

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/14/2021
Agenda Item: 6**

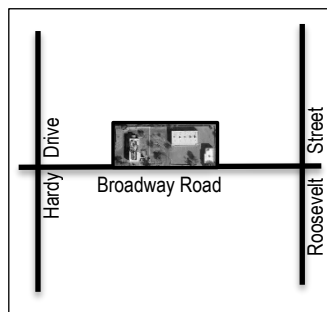
ACTION: Request a Use Permit to allow a drive through restaurant in CSS Zoning in an existing building for VENTURE ON BROADWAY located at 764 West Broadway Road. The applicant is Upward Architects.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: VENTURE ON BROADWAY (PL210323) is an existing commercial center comprised of three buildings on one lot. The existing Burger Rush building with drive through at the west end will remain, the existing vacant building at the east end will be removed, and the existing north building in the middle is proposed to be converted through adaptive reuse to two new restaurant tenants with a shared patio and a drive through. Improvements are being made for accessibility, circulation, security, solid waste collection and aesthetics. The applicant is requesting a Use Permit for the drive through in the CSS Commercial Shopping and Service District. A minor Development Plan Review for site plan, landscape plan and building elevation modifications will be processed by staff dependent upon the authorization of the Use Permit. The request includes the following:

ZUP210083 Use Permit to allow a drive through in the CSS zoning district.



Existing Property Owner	Christopher Lacasse, Venture on Broadway LLC
Applicant	Justin Gregonis, Upward Architects
Zoning District (current/proposed)	CSS, Commercial Shopping & Service
Gross / Net site area	1.11 acres
Total Building Area	6,913 s.f.
Lot Coverage	17% (50% maximum allowed)
Building Height	18' (35' maximum allowed)
Building Setbacks	58' west front, 14' south street side, 20' north side, 57' east rear (0, 0, 0', 10' min.)
Landscape area	15% (15% minimum required)
Vehicle Parking	44 spaces (39 min. required by existing variance)
Bicycle Parking	20 spaces (7 min. required)

ATTACHMENTS: Development Project File

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

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located between east of Hardy Drive, on the north side of Broadway Road.

Existing entitlements for this property that will remain in effect are:

Existing uses on the site include one drive through restaurant at the west end and two commercial retail buildings. The two commercial buildings are vacant and the easternmost one is proposed for removal with this request to accommodate a second drive through at the east end. This request includes the following:

ZUP210083 Use Permit to allow a drive through in the CSS zoning district

The applicant is requesting the Development Review Commission act on the item listed above. The applicant is in process for a minor Development Plan Review for site plan, landscape plan and building elevation modifications to the eastern building only. This request has been reviewed by staff and would be approved contingent upon the outcome of the use permit hearing. No further entitlement processes would be required upon completion of these requests.

PUBLIC INPUT

- Neighborhood meeting is not required for this request.
- At the completion of this report, staff has received no public comments on the proposed project.

PROJECT ANALYSIS**GENERAL PLAN**

The proposed reuse of an existing commercial building for a new business through the adaptive reuse program revitalizes an older site and meets the goals and objectives of the General Plan.

CHARACTER AREA PLAN

The site is located in Character Area Three, the Downtown Tempe Rio Salado ASU Northwest Tempe Neighborhoods Character Area Plan. The site has been an existing commercial use with one drive through since the 1970s the proposed addition of a second drive through is in character with the existing site and surrounding area and mitigates existing non-conforming site conditions as improvements. The solid waste collection will be removed from the alley adjacent to the residences and located on site. The screen wall will be replaced at the east end adjacent to the new drive through lane and the site will provide greater security with activity support on site. Retaining and revitalizing this property helps maintain the character of the area.

ZONING

The proposed use of a drive through is allowed in the CSS Commercial Shopping and Service Zoning District, subject to a use permit. The site currently has one drive through and is requesting a second drive through for a new restaurant.

PARKING

Over the years there have been several modifications and approvals that have changed the western side of the lot, including parking variances to reduce required parking. Reductions in parking to bring spaces into ADA conformance are allowed and necessary. The city has asked the applicant to modify the refuse enclosure on the west side of the site to mitigate existing circulation challenges. This request impacts the available parking for Burger Rush, providing 25 spaces on the Burger Rush portion of the lot with no changes to that building in use or size. The adaptive reuse program allows conversion of older buildings to new uses with existing parking on site. The restaurant building qualifies for this program and is only modifying 14% of the total site area. The applicant is proposing to remove one building that requires four spaces, to provide on-site solid waste storage and remove the refuse enclosure on the east end of the alley. This was done in part at the request of solid waste services and police staff to address safety issues with this location. With removal of the 3rd building, and allowance of the adaptive reuse application to the remaining building on the east side, it has been determined that parking complies with the code using the adaptive reuse reductions for back of house uses as well as change of ratio for restaurant uses. The total required spaces for the two remaining buildings containing three restaurants is 39 on site spaces. The applicant has provided 44 spaces, while improving site circulation, safety and ADA accessibility. An outline of the parking history and analysis has been provided in the History & Facts portion of the report.

USE PERMIT

The proposed use requires a use permit, to operate a drive through restaurant in the CSS zoning district.

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

1. *Any significant increase in vehicular or pedestrian traffic.* The current site has 56 parking spaces and one drive through restaurant. The proposed new drive through will remove 10 parking spaces, four of which do not meet code dimensions, to make room for the drive through lane. The introduction of a second drive through on site may generate more traffic on site due to the turnaround time of drive through uses. The proposed use is a Dunkin Donuts restaurant, which will have heavier traffic in the morning hours and less traffic during the peak time of Burger Rush. The two drives on Broadway Road provide sufficient circulation for entering and exiting the site without interference of the existing restaurant or traffic on either McKemy or Broadway. The size of the proposed restaurant is relatively small and is not anticipated to generate significant vehicular or pedestrian traffic.
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 addition of a drive through lane on the north side of the building may increase noise or odor from vehicles stacked in line. The applicant is increasing the wall height at the eastern end and providing a landscape buffer of trees and fast-growing shrubs to help screen the building from residents to the north. The existing drive through to the west has a lower wall with no landscape buffer because there have never been residences to the north of this portion of the site. There are new homes being built at this location, and additional landscape is being provided where possible to enhance the overall appearance of the site and shade the drive through lanes. The order board for the new restaurant will be at the east end, away from the residences. A condition has been added regarding hours of operation to prevent change of restaurant use that might extend hours. Based on the surrounding conditions and the on-site improvements, the drive through will not contribute to nuisances exceeding that of current ambient conditions.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The eastern side of the site has not had significant improvements since it was constructed in 1978. Issues with alley access for refuse, and activity behind the back side of the building will be mitigated by redesign of the site to bring waste storage and servicing on site in view of the businesses and the addition of the drive through will activate the back side of the building where police staff has indicated past issues with crime. The combined improvements to the site will help improve the appearance, safety, circulation and activity on site and benefit the surrounding community. This meets the objectives of neighborhood revitalization and is a sustainable solution to redevelopment.
4. *Compatibility with existing surrounding structures and uses.* Broadway road is a heavy commercial and industrial area, with several restaurants, drive throughs and other businesses of this scale and larger. The buildings are existing single-story structures and have a long history of use on this site. The use permit for a drive through is compatible with the structures and uses on and around the site.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The east building will have windows added to the north and west sides of the building, providing better employee monitoring of activity on three sides of the building. Activation of the east and north end with the drive through will provide customer monitoring of on-site activity. Securing the site from the alley will reduce trespass activity from the north side. Removing the dumpster from the alley will provide a safer disposal solution for employees and avoid loitering in the alley. The design solution significantly improves the site security and safety and mitigates many prior nuisances caused by outside influences on the site. The police and solid waste staff support the use permit for a drive through.

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.

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.

Based on the information provided and the above analysis, staff recommends approval of the requested Use. 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. Drive through hours of operation to be no earlier than 4am on weekdays and 5am on weekends and no later than 7pm daily.

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 VENTURE ON BROADWAY and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- The decision-making body, upon finding that the applicant has not taken corrective actions to resolve issues related to the permit/approval and that a continuation of the permit/approval is not in the interest of the public health, safety and general welfare, can revoke the permit/approval after providing written notice of its intentions to the holder of the permit.
- Any intensification or expansion of use shall require a new Use Permit.
- All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained, or the Use Permit is void.

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.

STANDARD DETAILS:

- Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase

book from the Public Works Engineering Division.

- Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.

BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

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:

- 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:

- Modify existing driveways in public right of way for ADA compliance with Standard Detail T-320.
- 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:

- 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.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

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

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

- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

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:

1937	Aerial image indicates raw land which was later graded but does not appear to have been used for agricultural purposes. Surrounding areas appear to have been used for agriculture.
October 5, 1977	Design Review Board approved site plan, building elevations and landscape plan for Wendy's restaurant.
June 28, 1978	Board of Adjustment approved a variance to allow Wendy's a freestanding tenant identification sign.
July 5, 1978	Design Review Board approved a sign package for Wendy's Center

January 25, 2978 Board of Adjustment approved a variance to reduce the required 10 landscape strip along Broadway Road from 10' to 0' and a variance to reduce the required number of off-street parking spaces from 71 to 69.

1979 Aerial image indicates the site was fully developed with three buildings.

February 2, 1995 Design Review Board staff administratively approved a request for elevation modifications for a new drive-up window on the north west corner of the Wendy's building at the west end of the site.

July 20, 1999 Hearing Officer approved a request by Wendy's International for variances to reduce the minimum landscape island widths from 7' to 4' 10" and to reduce the required parking from 57 to 56 spaces.

March 27, 2008 Development Review staff approved a Development Plan Review for site plan, landscape plan and elevation modifications to the existing Wendy's restaurant located at 790 W. Broadway Road.

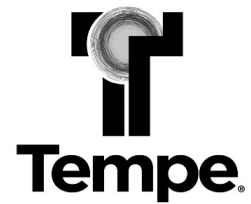
July 17, 2012 Hearing Officer approved a Use Permit for Andrea's Hope Chest for resale retail in the CSS District for 722 West Broadway Road.

August 20, 2015 Community Development Division Planning staff approved a Development Plan Review for Burger Rush at 790 W. Broadway Road for site plan, landscape plan, and building elevations for a new restaurant with conditions. The plan at this time had 26 spaces for this building and did not show the remainder of the site.

	1978 variance to reduce parking from 71 to 69 ----- 1978-1998 counted spaces on aerial	1999 site plan data, variance to reduce parking from 57 to 56 2001	2008 City approval of Wendy's site/ landscape/ elevations	2021 Submitted Plans	Current Code Required parking for existing site	Adaptive Reuse allowed on east building
Wendy's/ Burger Rush	23 spaces 2,245 s.f. per CofO	increase to 2,656 s.f. in 2000 CofO	Plan had 2,315 s.f. and 26 spaces on this portion of lot	2678 s.f. 25 spaces shown on plan (removal of 1 to accommodate solid waste relocation)	1/75 = 36	26 existing – 1 (solid waste change) = 25 spaces No change of use, no adaptive reuse reduction allowed.
Commercial Pad	21	4,216 s.f.	20 spaces in aerial in front of building	4229 (1,840 + 2,395 net interior 2 suites). 18 spaces in front of existing building to accommodate new ADA spaces	1/300 = 14 required for retail OR 1/75 = 56 required for restaurant	20 existing -1 (ADA change) = 19 existing 1840-920 (back of house) /150 = 6 spaces restaurant 2395-1198 (back of house) / 150 = 8 spaces restaurant 14 spaces required if whole building is restaurant
Commercial Pad	10	1313 s.f.	10 spaces shown on aerial	0 building removed and 10 spaces removed	1/300=4 spaces required prior to removal of building	0
PARKING	1977 plans showed 69 required and 69 provided on paper. Aerials from 1978-1998 appear to match site plan	56 spaces	56 spaces	40 spaces shown, including new ADA, applicant indicates 42 may be possible.	50 spaces (after removal of east building & no change of use) OR 92 w/ conversion to restaurant	39 parking spaces required per code for this site. 44 parking spaces provided by this project.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-308, Use Permit



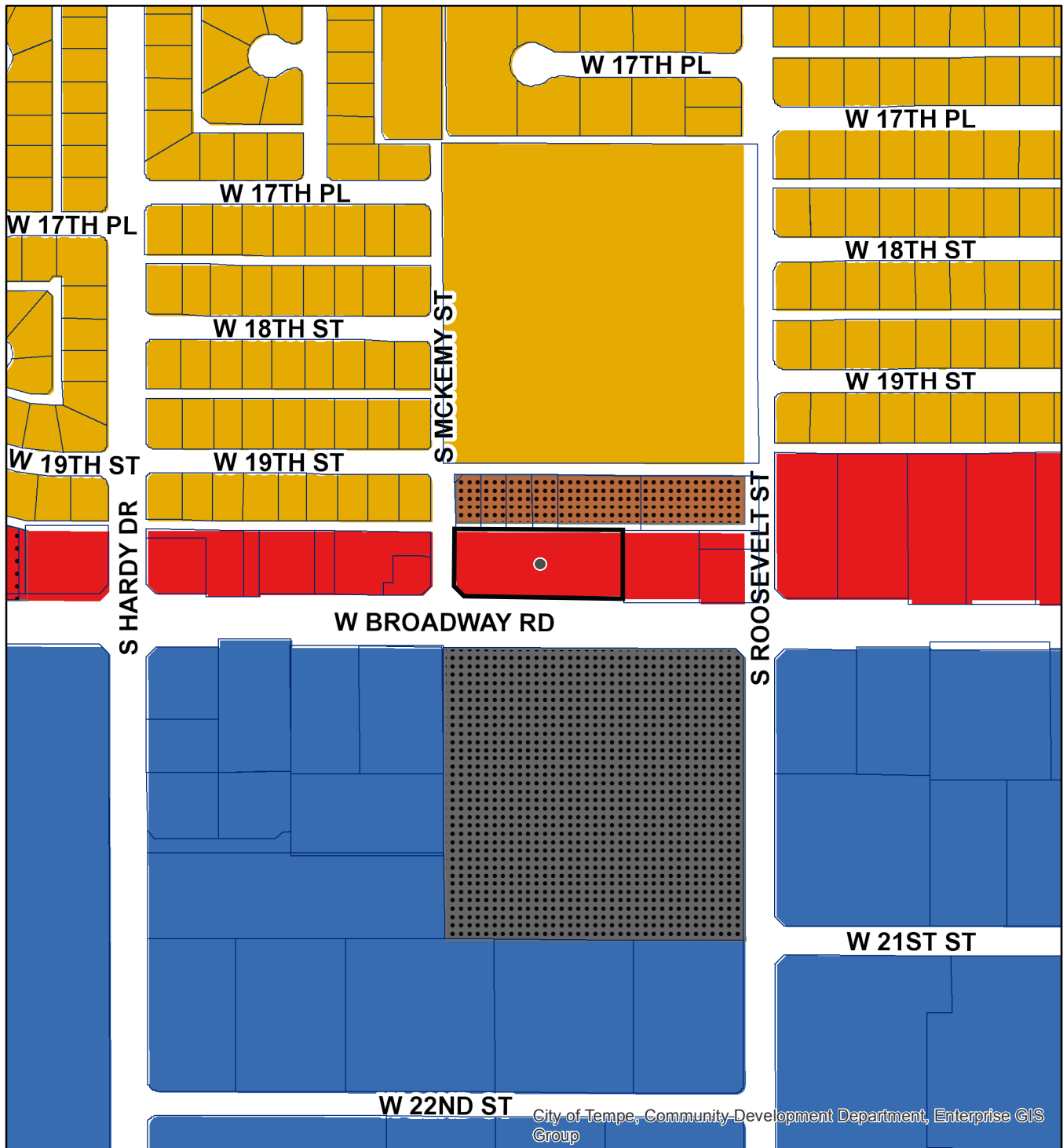
DEVELOPMENT PROJECT FILE
for
VENTURE ON BROADWAY
(PL210323)

ATTACHMENTS:

1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Landscape Plan (for reference only)
- 6-7. Building Elevations (for reference only)
8. Floor Plan (for reference only)
9. Materials for drive through building (for reference only)

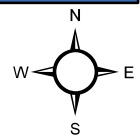
VENTURE ON BROADWAY

PL210323



City of Tempe, Community Development Department, Enterprise GIS Group

-  General Industrial District (GID) ⋮
-  Mixed Use High (MU-4) ⋮
-  Commercial Shopping and Services (CSS) ⋮
-  Planned Commercial Center Neighborhood (PCC-1) ⋮
-  Single-Family Residential (R1-6)
-  Multi-Family Residential Limited (R-3)

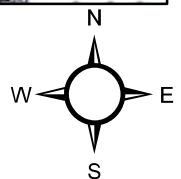


VENTURE ON BROADWAY

PL210323



Aerial Map



November 10, 2021

City of Tempe
Community Development Department
31 East 5th Street, Garden Level
Tempe, AZ 85281

Re: Letter of Explanation
764 West Broadway Road

Department Staff,

Attached you will find our Minor Development Plan Review and Use Permit submittal for an existing vacant multi-tenant retail building to be converted to a multi-tenant restaurant building with a new drive thru located at 764 West Broadway Road in Tempe, Arizona. The proposed drive thru tenant will be Dunkin Donuts. The proposed development complies with the existing CSS – Commercial Shopping and Services zoning standards. The existing building is 4,171 sf on a 1.11 Ac site. As part of this proposal, an existing vacant retail building will be demolished to make way for the new drive thru. There is also an existing Burger Rush restaurant to the west of this building. The building is set back approx. 73' from Broadway Rd. The proposed drive thru lane will be on the east side of the site and the pickup window will be on the north side of the building, completely screened from Broadway Rd. The proposed hours of operation are 5am-7pm. This project is also bringing the trash enclosures into compliance with the Tempe standards, which has been a concern for waste management.

-We do not believe this project will cause significant vehicular or pedestrian traffic in adjacent areas. The primary traffic flow will be along Broadway Rd. We do believe this will be an amenity within walking distances to the adjacent neighborhoods. The average time per vehicle in the drive-thru is 150 seconds.

-This project will not create a nuisance arising from the emissions of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. Although the drive thru is on the north side adjacent to the alley/residential uses, a dense row of cypress trees and bushes is being proposed to reduce these issues. The location of the order board is also on the east side which is adjacent to another commercial property.

-This project will not contribute to the deterioration of the neighborhood or to the downgrading of property values, which is conflict with the goals, objectives, or policies of the city's adopted plans or general plan. We believe this project will be an asset to the adjacent community since it will be reviving a vacant building that creates crime opportunities.

-We believe this project is compatible with existing surrounding structures and uses. There are 9 drive thru restaurants along Broadway within ½ mile of this location. Four of those back up to residential uses.

-This project will provide adequate control of disruptive behavior both inside and outside the premises, and will not create a nuisance to the surrounding area or general public. Currently, the dark area behind the building that will become the drive thru lane has had a high amount of homeless and drug activity. Moving the trash enclosure into the site from alley will also help with this issue.

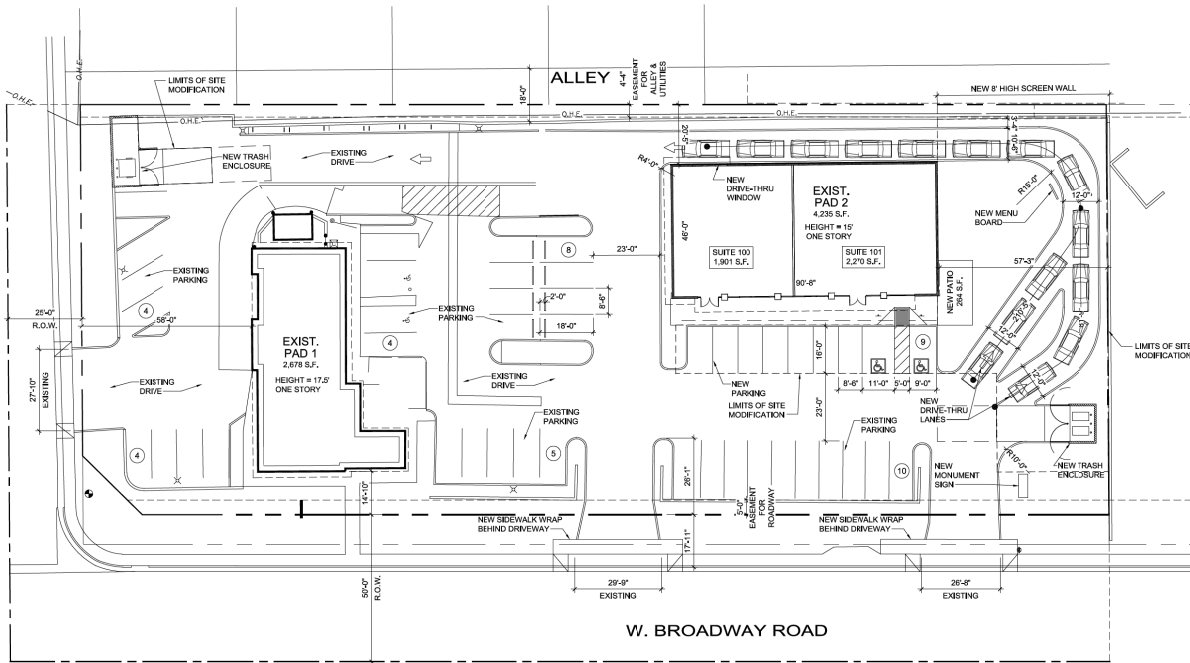
Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

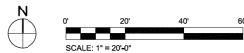
Upward Architects, LLC



Justin Gregonis, NCARB, LEED GA
Managing Partner



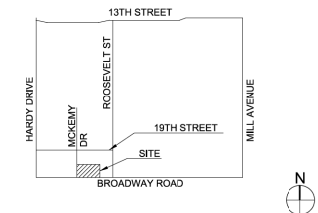
CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"



PROJECT DESCRIPTION:

THIS SUBMITTAL CONTAINS INFORMATION FOR A DEMOLITION OF EXISTING PAD 3 AND A TENANT IMPROVEMENT FOR A PROPOSED USE (RESTAURANT) WITH NEW DRIVE-THRU WINDOW IN AN EXISTING SHOPS BUILDING AND SITE IMPROVEMENTS IN AN EXISTING SHOPPING CENTER DEVELOPMENT LOCATED NEAR THE NORTHEAST CORNER OF BROADWAY ROAD AND MCKEMY DRIVE.

VICINITY MAP



LEGEND

- X EXISTING LIGHT POLE
- FIRE HYDRANT

SITE DATA

PROJECT DATA		
STANDARD	EXISTING	
GENERAL PLAN LAND USE & DENSITY	COMMERCIAL CENTER / RESTAURANT	
ZONING	COMMERCIAL SHOPPING & SERVICE	
APN & SITE ADDRESS	124-63-011U 722, 764, 760 W BROADWAY RD	
GROSS / NET SITE AREA	71,217 SF (1.63 ACRES) 48,779 SF (1.11 ACRES)	
SUBDIVISION PLAT ON RECORD	NA	
RESIDENTIAL DENSITY (D/WARES)	NA	
CONSTRUCTION TYPE	V-B	
SPRINKLERED BUILDING	YES	
TOTAL BUILDING AREA	6,913 SF	
BUILDING HEIGHT (MEASURED FROM TOP OF GRADE, NOT FINISHED FLOOR)		
BUILDING HEIGHT MAXIMUM	38 FT	17.5 FT (1-STORY)
BUILDING HEIGHT STEP-BACK REQUIRED ADJACENT TO SF OR MF DISTRICT	NO	NA
MAXIMUM LOT COVERAGE (SF AND % OF NET SITE AREA)	50%	16.8%
MINIMUM NET LOT AREA (SF)	NA	NA
MINIMUM COMMON RECREATION AREA PER SWELLING (SF)	NA	NA
MINIMUM SPACE / (LOT WIDTH (FEET) X LENGTH (FEET))	NA	NA
MINIMUM LANDSCAPE AREA (SF AND % OF NET SITE AREA)	15%	15% (7,223 SF)
OFF-SITE LANDSCAPED AREA	NA	±3,097 SF
SETBACKS		
WEST	0 FT	58'-0"
NORTH	0 FT	20'-0"
EAST	10 FT	57'-3"
SOUTH	0 FT	14'-10"
TOTAL PARKING REQUIRED (PER EXIST. VARIANCE)		39 SPACES
TOTAL PARKING PROVIDED		44 SPACES (6,361 SQ. FT.)
BI-CYCLE PARKING (REQ. RATIO)	7 SPACES	20 SPACES

THIS PROJECT WILL BE PART OF THE ADAPTIVE REUSE PROGRAM. THE SITE AREA BEING MODIFIED IS 6,847 SF, EQUAL TO 14% OF THE SITE AREA.

PROJECT TEAM

ARCHITECT	DEVELOPER
UPWARD ARCHITECTS, LLC 115 WEST RIO SALADO PARKWAY, SUITE B-101 TEMPE, AZ 85281 PHONE: 480.241.3604 FAX: E-MAIL: justin@upwardarchitects.com CONTACT: Justin Gregoire	NEIGHBORHOOD VENTURES 5227 NORTH 7TH STREET PHOENIX, ARIZONA 85014 PHONE: FAX: E-MAIL: chris@neighborhoodventures.com CONTACT: Chris Lacasse

APPLICABLE CODES

- CITY OF TEMPE:
 2016 INTERNATIONAL BUILDING CODE W/ C.O.T. AMENDMENTS
 2018 INTERNATIONAL MECHANICAL CODE W/ C.O.T. AMENDMENTS
 2018 INTERNATIONAL PLUMBING CODE W/ C.O.T. AMENDMENTS
 2017 NATIONAL ELECTRICAL CODE W/ C.O.T. AMENDMENTS
 2018 INTERNATIONAL FIRE CODE W/ C.O.T. AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ C.O.T. AMENDMENTS
 2018 INTERNATIONAL FUEL GAS CODE W/ C.O.T. AMENDMENTS
 2016 ACCESSIBILITY - IRC CHAPTER 11 AMENDMENT

SITE PLAN
764 West Broadway Road, Tempe, AZ

11.12.2021
PROJECT NO.: 21053



1155 W. Rio Salado Parkway, Suite B-101, Tempe, AZ 85281
602.753.5222 www.upwardarchitects.com

764 W BROADWAY RETAIL

project consultants

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 NEIGHBORHOOD VENTURES
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 PROJECT CONTACT: CHRIS LACASSE
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 EMAIL: chris@neighborhood.ventures.com

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 UPWARD ARCHITECTS, LLC
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 TEMPE, AZ 85281
 PROJECT CONTACT: JUSTIN GREGONIS
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 EMAIL: justin@upwardarchitects.com

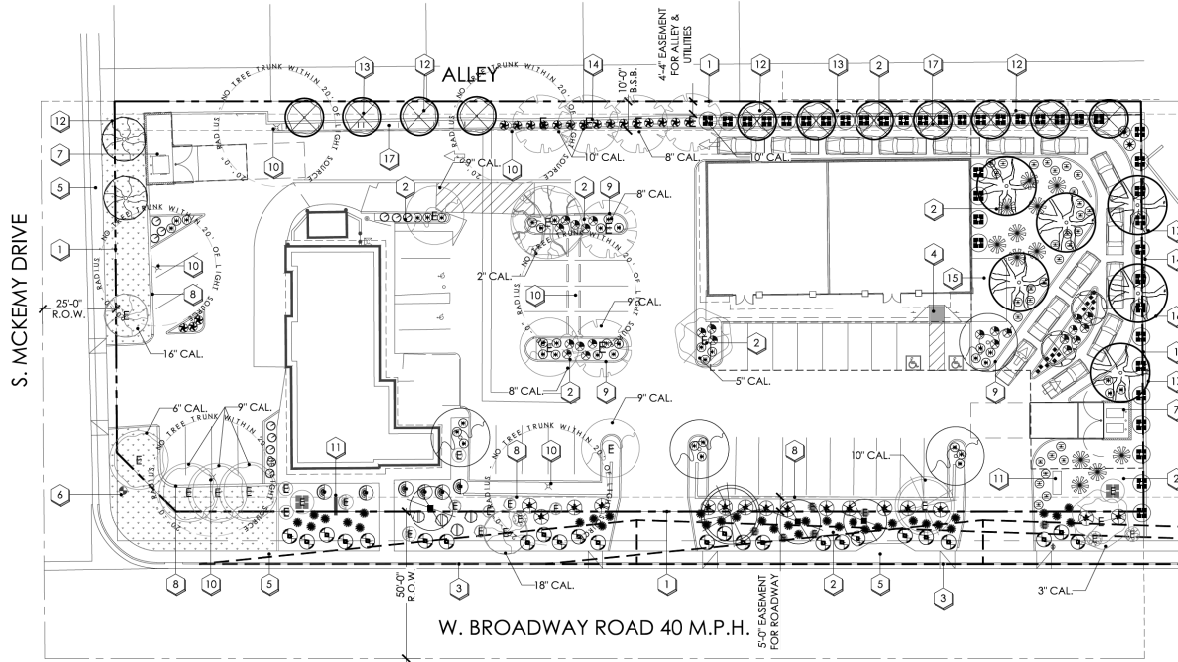
landscape architecture
design ethic, llc
 DESIGN ETHIC, LLC
 7525 EAST 6TH AVENUE
 SCOTTSDALE, ARIZONA 85251
 PROJECT CONTACT: BRANDON PALL
 PHONE: 480.225.7077
 EMAIL: bpall@designethic.net

city of tempe notes

1. DE-COMPACT SOIL AND PULL ASPHALT AND CONSTRUCTION DEBRIS OUT OF PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION.
2. DECOMPOSED GRANITE IS TO BE USED THROUGHOUT PUBLIC SITE LANDSCAPE, EXCEPT AT LAWN, AND AT ADJACENT OFF-SITE PUBLIC LANDSCAPE AREAS. PRE-EMERGENT HERBICIDE WILL BE USED ON ALL DECOMPOSED GRANITE. PLASTIC UNDERLAY IS NOT TO BE USED AT ALL.
3. IF RIVER ROCK, STONES, OR SIMILAR MATERIALS ARE USED USE ROCKS SMALLER THAN 3" AND DO NOT GROUT IN PLACE.

sheet index

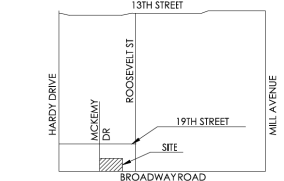
SHEET	TITLE
L.01	COVER SHEET & NOTES



planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 EXISTING SIDEWALK.
- 6 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
- 7 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
- 8 EXISTING SCREEN WALL. SEE ARCH. PLANS.
- 9 CURB. SEE CIVIL ENG. PLANS.
- 10 SITE LIGHTING. SEE ARCH. PLANS.
- 11 ENTRY MONUMENT. SEE ARCH. PLANS.
- 12 EXISTING POWER POLE.
- 13 OVER HEAD ELECTRIC LINE(O.H.E.) .
- 14 EXISTING WALL TO REMAIN.
- 15 NEW PATIO. SEE ARCH. PLANS.
- 16 EXISTING HARDSCAPE SOUTH OF THE WALL TO REMAIN: NO PERIMETER TREES REQUIRED ON PORTIONS OF SITE THAT REMAIN UN-MODIFIED.
- 17 TREES ADJACENT TO DRIVE THROUGH TO BE SINGLE TRUNK SPECIMEN. BRANCHES TO BE TRIMMED HIGH TO AVOID CONFLICT WITH VEHICLES.

NOTE:
 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.



vicinity map



FOR REFERENCE ONLY

ATTACHMENT 5

plant legend

	botanical name	common name
trees		
	ACACIA SALICINA	WILLOW ACACIA
	CASUALPINA MEXICANA	MEXICAN BIRD OF PARADISE
	CHILCOPSIS LINEARIS	'LUCRETIA HAMILTON'
	DESERT WILLOW	
	EUCALYPTUS PAPUANA	GHOST GUM
	PARKINSONIA	MICROPHYLLUM
	PITACIA X. RED PUSH	RED PUSH PISTACHE
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL
shrubs		
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
	LEUCOPHYLLUM LANGMANIAE	'LINN'S LEGACY'
	'LINN'S LEGACY'	LEUCOPHYLLUM
	RUELLIA PENINSULARIS	BAJA RUELLIA
	TECOMA ALATA	ORANGE JUBILEE
accents		
	AGAVE AMERICANA	CENTURY PLANT
	ALOPE BARBADENSIS	ALOPE VERA
	ALOPE X. BLUE ELF	BLUE ELF ALOE
	DASYLIRION WHEELERI	DESERT SPOON
	HEPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA CAPILLARIS	DWARF REGAL MIST
groundcover		
	EREMOPHILA GIABRA	COTIBACK SUNRISE EMBU
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
inerts		
	DECOMPOSED GRANITE - 3/8 MINUS	EXPRESS BROWN

existing trees

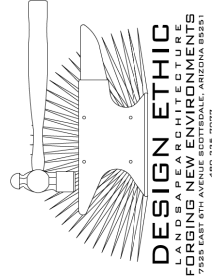
	ACACIA FARNESIANA	SWEET ACACIA
	ACACIA SALICINA	WILLOW ACACIA
	EUCALYPTUS PAPUANA	GHOST GUM
	PARKINSONIA X. 'DESERT MUSEUM'	DESERT MUSEUM
	PARKINSONIA PRAEcox	PAOLO BREA
	PARKINSONIA	MICROPHYLLUM
	FCOTHILLS PALO VERDE	
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE

shrubs - remain in place

	LEUCOPHYLLUM LANGMANIAE	'LINN'S LEGACY'
	'LINN'S LEGACY'	LEUCOPHYLLUM
	NERIUM OLEANDER	PETITE PINK OLEANDER
	RUELLIA PENINSULARIS	BAJA RUELLIA
	TECOMA ALATA	ORANGE JUBILEE

accents - remain in place

	DASYLIRION WHEELERI	DESERT SPOON
	HEPERALOE PARVIFLORA	RED YUCCA

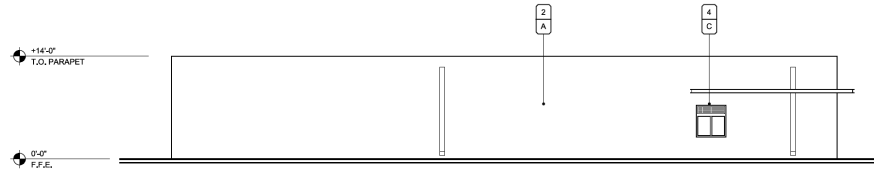


RETAIL
 764 W BROADWAY RETAIL
 TEMPE, AZ

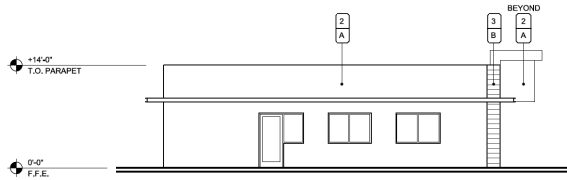
PRELIMINARY LANDSCAPE PLAN

PROJECT:	
JOB NO:	21-058
DATE:	11.08.2021
DRAWN BY:	B. PAUL
SUBMITTED:	-
REVISED:	-

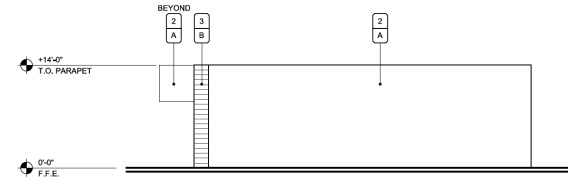
SHEET
 L.01 of L.01



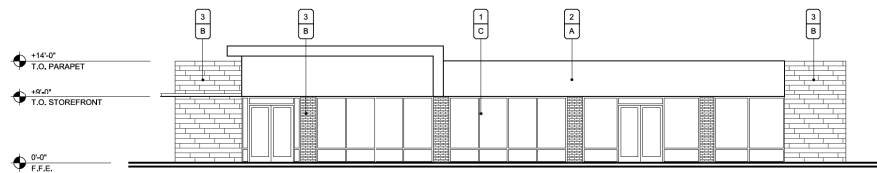
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS	
1.	ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
2.	STUCCO FINISH
3.	GLAZED PORCELAIN TILE BY: ARIZONA TILE
4.	DRIVE-THRU OPERABLE WINDOW AND FRAME SYSTEM
COLORS	
by Sherwin Williams (or Equal):	
A.	SW 7014 "ELDER WHITE"
by Arizona Tile (or Equal):	
B.	"SAV' WOOD" "NIELE"
Okonite Building Envelopes (or Equal):	
C.	"CLEAR" ANODIZED
MATERIAL	<input type="checkbox"/>
FINISH	<input checked="" type="checkbox"/>

EXTERIOR ELEVATIONS

764 West Broadway Road, Tempe, AZ

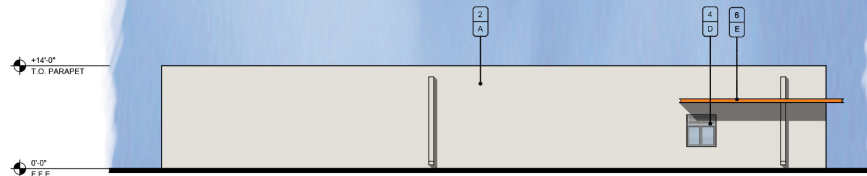
10.18.2021
PROJECT NO.: 21053

UPWARD
ARCHITECTS

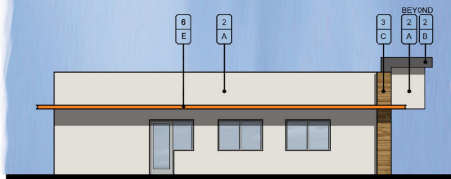
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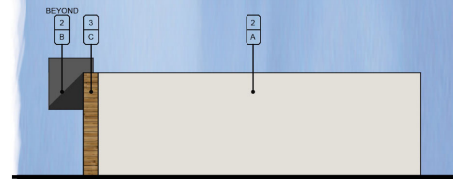
ATTACHMENT 6



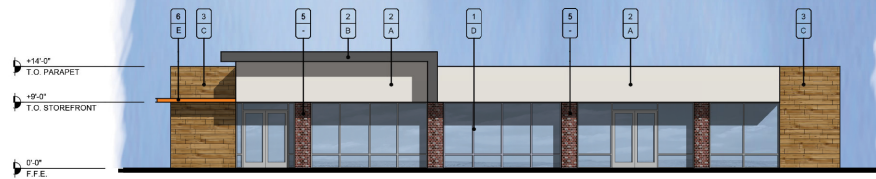
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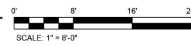
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW E, CLEAR GLAZING, STOREFRONT DOORS WHERE INDICATED
 2. STUCCO FINISH
 3. GLAZED PORCELAIN TILE BY ARIZONA TILE
 4. DRIVE-THRU OPERABLE WINDOW AND FRAME SYSTEM
 5. BRICK VENEER - EXISTING
 6. STEEL CHANNEL - PAINTED

COLORS

by Sherwin Williams (or Equal):

- A. SW 7014 ELDER WHITE
- B. SW 7674 PEPPER CORN
- E. SW 6884 FORCEFUL ORANGE

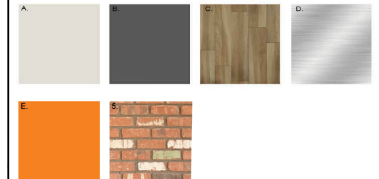
by Arizona Tile (or Equal):

- C. SAV WOOD MIELE

Oldcastle Building Envelope (or Equal):

- D. CLEAR ANODIZED

MATERIAL
FINISH



ELEVATIONS

764 West Broadway Road, Tempe, AZ

10.27.2021

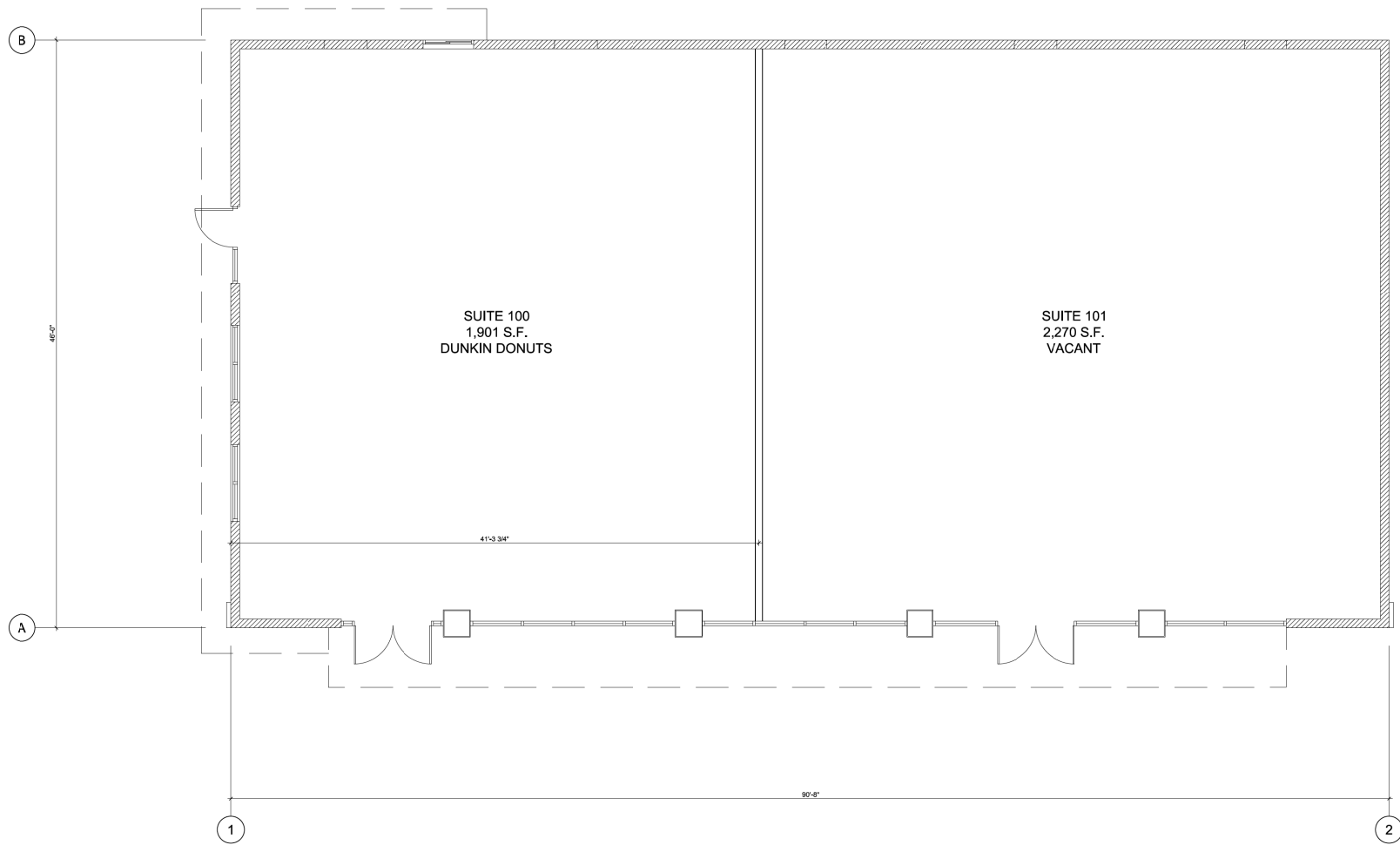
PROJECT NO.: 21053

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ATTACHMENT 7



SUITE 100
1,901 S.F.
DUNKIN DONUTS

SUITE 101
2,270 S.F.
VACANT

FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN

764 West Broadway Road, Tempe, AZ

07.22.2021
PROJECT NO.: 21053

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ATTACHMENT 8



by Sherwin William
SW 7014 'ELDER WHITE'



by Sherwin William
SW 7674 'PEPPERCORN'



by Arizona Tile
'SAV WOOD MIELE'



by Oldcastle Building Envelope
'CLEAR ANODIZED'



by Sherwin Willaim
SW 6894 'FORCEFUL ORANGE'



EXISTING BRICK VENEER

MATERIAL BOARD

764 West Broadway Road, Tempe, AZ

10.27.2021

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ATTACHMENT 9