaurant tenant in the endcap portion of the building fronting Rio Salado Parkway. The remaining tenant spaces will likely include general retail and service, office, and craft manufacturing uses. The applicant is seeking to first complete the adaptive reuse shell improvements to attract a flexible mixture of uses. The overall project scope includes a concurrent Minor Development Plan Review application for site, landscape, and exterior elevation improvements which is currently under review at a staff/administrative level. The request includes the following:

- ZUP190022 Use Permit to allow restaurant uses.
- ZUP190023 Use Permit to allow general retail & service uses.



Property Owner	DA-OB, LLC
Applicant	Mark Davis, DA-OB, LLC
Zoning District	GID
Site Area	31,318 s.f.
Building Area	9,081 s.f.
Lot Coverage	29% (no standard max. required)
Landscape Coverage	12% (10% min. required)
Building Setbacks	25' front, 11' east side, 47' west side, 52' rear, 10' parking (25', 0', 0', 0', 20' min. required)
Building Height	15'-0" (35'-0" max. required)
Vehicle Parking	41 spaces (41 min. required)
Bicycle Parking	8 spaces (18 min. required)
Hours of Operation	To Be Determined

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Lee Jimenez, Senior Planner (480) 350-8486

Department Director: Chad Weaver, Community Development Director  
 Legal review by: N/A  
 Prepared by: Lee Jimenez, Senior Planner  
 Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

CIRCA '78 (PL190061) is requesting blanket restaurant and retail use permits for the entire site to attract a flexible mixture of restaurant and retail uses. The scope of the overall project includes site, landscape, and building elevation improvements. The proposed modifications are intended to accommodate future restaurant and retail uses while complimenting the industrial roots of the surrounding area. The current tenant mix consists of vehicle servicing, a comic shop, and warehouse.

The proposed site improvements include installation of sixteen (16) new off-street parking spaces at the rear of the site, eighteen (18) new bicycle parking spaces, and a new 400 square-foot patio at the front of the building. The existing legal non-conforming parking lot is exempt from conformance with parking facility landscape standards pursuant to Zoning & Development Code (ZDC) Section 4-704(F), *Adaptive Reuse Program*. However, the proposed new parking spaces located at the rear of the site are required to conform with the ZDC, which requires landscape islands at the end of parking rows and in between stretches of 15 parking spaces, each with one (1) shade tree and five (5) vegetative ground cover. But rather than provide the required landscape islands at the rear of the site, the applicant will provide the islands along the parking row closest to the street where it is more prominent to the public right-of-way.

Ultimately, the new parking spaces are intended to accommodate the increased parking demand for a possible tenant mix including restaurant uses. Pursuant to ZDC Section 4-602(E), *Parking Standards Applicable in the Adaptive Reuse Program*, parking for restaurant uses shall be calculated at one parking space per 150 square-feet of net area and shall exclude hallways, restrooms, kitchens and storage areas from the net area, essentially only requiring the dining areas to be parked. Based on the total number of provided off-street parking spaces (41), the maximum floor area permissible for indoor and outdoor dining is 6,150 square-feet and 500 square-feet, respectively.

The proposed landscape improvements include installation of four (4) required street trees along with new vegetative ground cover, three (3) patio trees and raised planters along the new patio area, and as previously mentioned, four (4) new parking landscape islands, each containing one (1) tree and five (5) vegetative ground covers. Additionally, a patio screen wall is proposed to the west of the new patio, and two (2) vine plants are proposed along two sections of the west building elevation.

The proposed elevation modifications consist of a new store front installation along the west end of the north elevation and the north end of the west elevation, replacement of the mansard asphalt shade canopy located along the west elevation with vertical metal roofing panels with patterned reveals/seams, and an extension of the shade canopy over a portion of the new patio on the west end of the north elevation. The remaining suites will retain the existing metal roll-up garage doors; however, as the tenant mix changes and tenant improvements are provided, it is anticipated that the roll-up doors will eventually be replaced with either new store front systems, glass folding or roll-up doors, or other refined design concepts that complement the site.

## PUBLIC INPUT

To date, staff has received two (2) letters of support and one (1) public inquiry. The letters of support are provided in the Project Development File.

## USE PERMITS

The proposed uses require Use Permits to allow restaurant uses and general retail & service uses in the GID, General Industrial District.

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

1. *Any significant increase in vehicular or pedestrian traffic*; the proposed restaurant and retail uses are expected to increase vehicular and pedestrian traffic, but not at a significant level. In anticipation of the increased demand, the project is proposing to add eighteen (18) bicycle parking spaces and sixteen (16) off-street vehicle parking spaces to accommodate the possibility of all-restaurant tenants. Furthermore, access to and from the site will continue to use the existing driveway and 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 proposed restaurant and retail uses are not expected to generate emissions greater than ambient conditions that would otherwise cause a nuisance. The site is surrounded by industrial uses which

generate more emissions than the proposed restaurant and retail uses.

3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;* the proposed restaurant and retail uses within an adaptively reused building aligns with the Principle 6 of the Apache Character Area Plan and supports the City Council's Innovation Hub Initiative being located at the gateway of the Smith Industrial Innovation Hub. Furthermore, the adaptive reuse of an industrial building into restaurant and retail uses is consistent with the City's policy to promote and encourage sustainable development.
4. *Compatibility with existing surrounding structures and uses;* while the proposed site, landscape, and building elevation modifications are an improvement from the existing conditions, staff recommends additional design considerations that better compliments surrounding restaurant and retail uses such as extending the proposed shade canopy across the entirety of the north building elevation, and incrementally replacing existing metal roll-up doors with storefront systems, glass folding/glass roll-up doors, or other refined design concepts. Additionally, the restaurant and retail uses are consistent with Tempe Marketplace across the street and the new retail shopping center proposed further east on Rio Salado Parkway.
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 future restaurant and retail operators will be required to meet all applicable qualifications and standards as well as provide routine site maintenance and monitoring. The proposed site modifications include installation of new vehicle and bicycle parking spaces to accommodate the increased traffic.

#### **REASONS FOR APPROVAL:**

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

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

#### **CONDITION(S) OF APPROVAL (Non-standard conditions of approval are bolded):**

1. The Use Permits are valid only after a Minor Development Plan Review is approved and a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. The Use Permits granted for retail and restaurants uses for this adaptive reuse project shall remain valid without expiration.
2. The Use Permits are 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. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.
4. If there are any complaints arising from the Use Permits that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permits will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permits, which may result in termination of the Use Permits.
5. **To assure adequate off-street parking for a tenant mix of all restaurant uses, the maximum floor area shall not exceed 6,150 square-feet for indoor dining and 500 square-feet for outdoor dining (patio). This area may be increased subject to an approved Shared Parking Application and/or Parking Affidavit.**
6. **A Minor Development Plan Review is required for the proposed site, landscape, and building elevation modifications, specifically to address the following (but not limited to):**
  - a. **Extend the shade canopy across the entirety of the north end of the building.**

- b. **With all subsequent tenant improvements, metal roll-up doors shall be replaced with either new store front systems, glass folding/glass roll-up doors, or other refined design concepts that complement the restaurant and/or retail uses.**
- 7. **New employee service exit and entrance doors shall be equipped with a security vision panel. Details to be approved through Building Safety Plan Check Review.**
- 8. **Provide a minimum of eighteen (18) bicycle parking spaces per City of Tempe Public Works Department bicycle rack detail T-578 standard or equivalent design. Details to be approved through Building Safety Plan Check Review.**
- 9. **Entertainment, indoor and/or outdoor, is not approved as a part of this request and requires a separate Use Permit.**

**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.

- The Use Permits are valid for **CIRCA '78 (PL190061)** and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- 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 [https://library.municode.com/az/tempe/codes/zoning\\_and\\_development\\_code](https://library.municode.com/az/tempe/codes/zoning_and_development_code) or purchase from Community Development.
- All business signs shall receive a Sign Permit. Contact sign staff at 480-350-8435.
- Any intensification or expansion of uses shall require new Use Permits.
- All required permits and clearances shall be obtained from the Audit and Licensing Division of the City of Tempe prior to the Use Permit becoming effective.

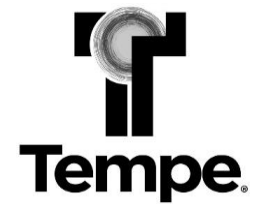
**HISTORY & FACTS:**

- June 5, 2007                      Hearing Officer approved a Use Permit to allow a recycling business for Environmental Recycling (PL070116), located at 1803 East Rio Salado Parkway in the GID, General Industrial District.
- October 15, 1996                Hearing Officer approved a Use Permit to operate a wholesale automobile sales and repair business for Auto Design Group, located at 1803 East Rio Salado Parkway in the I-2, General Industrial District.
- January 24, 2014                Community Development Department staff approved the transfer of an existing use permit to allow a recycling business for V & Z Recycle, located at 1803 East Rio Salado Parkway, Suite No. 107, in the GID, General Industrial District.

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- [Section 3-302, Permitted Uses in Office/Industrial Districts](#)
- [Section 4-602\(E\), Parking Standards Applicable in the Adaptive Reuse Program](#)
- [Section 4-704\(F\), Adaptive Reuse Program Parking Facility Landscape Standards](#)
- [Section 6-308, Use Permit](#)
- [Section 6-314, Adaptive Reuse Program](#)
- [Appendix M, General Retail and Service Uses](#)



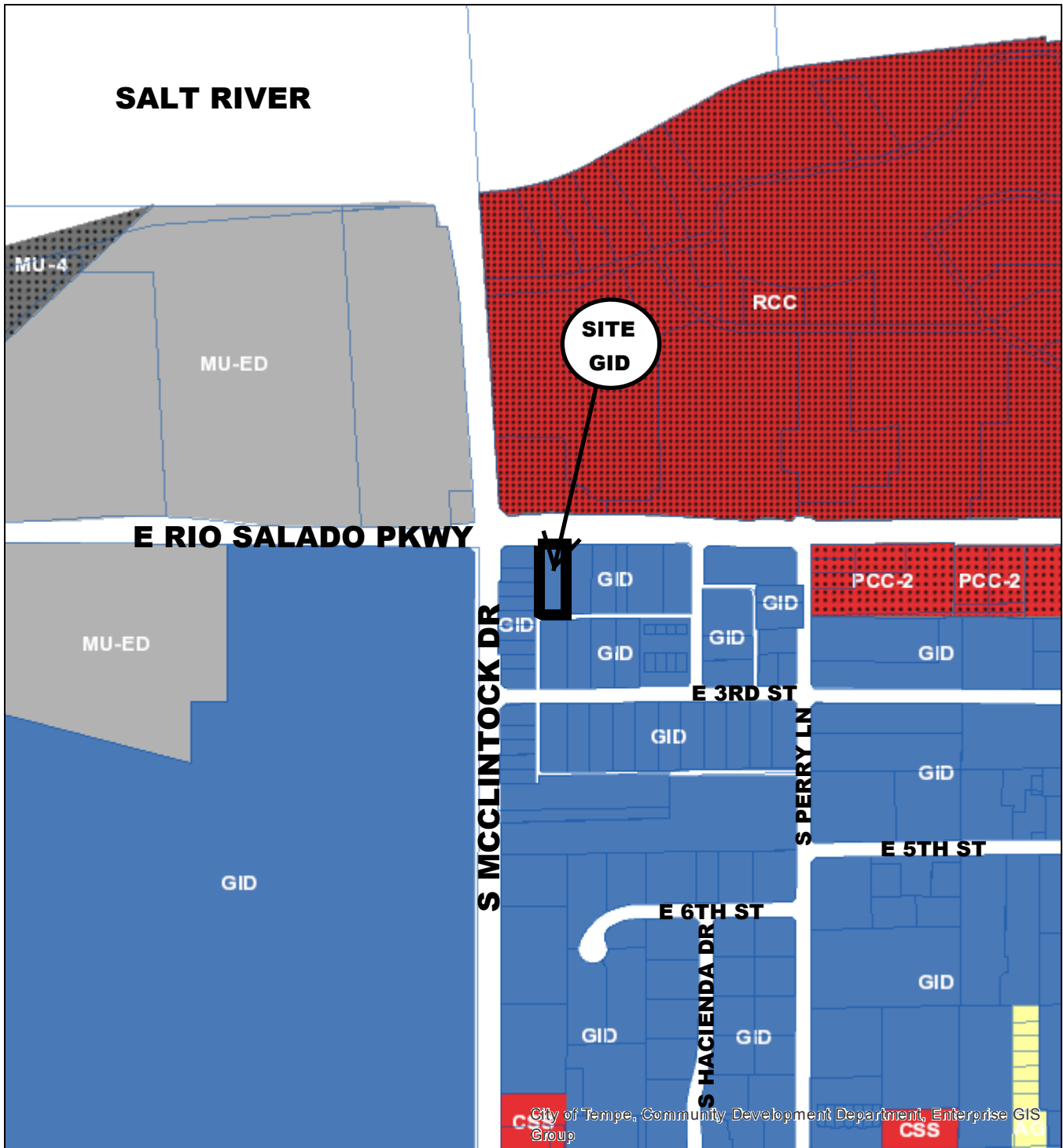









# DEVELOPMENT PROJECT FILE

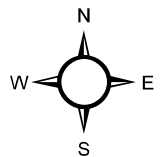
for  
CIRCA '78  
(PL190061)

## ATTACHMENTS:

1. Location Map
2. Aerial
- 3-6. Letter of Explanation
7. Site Plan
8. Landscape Plan
9. Floor Plan
10. Blackline Building Elevations
11. Color Building Elevations
- 12-13. Site Context Photos
- 14-15. Public Input



- |  |   |
|--|---|
|  General Industrial District (GID)      |  Planned Commercial Center General (PCC-2) |
|  Mixed Use High (MU-4)                  |  Regional Commercial Center (RCC)          |
|  Mixed Use Educational (MU-ED)          |  Agricultural (AG)                         |
|  Commercial Shopping and Services (CSS) |   |

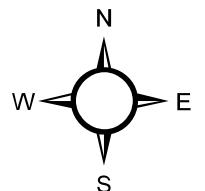


CIRCA '78

PL 190061



Aerial Map







**Circa '78**  
**DA-OB, LLC**  
**1415 N 7<sup>th</sup> Ave**  
**Phoenix, AZ 85003**

March 18<sup>th</sup>, 2019

Community Development  
City of Tempe  
35 E. 5<sup>th</sup> Street  
Tempe, Arizona 85281

Dear Sir or Madam,

Enclosed is a letter of explanation for the Use Permits to allow a restaurant and retail uses at **Circa '78** (the "Project") located at 1803 E. Rio Salado Pkwy (the "Property"). Constructed circa 1978 with minimal exterior and interior modifications since the time of its initial construction in 1978, it is my desire to make improvements to the Property that will renew and revive the Property for today's surroundings and adapting it for the future.

The intent of the improvement program is to obtain the Adaptive Reuse Program designation by the Community Development Director under Section 6-314 of the Zoning and Development Code for the Project. The drafters of the Adaptive Reuse Ordinance included an element of flexibility in the ordinance –sort of an "override". Specifically, for Projects that exceeded the maximum 5,000 s.f. building size, they can become applicable for adaptive reuse if certain conditions are met. The Community Development Director can authorize projects that comply with two (2) of the four (4) criteria and that otherwise meet the intent of the adaptive reuse program. This project fully meets three (3) of the four (4) criteria with the size being the only obstacle.

Given that the Property exceeds the 5,000 s.f. Adaptive Reuse building size limit, the Community Development Director has requested that, prior to this Property's administrative design review to be considered for an Adaptive Reuse designation, it must also obtain a Use Permit to allow retail and restaurant uses in the GID zoning district. If the Use Permits are granted, then Community Development Director will allow for the Adaptive Reuse designation to be approved.

The improvements on this Project will rely on the following areas of the ordinance that address alternate and flexible design for Adaptive Reuse Program Projects.

- 1) Mechanical equipment screening not required for rooftop equipment greater than 10 feet from the parapet

**Circa '78 – letter of Explanation – Use Permit for Restaurant and Retail in a GID Zoning District**

March 18, 2019

- 2) Parking calculation for restaurants area does not require the area to include hallways, kitchen, restrooms and storage areas. Also, a parking calculation ratio of 1 space per 150 s.f. of the area.
- 3) Lighting equivalency alternates are allowable
- 4) Landscape plan modifications are allowable

Section 6-314 of the Ordinance states:

“The purpose of the adaptive reuse program is to facilitate the reuse of underutilized buildings while providing needed services and amenities to the community. These projects often incur increased costs related to use of new innovations and technologies. Many sites are constrained by the existing size and layout, making code improvements more difficult.”

The planned adapted reuse for the building includes space available for a future restaurant in the endcap portion of the building that fronts Rio Salado. Other spaces at the Project will likely include retail, service and office and possibly craft manufacturing uses. The Project is seeking to first complete the adaptive reuse shell improvements and then attract a flexible mixture of uses. The anticipated restaurant size is in the range of 1,800 to 3,000 square feet of interior space and 400 square feet of patio space. As you can see on parking calculations, we demonstrate that the on-site parking can support the mix of the current four retail/service/office/warehouse tenant uses as well as an approximate 3,000 s.f. restaurant and patio. This calculation relies on using the adaptive reuse parking calculation of only one parking space per 75 s.f. of dining area (adaptive reuse ordinance can provide for a parking calculation of one parking space per 150 s.f. for restaurants). We further demonstrate that, should a single-tenant restaurant take all 9,077 s.f., the onsite parking can support the adaptive reuse parking ordinance.

As required in the Zoning and Development Code Criteria Section 6-308E the criteria to determine an approval of a Use Permit includes the following *italicized* criteria:

1. *Any significant increase in vehicular or pedestrian traffic.*

The current site has approximately 25 parking spaces and a 9,077 s.f. building, which meets the zoning requirements for the existing mix of uses. As a component to the planned adaptive reuse improvements, we are adding 16 additional parking spaces to the South portion of the property where a mobile home and metal recycling tenant recently have been removed. Utilizing the Adaptive Reuse Program and planning for a restaurant the parking will support the Property. All circulation for the restaurant use will be on site utilizing the existing driveway and alley for circulation. It is important to mention that Tempe Transportation currently operates an Orbit circulator (Earth), regular bus service, GRID bikes and many scooter operators at a stop adjacent to the Property. The Tempe Transportation Master Plan calls for the extension of the



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Tempe Streetcar along Rio Salado. Future transportation planned along the corridor will certainly adjust future parking demand. Similar to that of Light Rail's expansion on Apache Blvd, many forward planned projects took into account the planned Light Rail into their design and designated entitlements prior to the completion of the Light Rail.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.*

Restaurant and retail uses that will be selected to operate at the project will be have lower odor, dust, gas, noise, vibration, smoke, heat or glare than some of the current tenants and adjacent uses. Currently the immediate area is impacted by aircraft and vehicular traffic as well, which affects the existing ambient conditions greater than what a restaurant or retail use will create. Further, current ambient conditions of a drive thru restaurant (Portillos) to the North, an auto repair shop (Pep Boys) to the West and a furniture fabricator (Indus Design) already have excessive emissions of odor, gas, noise, vibration, smoke heat and 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 uses of retail and restaurants at the Property are supported by the General Plan as it calls for Mixed Uses. Further, the location of the Property is a key gateway location within the Smith Industrial Innovation Hub. The City Council approved Innovation Hub Initiative is an economic development initiative to enhance key employment corridors to promote new investment, job creation, and placemaking that attracts and retains a quality workforce. The restaurant and retail uses are a key compliment to the innovation hub employment centers. Further, the adapting of an industrial building to a restaurant and retail use is supported in the Apache Character Area Plan, granting Adaptive Reuse Program designation is consistent with the Principal 6 below:

**Adaptive Reuse** – Sustainability and resource efficiency informs building design and sense of place. Foster adaptability and use materials which create a sense of investment, permanence, and will stand the test of time. 6.4 Promote active engagement and participation in Tempe's Adaptive Reuse, Storefront Improvement, and Home Improvement Planning Programs.

**Circa '78 – letter of Explanation – Use Permit for Restaurant and Retail in a GID Zoning District**

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Finally, the adapting of the building to a restaurant and retail use are consistent with the City of Tempe's Policy to Promote and Encourage Sustainable Development:

Sustainable and green development are powerful components of a better environment, energy efficiency, and more livable attractive communities. The Adaptive Reuse Program is the first significant effort to incorporate sustainable elements and green construction which can enhance the quality of life for current and future generations.

4. *Compatibility with existing surrounding structures and uses.*

There are several restaurant and retail uses in the area. Directly to the North is a drive-thru restaurant as with the planned shopping mall there are 35 restaurant uses. This adaptive reuse project would be bucking a trend of tearing down swaths of buildings and creating vacant city blocks as we have seen in the area. The style of the planned improvements are to enhance the existing building knowing its roots and sister building architecture are still nearby.

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 future operator will need to meet the qualifications and standards of an experienced and knowledgeable operator. Depending on the size and product, the restaurant and retail uses will have employees at the stores. The employees will provide site maintenance and monitoring. All parking and circulation is on-site; the parking and circulation is not anticipated to impact adjacent uses or the public right of way.

Thank you for considering the use permits for Retail and Restaurant and should you have any questions, please call or e-mail.

Sincerely,



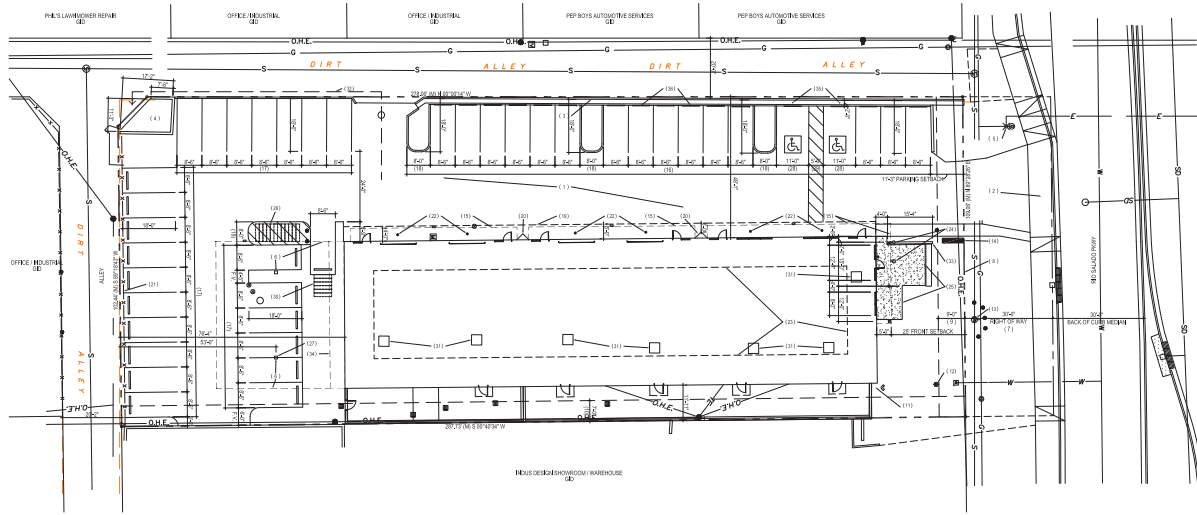
Mark Davis

[mark@48devco.com](mailto:mark@48devco.com) / 602-432-8905

DA-OB, LLC, an Arizona limited liability company

By: Meadowbrook Development, LLC an Arizona limited liability company





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



**GENERAL NOTES:**

1. EXISTING DOORS TO REMAIN.
  2. EXISTING WINDOW TO REMAIN.
  3. NO INTERIOR WORK TO BE DONE.
  4. REPAIR EXTERIOR TO DEWCHI, ALABASTER, DUNN EDWARDS, OR EQUAL.
  5. EXISTING PAINT TO REMAIN, UNLESS NOTED OTHERWISE.
  6. SEE LANDSCAPE PLANS FOR LANDSCAPING.
  7. ALL PARKING WITH PARKING SETBACKS EXISTING TO REMAIN.
- KEYNOTE:** (X)
1. EXISTING CONCRETE PAVING TO REMAIN.
  2. EXISTING CURB CUT TO REMAIN.
  3. EXISTING CURB AND GUTTER TO REMAIN.
  4. EXISTING TRASH ENCLOSURE.
  5. EXISTING STREET LIGHT.
  6. EXISTING CANOPY AND COLUMNS TO REMAIN.
  7. FRONT YARD RIGHT OF WAY.
  8. PROPERTY LINE.
  9. REASSESSMENT FOR OVERHEAD AND UNDERGROUND POWER.
  10. REASSESSMENT FOR OVERHEAD AND UNDERGROUND POWER.
  11. EXISTING FIRE RISER.
  12. EXISTING WATER SUPPLY BACK FLOW PREVENTER.
  13. EXISTING GAS EQUIPMENT.
  14. EXISTING MOMENT BEAM TO BE MODIFIED AS A PART OF A SEPARATE PERMIT.
  15. NEW OVERHANG OVER EXISTING STRUCTURE, WESTERN REVEAL, DARK BRONZE, WALL PANELS BY WESTERN STATES METAL ROOFING, OR EQUAL.
  16. RESTRIP TO ADD 2 NEW ADA SPACES, AND ADJUST FOR 3 NEW PARKING ISLANDS, 6' TRENCH BETWEEN ISLANDS AT BACK OF STALL FOR PROTECTION, STRIPE FOR NEW PARKING SPACES.
  17. NEW PARKING ISLAND.
  18. 5' WIDE PEDESTRIAN WALKWAY FULL LENGTH OF BUILDING.
  19. NEW SAW CUT FOR BOUGHAMBLE.
  20. NEW 8" WIDENIGHT BROWN FINISH WITH RANDOM METAL MESH SCREEN.
  21. NEW 8" WIDENIGHT BROWN FINISH WITH RANDOM METAL MESH SCREEN.
  22. NEW CAN LIGHT.
  23. 10' MECHANICAL OFFSET FROM BUILDING EDGE FOR FUTURE MECHANICAL UNITS, PER ADAPTIVE REUSE ORDINANCE ANY NEW MECHANICAL UNITS DO NOT NEED TO BE SCREENED SO LONG AS THE UNIT IS AT LEAST 10' FROM THE EDGE OF THE ROOF.
  24. NEW BELL LIGHT ABOVE.
  25. FUTURE PATIO WITH 4x2" HIGH SCREEN WALL AND PLANTER, WITH THREE 6" SQUARE STEEL TUBE COLUMNS, ALSO A 4" STEEL MESH GATE.
  26. NEW BIKE PARKING.
  27. ALKO PARKING STALLS WITH EXISTING CANOPY COLUMN.
  28. ADA PARKING STALL.
  29. 5' ADA WHEEL.
  30. ADDITIONAL BIKE PARKING FOR 100% RESTAURANT.
  31. EXISTING MECHANICAL UNITS.
  32. PEDESTRIAN PATH TO TRENCH ENCLOSURE.
  33. 5/4" HIGH MASONRY SCREEN WALL.
  34. CUT BACK EXISTING CANOPY TO BE 8' FROM BUILDING.
  35. NEW ADA PARKING STALL 800A, PER IODS 210A.
  36. STEEL POST TIRE STOP.

**PROJECT DATA**

PROJECT ADDRESS :	1803 E RIO SALADO PKWY TEMPE, AZ 85281		
PARCEL NUMBER :	132415400		
PROPERTY ZONING :	GD		
TENANT USE OCCUPANCY :	B1-F-1 MIXED USE SEPARATION PROVIDED		
PARCEL SIZE NET :	+/- 31,834 SF		
PARCEL BLDG GROSS :	+/- 31,834 SF		
BUILDING AREA :	3,981 SF		
CYTOVERAGE :	1547		
SUBTOTAL HEIGHT :	1.875		
# OF STORES :	1		
<b>PER INFORMATION</b>			
CONSTRUCTION TYPE :	W/INTH AUTOMATIC SPRINKLER SYSTEM		
FIRE SPRINKLERS :	YES		
<b>SETBACKS</b>			
FRONT YARD SETBACK :	REQUIRED	PROVIDED	
PARKING SETBACK :	20'	11'-0"	
EAST SIDE YARD SETBACK :	0'	11'-0"	
WEST SIDE YARD SETBACK :	0'	48'-0"	
REAR YARD SETBACK :	0'	10'-0"	
REAR YARD SETBACK - CANOPY :	0'	32'-11"	
<b>TOTAL NUMBER OF SUITES (S) PROPOSED</b>			
101 BLDG	TRO	RESTAURANT USE	2,983 SF
103	ARIZONA INTERLOCKS	SERVICE USE	1,386 SF
104	MONSTER COMICS	RETAIL/WAREHOUSE	3,321/333 SF
105	PEAK CONTRACTING	OFFICE/WAREHOUSE	530/1,221 SF
106	V&Z RECYCLING	WAREHOUSE	1,306 SF
<b>PARKING REQUIRED: (SEE BELOW FOR 100% RESTAURANT)</b>			
*CALCULATIONS BASED ON ADAPTIVE REUSE PROGRAM (SECTION 4-601.2A.3)			
**EXCLUDING 40% OF NET SQ. FOOT AREA SHALL EXCLUDE HALLWAYS, RESTROOMS, KITCHENS & STORAGE			
RESTAURANT	12,283 SF x 6 (INDOOR DINING)	+ 1,730 SF*	
RESTAURANT PATIO (400 SF - 400 SF (NO PARKING FOR FIRST 500 SF) + 0 SF*		+ 0 SF*	
RESTAURANT TOTAL	1,730 SF / 7%	= 23.87	
RETAIL, OFFICE, AND SERVICE SUITES:	3,236 SF / 300	= 10.79	
WAREHOUSE SUITES:	3,252 SF / 500	= 5.71	
<b>PARKING PROVIDED:</b>	TOTAL PARKING REQUIRED: 41 PARKING SPACES		
	TOTAL 39 SPACES + 2 ADA SPACES		
<b>PARKING REQUIRED BASED ON 100% RESTAURANT (SINGLE TENANT):</b>			
*CALCULATIONS BASED ON ADAPTIVE REUSE PROGRAM (SECTION 4-601.2A.3)			
#1 TOTAL PARKING SPACES PROVIDED: 3,150 SF SPACE = 4,150 SF DINING AREA, REMAINING 2,931 SF TO BE USED FOR KITCHEN, HALLWAYS, RESTROOMS, AND STORAGE AREAS.			
<b>BICYCLE PARKING REQUIRED:</b>			
RESTAURANT:	2,983 SF / 500	= 5.9	
RESTAURANT PATIO:	100 SF / 2,000	= 0.05	
RETAIL SUITE:	1,386 SF / 7,500	= 0.18	
OFFICE SUITES:	3,831 SF / 8,000	= 0.48	
SERVICE SUITE:	876 SF / 8,000	= 0.11	
<b>TOTAL BICYCLE PARKING REQUIRED:</b>	7		
<b>BICYCLE PARKING PROVIDED:</b>	TOTAL 8		
<b>BICYCLE PARKING REQUIRED (100% RESTAURANT):</b>	TOTAL 13		
RESTAURANT:	6,126 SF DINING AREA / 500	= 12.3	
RESTAURANT PATIO:	400 SF - 300 SF / 2,000	= 0.05	
<b>BICYCLE PARKING PROVIDED:</b>	TOTAL 13		

2018 INTERNATIONAL BUILDING CODE (IBC) CITY OF TEMPE AMENDMENTS	2018 INTERNATIONAL FUEL GAS CODE (IFGC) CITY OF TEMPE AMENDMENTS
2017 NATIONAL ELECTRICAL CODE (NEC) CITY OF TEMPE AMENDMENTS	2018 INTERNATIONAL MECHANICAL CODE (IMC) CITY OF TEMPE AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) CITY OF TEMPE AMENDMENTS	2018 INTERNATIONAL PLUMBING CODE (IPC) CITY OF TEMPE AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC) CITY OF TEMPE AMENDMENTS	

**SHEET INDEX**

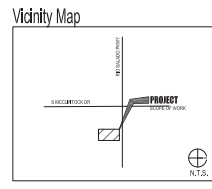
<b>ARCHITECTURAL</b>	A1	SITE PLAN
	A2	FLOOR PLAN
	A3	ELEVATIONS
<b>LANDSCAPING</b>	L01	LANDSCAPE

**SCOPE OF WORK**

SCOPE OF WORK INCLUDES THE RENOVATION OF AN EXISTING 1-STORY BUILDING TO CREATE A NEW SHELL BUILDING, THE RE-OPENING TO ADD ADA PARKING AND TO ADD ADDITIONAL PARKING SPACES, AS WELL AS THE MODIFICATION OF THE EXTERIOR TO INCLUDE NEW SECURITY LIGHTS AND TO MODIFY THE OVERHANG.

**PROJECT TEAM**

<b>OWNER</b>	48 DEVELOPMENT CO. 1171 W. BROWNE BL. Ste 107 Tempe, AZ 85288 PHONE: 602.923.8505 CONTACT: MARK DAVIS	<b>ELECTRICAL</b>	IMPAC INC. 1171 W. BROWNE BL. Ste 107 Tempe, AZ 85288 PHONE: 602.923.2977 CONTACT: MONTY JAMES
<b>ARCHITECT</b>	CREO ARCHITECTS 2716 NORTH 10TH STREET PHOENIX, ARIZONA 85008 PHONE: 602.279.0141 FAX: 602.279.0222 CONTACT: JACK LEONARD, AIA		



**Site Plan**  
scale: as noted

Remodel  
**Circa 78**

1803 E RIO SALADO PKWY  
TEMPE, AZ 85281

**A1**  
JANUARY 09, 2019

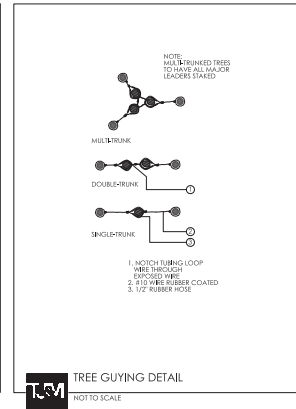
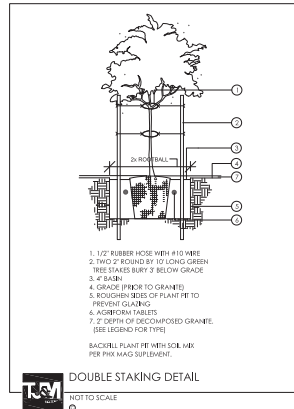
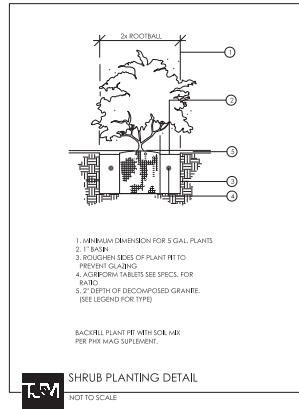
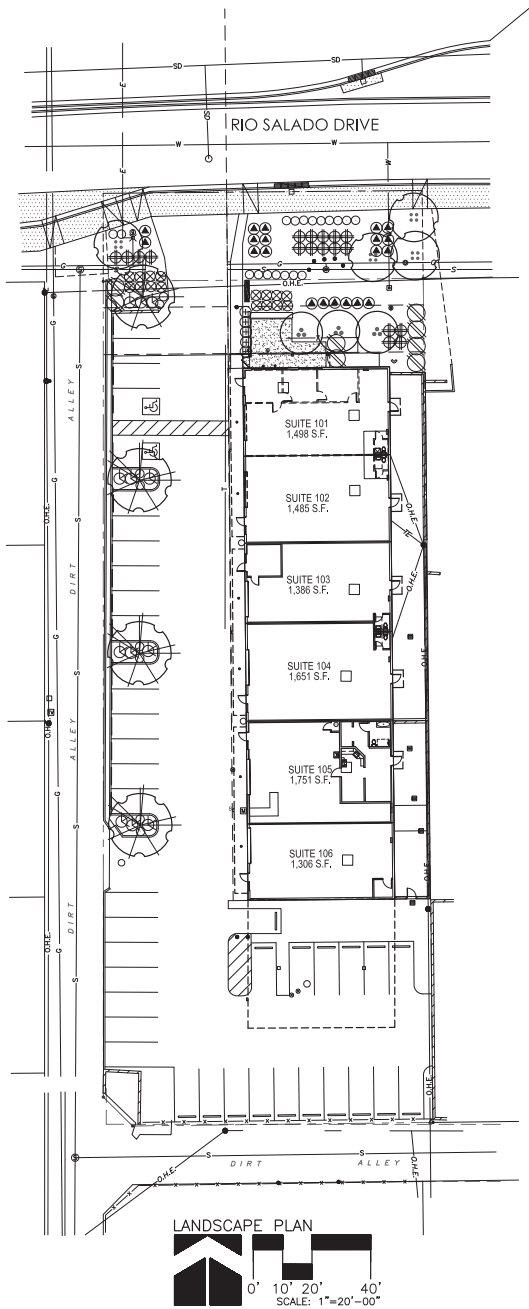
This is a preliminary drawing and is not to be used for construction. It is the responsibility of the user to verify all dimensions and conditions on site. The user shall be responsible for all errors and omissions. The user shall be responsible for all costs associated with the use of this drawing.



EXPIRES 06 30 23

**CREO ARCHITECTS**  
2716 north 10th street  
phoenix arizona 85006  
602.279.0141  
602.279.0222 fax





DOCUMENTATION OF SRP APPROVED TREE:



Tree List\*

Acceptable	Common Name	Scientific Name	Mature Height x Width (feet)
Yes	Mulga	Acacia aneura	20 x 20

CITY OF TEMPE CLEAR VISION REQUIREMENTS

1. Street Intersections and Driveaway Entrances. Except as otherwise approved in writing by the Public Works Director, a wall, building, landscape, or other visual obstruction exceeding two (2) feet in height (measured from street curb, see Appendix B for a list of recommended shrubs) shall not be placed within a "clear vision triangle", including street intersections in single-family. Reference the "Corner Site Distance at Intersections" from the Public Works, Transportation Division. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.
2. Pathways. Groundcovers and shrubs within six (6) feet of pathways shall not exceed two (2) feet in height at maturity. Between six (6) feet and twelve (12) feet of the edge of pathways, groundcovers and shrubs shall not exceed three (3) feet in height at maturity. See Appendix B and C for a list of recommended plants. There shall be an exception for a reasonable number of trees pruned high enough to permit unobstructed vision.

CITY OF TEMPE NOTES:

1. DE-COMPACT SOIL IN ALL PLANTING AREAS ON-SITE AND IN PUBLIC ROW AND REMOVE ANY CONSTRUCTION
2. TOP DRESS PLANTING AREAS WITH DECOMPOSED GRANITE APPLICATION. PROVIDE DGS IN UNIFORM 2" THICKNESS. PROVIDE PRE-EMERGENCE WEED CONTROL APPLICATION AND DO NOT UNDERLAY ROCK OR DG APPLICATIONS W/ PLASTIC. PROVIDE CERTIFICATE OF PRE-EMERGENCE TO OWNER UPON COMPLETION.
3. TREES SHALL BE PLANTED A MIN OF 20' FROM ANY EXISTING OR PROPOSED PUBLIC WATER OR SEWER LINES. THE TREE PLANTING SEPARATION REQUIREMENT MAY BE REDUCE FROM THE WATERLINE UPON THE INSTALLATION OF A LINEAR ROOT BARRIER, A MIN. OF 4" PARALLEL FROM THE WATERLINE OR AROUND THE TREE. THE ROOT BARRIER SHALL BE A CONTINUOUS MATERIAL A MIN. OF 0.08" THICK, INSTALLED 2" ABOVE FINISH GRADE TO A DEPTH OF 8' BELOW GRADE. FINAL APPROVAL SUBJECT TO DETERMINATION BY THE PUBLIC WORKS, WATER UTILITIES DIVISION.
4. NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
5. NO PLANT SUBSTITUTIONS, TYPE, SEE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF TEMPE PLANNING DEPARTMENT.
6. THERE ARE NO EXISTING OVERHEAD ELECTRICAL LINES.
7. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS.
8. SIGHT DISTANCE TRIANGLE AREAS ARE TO BE CLEARED OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS BETWEEN 2' AND 7' IN HEIGHT.

LANDSCAPE LEGEND

- CERCIIDIUM 'HYBRID'
- DESERT MUSEUM PALO VERDE  
2" CALIP., 4.5T, 4.5W
- ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
2" CALIP., 5.5T, 4.4W
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
1.5" CALIP. (MULTI) 4T, 3.5W
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- PACHYCLERUS MARGINATUS  
MEXICAN FENCE POST  
15 GALLON
- HESPERALOE PERPA  
BRAKE LIGHT RED YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- AGAVE GEMINFLORA  
TWIN FLOWERED AGAVE  
5 GALLON
- RUPELLIA PENINSULARIS  
BAJA RUPELLIA  
5 GALLON
- LANTANA MONTEVIDENSIS  
GOLD MOUND  
1 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON

- 1/2" SCREENED EXPRESS GOLD
- DECOMPOSED GRANITE
- 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE SITE DATA:

SITE AREA: 31,833 SQ.FT.  
OFF-SITE LANDSCAPE AREA: 1,987 SQ.FT.  
ON-SITE LANDSCAPE AREA: 3,922 SQ.FT. (112%)

**ROOT BARRIER NOTE:**  
ROOT BARRIERS ARE REQUIRED FOR ALL TREES BETWEEN 6"-16" OF A WET UTILITY. NO TREES ARE ALLOWED BETWEEN 0'-8" OF A WET UTILITY

**T&M**  
T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10462 N. 47TH ST., SUITE 120  
SCOTTSDALE, AZ 85250  
PH: (602) 285-0320  
EMAIL: tmmcqueen@tjma.net

CIRCA 78  
1801 E. RIO SALADO DRIVE  
TEMPE, ARIZONA

NUMBER	REVISION	DATE



SHEET TITLE: LANDSCAPE

ISSUE DATE: 04.15.19

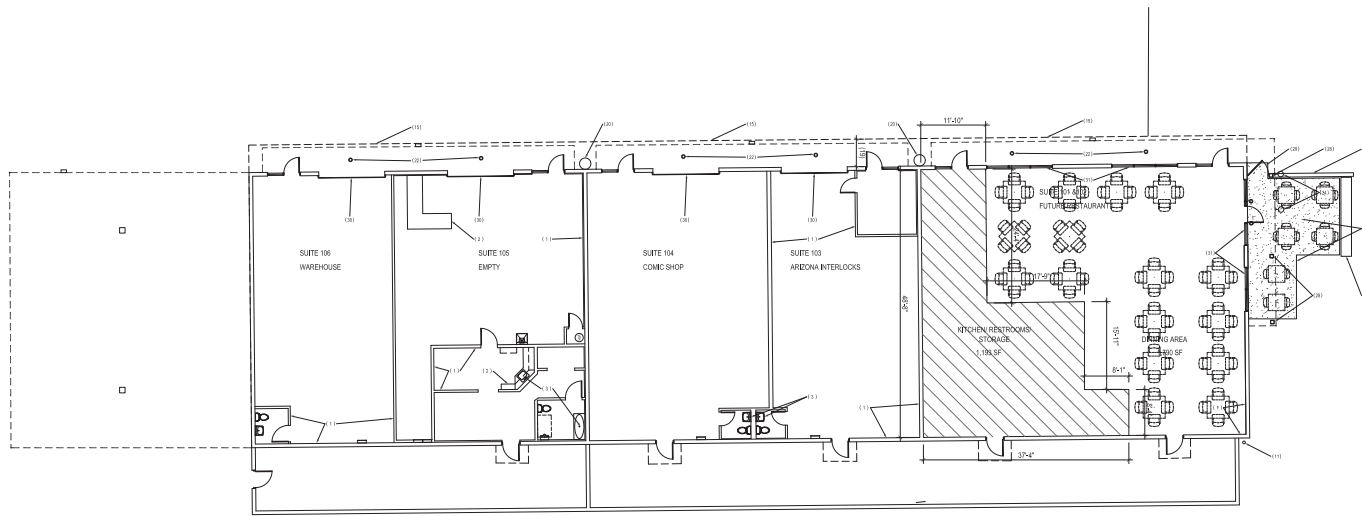
DRAWN BY: STAFF

CHECKED BY: T.J.MCQ

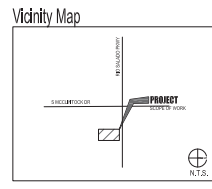
PROJECT NO: 19056

SHEET: 19056

La.01



- GENERAL NOTES:
- EXISTING DOORS TO REMAIN.
  - EXISTING WINDOW TO REMAIN.
  - NON-TERMINAL WORK TO BE DONE.
  - REPAINT EXTERIOR TO DEVISH; ALABASTER, DUNN EDWARDS, OR EQUAL.
  - EXISTING PAINT TO REMAIN, UNLESS NOTED OTHERWISE.
  - SEE LANDSCAPE PLANS FOR LANDSCAPING.
- KEYNOTE: (X)
- EXISTING WALL TO REMAIN.
  - EXISTING MILLWORK TO REMAIN.
  - EXISTING PLUMBING TO REMAIN.
  - NOT USED.
  - NOT USED.
  - EXISTING CANOPY AND COLUMNS TO REMAIN.
  - NOT USED.
  - NOT USED.
  - EXISTING CANOPY AND COLUMNS TO REMAIN.
  - NOT USED.
  - EXISTING FIRE RISER.
  - NOT USED.
  - NOT USED.
  - NEW COVERING OVER EXISTING STRUCTURE ABOVE, WESTERN REVEAL DARK BRONZE, WALL PANELS BY WESTERN STATES METAL ROOFING, OR EQUAL.
  - NOT USED.
  - NOT USED.
  - 5' WIDE PEDESTRIAN WALKWAY FULL LENGTH OF BUILDING.
  - NEW PLANTING POT FOR VEGETATION.
  - NOT USED.
  - NEW CAN LIGHT.
  - NOT USED.
  - NEW SIGN LIGHT ABOVE.
  - FUTURE PAINT.
  - 5'-4" HIGH SCREEN WALL.
  - PLANTER.
  - 8" SQUARE STEEL TUBE COLUMNS.
  - 4" WIDE STEEL MESH GATE.
  - EXISTING GARAGE DOOR, PAINT COLOR TO MATCH DEVISH HONEY GLOW; DUNN EDWARDS, OR EQUAL.
  - NEW STOREFRONT, MATCH EXISTING.



**Floor Plan**  
scale: as noted

Remodel  
**Circa 78**

1803 E RIO SALADO PKWY  
TEMPE, AZ 85281



**WESTERN REVEAL® 1.0  
1" REVEAL PANELS**  
Click on any one of the panels below to enlarge.

**WESTERN REVEAL-1.0  
AVAILABLE SIZES**

FACE	REVEAL	COVERAGE
12"	1"	13"
14"	1"	15"
16"	1"	17"
18"	1"	19"

Western States Metal Roofing • 901 W Wilkins St, Phoenix, AZ 85007 • (602) 426-7838 • sales@westernroofing.com • info@westernroofing.com

**WESTERN REVEAL® 2.0  
2" REVEAL PANELS**  
Click on any one of the panels below to enlarge.

**WESTERN REVEAL-2.0  
AVAILABLE SIZES**

FACE	REVEAL	COVERAGE
12"	2"	14"
14"	2"	16"
16"	2"	18"
18"	2"	20"

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**WESTERN REVEAL® 3.0  
3" REVEAL PANELS**  
Click on any one of the panels below to enlarge.

**WESTERN REVEAL-3.0  
AVAILABLE SIZES**

FACE	REVEAL	COVERAGE
12"	3"	15"
14"	3"	17"
16"	3"	19"
18"	3"	21"

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**WESTERN REVEAL® NR  
NO REVEAL PANELS**  
Click on any one of the panels below to enlarge.

**WESTERN REVEAL-NR  
AVAILABLE SIZES**

FACE	REVEAL	COVERAGE
12"	NONE	12"
14"	NONE	14"
16"	NONE	16"
18"	NONE	18"

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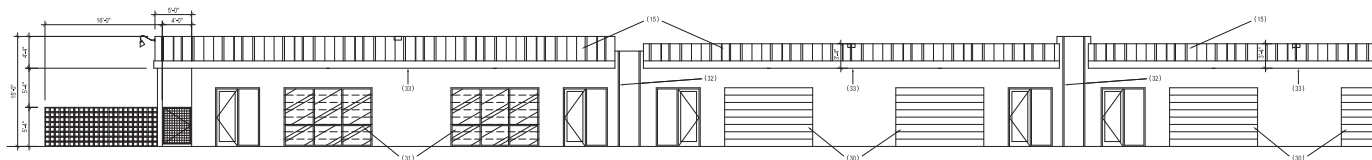
**A2**  
JANUARY 09, 2019

This is a preliminary drawing and is not to be used for construction. It is subject to change without notice. The user assumes all liability for any errors or omissions. The user agrees to hold the architect harmless for any claims, damages, or expenses, including reasonable attorney's fees, arising out of or from the use of this drawing.

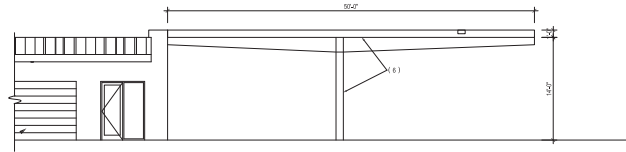


**CREO ARCHITECTS**  
2716 north 16th street  
phoenix arizona 85006  
602.279.0141  
602.279.0222 fax

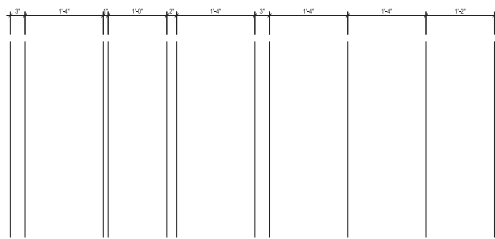
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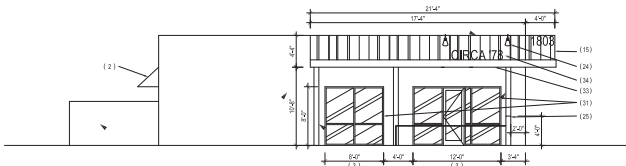
**W WEST ELEVATION 1**  
scale: 1/8" = 1'-0"



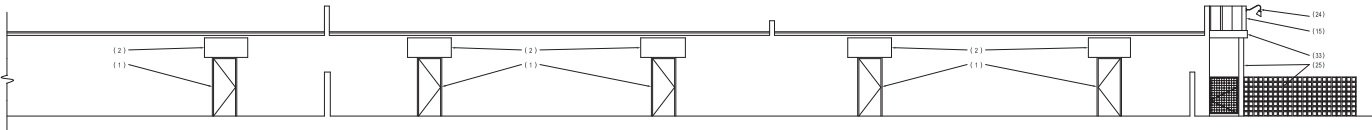
**W WEST ELEVATION 2**  
scale: 1/8" = 1'-0"



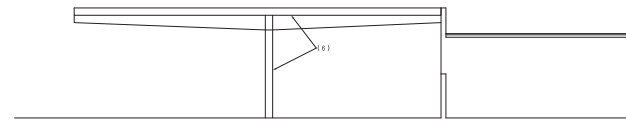
**1 PANEL-PATTERN**  
scale: 1" = 1'-0" SEE A2 FOR PANEL TYPES AND DETAILS.



**N NORTH ELEVATION**  
scale: 1/8" = 1'-0"



**E EAST ELEVATION 1**  
scale: 1/8" = 1'-0"

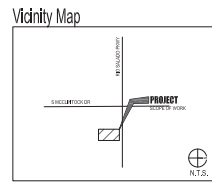


**E EAST ELEVATION 2**  
scale: 1/8" = 1'-0"



**S SOUTH ELEVATION**  
scale: 1/8" = 1'-0"

- GENERAL NOTES:
- EXISTING DOORS TO REMAIN.
  - EXISTING WINDOW TO REMAIN.
  - NON-INTERIOR WORK TO BE DONE.
  - REPAINT EXTERIOR DECKING, ALUMINUM, DUNN EDWARDS, OR EQUAL.
  - EXISTING PAINT TO REMAIN, UNLESS NOTED OTHERWISE.
  - SEE LANDSCAPE PLANS FOR LANDSCAPING.
- KEYNOTE: (X)
- EXISTING DOOR TO REMAIN.
  - EXISTING CANOPY TO REMAIN.
  - OPTIONAL, OPERABLE OPENING FOR FUTURE RESTAURANT.
  - NOT USED.
  - NOT USED.
  - EXISTING CANOPY AND COLUMNS TO REMAIN.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NEW OVERHANG OVER EXISTING STRUCTURE, WESTERN REVEAL, DARK BRONZE, WALL PANELS BY WESTERN STATES METAL ROOFING, OR EQUAL.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NEW PLANTING POT FOR VEGETATION.
  - NOT USED.
  - NEW CAN LIGHT.
  - NOT USED.
  - NEW SKEN LIGHT ABOVE.
  - FUTURE PAINT WITH 1'-0" HIGH SCREEN WALL AND PLANTER, WITH TWO 8" SQUARE STEEL TUBE COLUMNS, ALSO 4" STEEL MESH GATE.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - NOT USED.
  - EXISTING GARAGE DOOR, PAINT COLOR TO MATCH DESSA HONEY GLOW, DUNN EDWARDS, OR EQUAL.
  - NEW WINDOW, MATCH EXISTING.
  - 2 ANGLE IRONS BOLTED TO WALL WITH WIRE TRELLIS FOR VEGETATION.
  - NEW CHANNEL BEAM, PAINT TO MATCH NEW WALL PANEL, OVERHANG.
  - RAISED LETTER SIGN, UNDER SEPARATE PERMIT.



**Elevations**  
scale: as noted

Remodel  
**Circa 78**

1803 E RIO SALADO PKWY  
TEMPE, AZ 85281

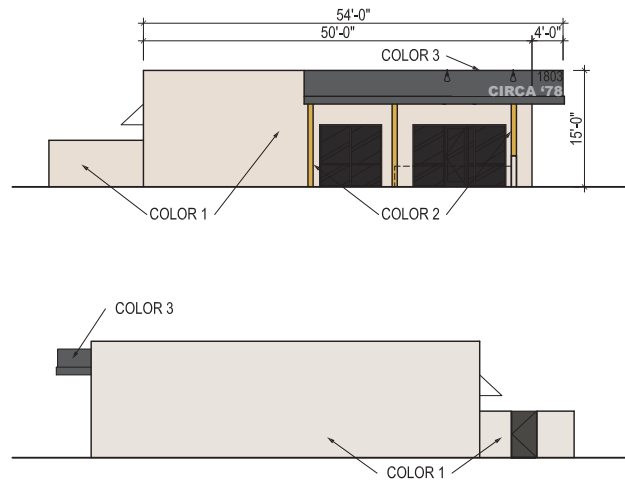
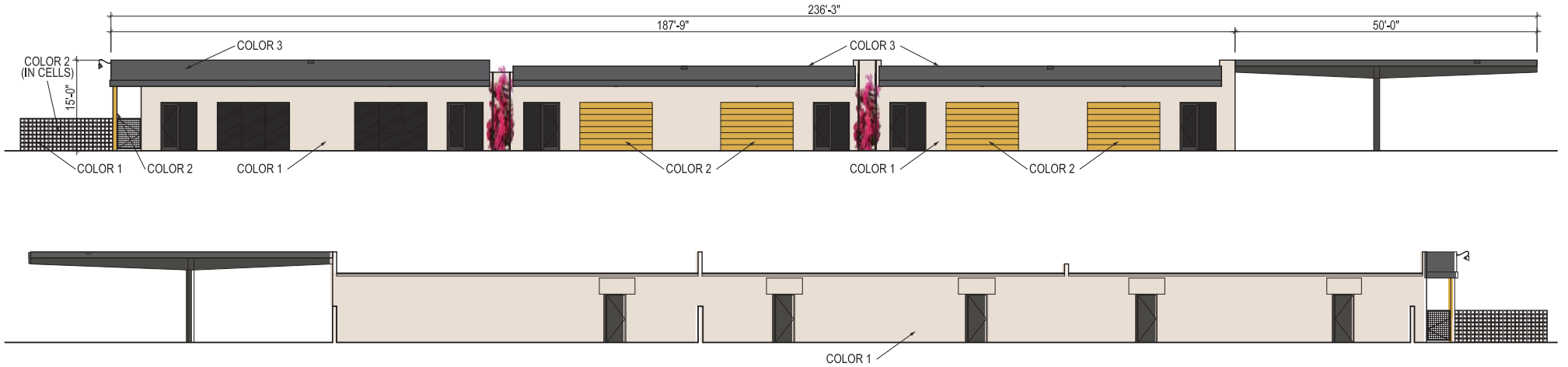
**A3**  
JANUARY 09, 2019

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**CREO ARCHITECTS**  
2716 north 16th street  
phoenix arizona 85006  
602.279.0141  
602.279.0222 fax

no. 2018074



MATERIALS AND COLORS:

-  COLOR 1: BUILDING COLOR, PAINT MASONRY TO MATCH DUNN EDWARDS ALABASTER DEW310 LRV 75
-  COLOR 2: GARAGE DOORS AND COLUMN COLOR, PAINT TO MATCH DUNN EDWARDS HONEY GLOW DE5354
-  COLOR 3: METAL PANEL COLOR, DARK BRONZE WESTERN REVEAL METAL SIDING BY WESTERN STATES METAL ROOFING

Color Elevations  
 Circa '78  
 1803 E Rio Salado Pkwy  
 Tempe, Az. 85281  
 04.19.19



Elevations  
 scale: 1/16" = 1'-0"













**LRI-INDUSTRIAL DRIVE, LLC**

4835 East Cactus Road, Suite 320  
Scottsdale, Arizona 85254  
TEL 480.212.7600 FAX 480.212.7610  
Toll Free 866.907.7677

April 29, 2019

Mr. Lee Jimenez (Via E-mail Lee\_Jimenez@tempe.gov)  
City of Tempe  
Community Development Department  
31 East 5th Street  
Tempe, Arizona 85281

**RE: Circa '78 at 1803 E Rio Salado Pkwy (PL190061)**

Dear Mr. Jimenez:

I am pleased to submit this letter of support for the Circa '78 applications to allow Retail & Restaurant uses in GID Zoning **PL190061**. The proposed project is in close proximity to my property, which is located at 215 S. Industrial Drive.

The development work that 48 Development (Mark Davis) is planning on performing will result with retail and restaurant uses that will be a compliment to the area evolving character. I think that we are fortunate to have a local developer of Mark's stature who is commitment to creative quality development.

48 Development Co has consistently made themselves available and accountable on every aspect of their projects. We look forward to working with them after the improvements and businesses are open and are confident that the project's impact to our neighborhood will be a positive one.

If you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Ross", is written over a white rectangular area.

Lance Ross  
LRI-Industrial Drive, LLC  
Managing Member

Date: April 29, 2019

Mr. Lee Jimenez (Via E-mail Lee\_Jimenez@tempe.gov)  
City of Tempe  
Community Development Department  
31 East 5th Street  
Tempe, Arizona 85281

**RE: Circa '78 at 1803 E Rio Salado Pkwy (PL190061)**

To Mr. Jimenez:

I am pleased to submit this letter of support for the Circa '78 applications to allow Retail & Restaurant uses in GID Zoning **PL190061**. The proposed project is located in close proximity to my property, more particularly, it is directly West from my property.

The development work that 48 Development (Mark Davis) is planning on performing as well as new retail and restaurant uses will be a compliment to the area.

48 Development Co has consistently made themselves available and accountable on every aspect of their projects. We look forward to working with them after the improvements and businesses are open and are confident that the project's impact to our neighborhood will be a positive one.

If you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,

Akhtar Rahman  
Indus Design Imports  
1817 EAST RIO SALADO PARKWAY  
TEMPE, AZ 85281  
