

**Superstition Springs Auto Center Lots F & G  
6428 E. Test Drive  
Mesa, Arizona**

**Request for Rezoning: PAD Amendment  
(Amended Zoning Stipulations to Permit New Auto  
Dealership)**

**Rezoning Project Narrative  
Revised: January 4, 2016**

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## **I. Request**

The request is for a PAD Amendment (“Amendment”) to amend the zoning stipulations contained in Ordinance 3889 on approximately 2.17+/- gross acres located west of the southwest corner of Superstition Springs Boulevard and Test Drive at 6428 E. Test Drive in the Superstition Springs Auto Mall (the “Property”) to permit a new automotive dealership. The stipulation pertains to Auto Mall Lots F & G as shown on the attached Aerial Photo.

The specific rezoning request is to amend Ordinance 3889 zoning stipulation #16, which states, “Permitted uses on Lots F & G shall be limited to C-2 uses only.” The former C-2 Zoning District under the Mesa Zoning Code in effect in 2001 did not allow outdoor auto sales or display. This request will also amend the existing approved site plan and development standards as described later in this narrative. The auto dealership use limitation remains under the updated Zoning Code (2011) where the former C-2 District is now identified as the LC Limited Commercial Zoning District. The applicant proposes to eliminate stipulation 16, thus permitting development of the proposed auto dealership on the western two-thirds of the site.

## **II. Property**

### **A. Location**

The Property (Parcels 141-54-667 and 141-54-668) is currently undeveloped but contains perimeter landscaping along the two street frontages. The December 2015 and January 2016 revision to the rezoning request and site plan is limited to just the western portion of lots F & G. An “affidavit of change” will be processed in order to modify the lot line on the eastern third of the original parcel and create a new 1-acre parcel to be developed consistent with the approved zoning and PAD. The Property is located within the Superstition Springs Auto Center and is zoned LI Light Industrial with a PAD Overlay per the Mesa Zoning Map. Superstition Springs Boulevard borders the property to the north, beyond which there is a commercial center. Currently, Test Drive borders the property to the south along with the Superstition Springs Golf Club (a portion of Test Drive is being abandoned as part of this development plan). **See Location Map & Aerial Map attached.**

### **B. Context**

Surrounding property is zoned and developed with uses as described and indicated on the map below:

- **North:** LC Limited Commercial zoning. This zoning district provides areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one-to ten-mile radius. Existing uses in the commercial center include a mix of professional offices, hotel and restaurant uses including La Quinta Inn, Country Inn & Suites, Buffalo Wild Wings, Chipotle Mexican Grill, P.F. Changs and Krispy Kreme Doughnuts.

- **South:** RS Single Residence zoning. This district provides areas for detached single residence housing at densities of up to 7 units per net acre. This district also provides for residential care facilities, daycare group homes, park and recreation facilities. The existing use to the south is a golf course (Superstition Springs Golf Club).
- **East:** LI Light Industrial zoning. The 1-acre remnant parcel of Lot G is vacant. It has been omitted from this rezoning application and will be developed for an office use consistent with existing zoning including the PAD.
- **West:** LI Light Industrial zoning. This district provides areas for limited manufacturing and processing, wholesaling, research, warehousing, and distribution activities that take place within enclosed buildings, with restricted accessory outdoor storage as needed to support the primary uses. This district also provides for a full range of commercial activities, generally on a limited scale, including high-impact commercial uses, outdoor display and outdoor sale. Existing uses within the Auto Center are auto dealerships.
- **On Site:** LI Light Industrial zoning. As noted above, this district would normally permit outdoor display and sale of automobiles. However, PAD overlays in Mesa may expressly limit land uses, and this PAD contains a limiting condition, which only allows LC District uses. The site is vacant. See **Aerial Map** below:



**Aerial Map**

### **C. Zoning History**

The Property, which is zoned Limited Industrial District with a PAD Overlay (LI PAD) received its original zoning approval in 1998. Case **Z98-102** approved rezoning from AG to C-2. In May 2001, the Property was rezoned in case **Z01-12** from C-2 to M-1 PAD for the Superstition Springs Auto Center (Ordinance Number 3889). At the time this case was approved adjoining residential neighbors to the east objected to the development of auto sales uses on PAD parcels F & G. However, they did find the placement of an intervening commercial district buffer, an acceptable alternative. As a result, Ordinance 3889 stipulation number 16 restricted the uses on the Property to C-2 uses only. The types of commercial uses envisioned at that time were restaurants. The existing approved site plan shows commercial pads developed on the Property.

In 2003, Case **Z03-52** requested amendment of the PAD to allow development of an auto dealership. This application was withdrawn in October 2003. In 2008, Case **Z08-60** requested amendment of the PAD to allow development of an auto dealership. Although the Planning & Zoning Board recommended approval of this request, the case was withdrawn before the City Council could act on the case.

The change in the identification of the zoning district on the Property from M-1-PAD to LI-PAD was made in 2011 with the adoption of the updated Mesa Zoning Ordinance. The present LI base zoning would otherwise allow auto dealerships, except for the remaining limiting PAD zoning condition in Ordinance 3889 on lots F & G to allow only LC listed uses. The LC District does not allow outdoor car sales or display.

### **III. Project Overview**

The current proposal is for a high-end new and used auto dealership (Cardinale Luxury Auto Dealership) on this 2.17-acre Property. The dealership consists of a 10,315 sq. ft. two-story auto Sales/Showroom and Minor Vehicle Service facility located on the far western portion of the site. Unlike many contemporary auto dealerships, the Cardinale Luxury Auto Dealership will not include a car wash facility on-site and the service area will be completely internally oriented. No outdoor storage is proposed. Auto bodywork and painting will not be provided on site. In order to avoid any potential noise issues off site, this dealership will have no outside PA system. A single loaded service bay door is oriented toward the large existing landscape tract to the north, adjacent to Superstition Springs Boulevard. The dealership proposes installation of a state of the art “Rytec” rolling door with unique panel design to will allow for maximum operational speed and maximum ventilation while maintaining safety and security. Although this design will minimize the period of time the door is in the open position, a 6’ masonry screen wall will be installed for required visual screening to the north.

Development of this auto sales and display use will require elimination of Ordinance 3889 stipulation #16 and amendment of the approved site plan. The revised project has been significantly reduced in size, which will result in a corresponding reduction in



traffic, noise and visual impacts on nearby land uses. The dealership building has been reduced in size by a third since the September 2015 submittal. The overall site plan and building is consistent with the approved PAD Design Guidelines and proposes no amendments to the Development Standards as indicated in **Subsection A. Development Standards/ Design Guidelines** below. The latest revised project is also significantly more sensitive to nearby residential land uses than previous development proposals as described in **Subsection B. Site Plan** below.

The Cardinale Luxury Auto Dealership will operate from 7am – 9pm daily. The circulation system is designed to accommodate transport truck delivery of inventory on-site. One or two transport trucks per week will deliver new vehicles. Transports will be directed to deliver cars on site.

**Key Considerations:**

- The PAD Amendment is necessary in order to develop a parcel that has remained vacant for 14 years within the Superstition Springs Auto Center PAD. The proposed automotive dealership is an appropriate, compatible and economically viable use for this site.
- This proposal is consistent with Mesa’s “Mixed Use Activity District” community character area. See Narrative Sec. IV. General Plan Compliance.
- The current proposal responds to the comments we have received from Mesa City staff and neighbors in the immediate vicinity of the Property.
- In particular the Cardinale Luxury Auto Dealership responds to the concerns of some Superstition Lakes Resort Condos residents by addressing previously stated concerns as follows:
  1. Lighting: The revised plan addresses Mesa staff comments in several ways. The auto showroom lights are now located much farther to the west away from the condominium residents. On-site lighting meets or exceeds PAD standards and has been designed to minimize spillover with shorter (15’) pole heights and state of the art technology LED lighting fixtures that are full cut-off. With these fixtures, illumination levels are an average of 4.6 foot candles across the entire site and 0.4 foot candles below the requirement for off hours lighting. The spill light at 36” above the property line does not exceed 0.5 foot candles.
  2. Potential Noise: No contextually inappropriate noise, smoke, odor, dust, or vibration will be generated from the proposed use. All noise from the Sales/Showroom and Service area of the dealership is minimized by a fully enclosed and integrally connected vehicle service area with high-speed sound insulated garage door. The latest air quality technology will capture emission from the minor vehicle repairs. Additionally, vehicle approach to the service area will be from the west along the northern side of the building near the showroom and not visible from the surrounding residential.
  3. Traffic: The potential traffic impacts on residents to the east are minimized by the use itself (see Traffic Generation Comparison on p. 14

of this Narrative) and by relocating the primary access drive to the dealership to the far west-end of the site. With the latest site plan revision, no dealership-related traffic will be generated immediately across Test Drive from the condominium community. The new proposed use on that parcel will be offices.

4. Use Buffering: This revised application proposes a new 1-acre parcel be created at the southwest corner of Superstition Springs Boulevard and Test Drive as a buffer to the adjacent residential use. Unlike the prior proposal, which included a .4-acre open space area at this corner, this application omits an entire acre of property from the dealership zoning application, thus creating a land use buffer consistent with the intent of the PAD. This portion of the site is closest to the residential condominiums located to the east, across Test Drive, and should alleviate all concerns regarding incompatible land use.
  5. Site & Building Design Elements: The auto sales display area is located east of the centralized Sales/Showroom and Service building. The display parking area is buffered from residential uses by the 1-acre out parcel discussed in #4 above. The single dealership building will have a contemporary office building aesthetic demonstrating the high-end luxury character of the proposed Cardinale Luxury Auto Dealership not typical of traditional dealership buildings. An integrated service drop-off area is located on the west side of the dealership oriented toward the existing Earnhardt Nissan dealership. .
  6. The Conceptual Illustrative Master Plan shows the proposed dense landscape design along the perimeter of the site. This plan will be consistent and compatible with the plant palette and design elements that exist in the area. **See Conceptual Illustrative Master Plan attached.**
- This Amendment will provide significant economic benefits to the City of Mesa and energize the Superstition Springs Auto Center by:
    1. Delivering a high-end luxury auto dealership, an estimated \$2.7million capital investment to this vacant, underutilized site.
    2. Providing jobs for 25+ employees with a combined annual salary base of \$2.4 million.
    3. Generating sales tax revenues for the City of Mesa estimated at \$1.4 million. (See Amendment's Economic Development Potential on p. 14 of this Narrative)

## **A. Development Standards/ Design Guidelines**

**Table 1: Development Standards Comparison –Auto Center/ LI Light Industrial District**

<b>Standard</b>	<b>Auto Center PAD Parcel 7 Standards Ord. 3889</b>	<b>LI Light Industrial Zoning District</b>	<b>Proposed Development</b>
Minimum Site Area (acre)	N/A	1.0	2.17 gr. ac.
Minimum Lot Width (ft)	N/A	100	Approx. 612.8'
Minimum Lot Depth (ft)	N/A	100	Approx. 165' at mid-section
Maximum Height (ft)	40/2 stories	40	Showroom/Service- 30'/2 stories
Minimum Front Setback (ft):	Loop Rd. & Sup. Springs Blvd.: 25.5 ft./ building b/c 10.5 ft./ parking 12.5 ft. display from b/c 10 ft. clear width of landscape in front of display area along Loop Road	Major or Midsection Collector: 20 ft. Local Street: 20 ft.	Meets or exceeds PAD standards. No amendments proposed.
Interior Side and Rear Setback: Adjacent to LI	0 ft. (abuts non-residential)	0 (none) for a building setback	No amendments proposed.
Minimum Separation between Buildings on Same Lot (ft)	15 ft.	0 (none)	Meets or exceeds PAD standards. No amendments proposed.
Interior Side and Rear Setback: Adjacent to AG, RS, RSL or RM	Side: 0 ft. or 10 ft. / adjacent to residential.  Rear: Abutting Sup. Springs Resort Golf Course: 35 ft./ building 2 ft./ parking 2 ft. / display w/ landscape on outside in golf course. Rear: Abuts non-residential: 0 ft. Stip 11: 2 ft. landscape area along Sup. Springs Blvd.	1 ft. of setback for each foot of building height with minimum 20 ft. setback.          N/A	N/A      Meets PAD standards.   Meets PAD standards.  Meets PAD standards.

<b>Standard</b>	<b>Auto Center PAD Parcel 7 Standards Ord. 3889</b>	<b>LI Light Industrial Zoning District</b>	<b>Proposed Development</b>
Setback for side or rear loading and service areas where adjacent to any residential district	40 ft.	N/A	N/A
Setbacks for commercial or industrial buildings exceeding 1 story in height and adjacent to a single residential district.	50 ft.	N/A	Meets PAD standards.
Lighting and Illumination	Per Stipulation #14 A. – H. including 20' pole heights in retail parking areas and Auto Center service, storage and employee parking area & 24' pole heights in Auto Center front row display area.	Per MZO Sec 11-30-5 & Table 11-30-5: Within 50 feet of any street frontage: 20 ft. Within 50 feet of a residential district: 15ft. Any other location: 25 ft.	15' pole heights throughout. All fixtures on front rows have neighborhood friendly optics and are full cut-off to shield light source & minimize light spill & glare. Lighting meets Code Sec. 11-30-5.D
Perimeter Landscaping: Required Number of Plants by Street Type (Tree/shrub density along street frontages)	Loop Rd.: Palm trees and 1 canopy tree ½ between each palm plus 3 groundcover plants between each palm and canopy tree. Sup. Springs Blvd.: On individual dealer sites, provide code required trees and shrubs adjacent to buildings and any wall 6' or higher.	Collector Street: 1 Trees and 6 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 24 shrubs per 100') Local Street: 1 Tree and 4 Shrubs per 25 Linear Feet of Street Frontage (4 trees and 16 shrubs per 100')	Meets PAD standards for palm and canopy trees, shrubs and groundcovers.
Interior Parking Lot Landscaping: (Landscaping within interior of parking)	Customer Parking: Per 10 required parking spaces, a minimum of 1 tree and 2 shrubs within interior of parking. Display area: 5% to be landscaped. Detention areas: variety of shade trees. No islands required for inventory.	Parking lot landscape islands shall be installed at each end of a row of stalls and in between for max 8 contiguous parking spaces. Landscape standards of MZO 11-33-4 do not apply to vehicle / equipment storage or sales lots.	Meets PAD standards and MZO requirements for trees, shrubs and landscape islands.  Exceeds PAD standards for % of display area to be landscaped.

Standard	Auto Center PAD Parcel 7 Standards Ord. 3889	LI Light Industrial Zoning District	Proposed Development
Landscaping adjacent to interior property lines	Side yard landscape setback for a depth of 40 ft. from the front ROW line. (Trees and shrubs per Code and DRB)		Meets PAD standards.
Foundation Base Landscape	Min. height of 18 inches immediately adjacent to or provided in planter areas adjacent to buildings, which have frontage on a public street. Min. 20% of building frontage facing public street shall be landscaped. These areas can be clustered along the building frontage.	Exterior Walls with Public Entrance. A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall. Landscape Area: Number of Trees. A minimum one (1) tree per 50 linear feet or less of exterior wall length of a building shall be provided. Trees in a parking lot and within 30 feet of the building may be counted toward this requirement. Size of Trees. A minimum 10 percent of the required trees in foundation base shall be at least 36-inch box size. The balance of the required trees shall be 24-inch box size.	Meets PAD standards.
Required Parking	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use	1 space per 375 square feet of sales and service building, but not less than 4 spaces per use	Exceeds PAD standards. No amendments proposed.

In addition to the development standards in the table above, the approved PAD included a set of ***Design Guidelines*** below. It is the intent of this applicant to develop the Property in compliance with these guidelines.

The Criteria and general parameters specified in Section 11-7-9 (Design Guidelines) of the Mesa Zoning Ordinance except as noted herein shall apply.

The architectural objective is to use material, color and other architectural treatments to create visual unity, continuity and an identifiable character. These guidelines provide a framework for the development of architectural plans, which are consistent with the overall image of Superstition Springs Auto Center.

1. Building masses are to be simple in form and of strong geometry.
2. Special attention should be given to rear and sides of buildings, which have reverse frontage to the Superstition Freeway, public streets, and the Superstition Lakes Resort Golf Course.
3. Long, unbroken facades will not be permitted. Building masses shall be broken up by stepping, fenestration or similar architectural treatments.
4. Recessed entries and other architectural treatments shall be used to add human scale to buildings.
5. Because of the rather large floor areas in the dealerships, it is desirable to have a variety of roof forms including sloping and flat roofs. All flat roofs must be below a parapet and no roofs shall drain over a wall. Gutters, downspouts and vents should be painted to match the surface to which it is attached, unless used as a major design element in which case the color is to be consistent with the color scheme of the building.

The Cardinale Luxury Auto Dealership will be consistent with all of the PAD Design Guidelines described above.

## **B. Site Plan**

The proposed Site Plan for the Cardinale Luxury Auto Dealership places the 10,315 s.f. Sales/Showroom and Service building, on the western portion of the site (combined as one structure). Visitor parking is located immediately east of the Showroom. Employee parking is located to the west of the Service wing of the building. Display spaces are located predominately along the Superstition Springs Boulevard where the dealership can capture the most visibility. **See Preliminary Site Plan attached.**

### **Key Features of the Proposed Site Plan:**

- The new smaller dealership including Showroom and Service facilities have been moved further away from neighbors. All noise from the sales/showroom and service/parts areas of the dealership are minimized by a fully enclosed and integrally connected vehicle service area with Rytec high-speed sound insulated garage doors on only the north side of the Service area. No carwash or heavy vehicle maintenance is being proposed.
- Storage/visitor parking lot and display area is buffered by a completely separate parcel to be created through an administrative “affidavit of change” to the east of the dealership site.
- Low impact/screened lighting and illumination with 15' light standards with full cut-off whereas other dealerships have 24' light standards.
- Dealership entrance located at west end of site away from Superstition Lakes Resort Condominiums entrance.
- A 6' tall screen wall proposed separates Service and vehicle storage area from existing landscaped open space to the north.
- In order to avoid any potential noise issues off site, this dealership will have no outside PA system.

### **Comparison to Previous Site Plans on the Property:**

As noted earlier in this narrative, PAD amendments to allow development of auto dealerships were proposed on this site in both 2003 and 2008. During those earlier zoning cases, some of the residents of the Superstition Lakes Resort Condominiums (SLRC) expressed the following concerns with the auto dealership proposals:

- Visibility of dealership and showroom lights.
- Noise from the dealership and related service facilities.
- Street traffic, particularly from dealership entry aligned with SLRC entrance.
- Lack of a land use buffer adjoining the SLRC that will provide adequate screening as well as traffic, noise and visual buffering.

The proposed Site Plan for Cardinale Luxury Auto Dealership proactively responds to neighborhood concerns and is designed in a sensitive manner. This proposal is a significant improvement over earlier dealership site plans and the approved site plan for this site for the following reasons:



- In the approved site plan, a commercial building (PAD A) is located on the east portion of the site closest to the SLRC residents. Residents of SLRC would have an unobstructed view to a commercial parking lot with only a narrow street frontage landscape strip. ***In the proposed Site Plan the Showroom/Sales and Service building is shifted to the west away from residents. A separate parcel that is not a part of this rezoning application is being created as an office use buffer for neighbors to the east.***
- The commercial uses shown on the approved site plan are projected to generate a great deal of traffic. ***The proposed auto sales uses on the current Site Plan will result in significantly less traffic on adjoining streets.***
- The 2003 and 2008 auto dealership zoning applications on the Property depicted auto dealerships oriented toward the south and east, potentially impacting the SLRC residents across Test Drive. Previous plans also showed parking adjacent to Test Drive on the east edge of the property. ***The current Site Plan orients the dealership and its activities to the west. The proposed Site Plan no longer calls for car displays near the condominium entry and reorients all dealership uses to the west side of the site.***
- Prior dealership proposals included meager street frontage landscaping that removed mature palms and desert trees. Their landscape proposal failed to provide significant screening of buildings and cars on site. ***The proposed Site Plan will continue the lush landscape design used along Test Drive. The site itself will be visually screened from the SLRC site by an intervening office use as a future phase of development, and the current mature desert trees will remain along the southern border of the property.***
- In prior dealership proposals, the Property had a primary access drive located immediately across from the Superstition Lakes Resort Condominiums. ***The proposed Site Plan relocates the primary access drive to the far west-end, of the site over 686 feet from the condominium entrance.***
- In prior dealership proposals, the site plans contained dealership activities oriented toward the east, visually impacting the condominiums. Prior proposals also utilized Metal Halide lighting, which rely on a reflector to direct the lights. ***The proposed Site Plan and Site Lighting Plan orient all dealership activities to the west. In addition, the applicant will be using current LED lighting technology to better direct and shield their lighting and insure that surrounding property owners do not experience any light intrusion. LED lighting has its own reflector, therefore casting light where it is needed and eliminating much of the spill light. The use of LED fixtures also allows the dealership to use a wireless dimming system called "wiHUBB" to greatly reduce the light levels after hours. The Site Lighting Plan has been revised since the initial submittal to incorporate 15' poles throughout the site with an average of 12.2 foot candles***

*on the front row and an average of 4.6 foot candles across the site. See Revised Electrical Site Lighting Plan and Photometric Site Lighting attached.*

### **C. Further Project Justification**

#### **Amendment's Economic Development Potential**

- The Amendment will permit development of an economically viable use on a parcel within the Superstition Springs Auto Center PAD that has remained vacant for the past 14 years. Over this time period, the City of Mesa has indicated to realtors and prospective developers that this site would be most appropriate for a hotel or restaurants.
- There are other more viable commercial centers in the vicinity. As noted in the Context section above, the shopping center to the north already contains an ample number of hotels and restaurants. This is the commercial core for the Superstition Springs Auto Center and it is more suitable for the types of commercial uses envisioned by the City for the Property in 2001.

Removing stipulation #16 and developing these two parcels will have a dramatically positive impact for the citizens of Mesa and the city as a whole. The capital investment for this dealership is estimated to be \$2.7 million. Based on the numbers from a currently existing dealership in this same cul-de-sac area, a dealership of this size would expect to provide jobs for 25+ employees with a combined annual salary base of \$1.4 million.

#### **Traffic Generation Comparison**

- The proposed auto sales use will result in significantly less traffic on the adjoining streets compared to the currently permitted and envisioned restaurant uses. Trip Generation assumptions and comparison are provided below.

The purpose of zoning stipulation #16 in 2001 was to encourage the development of one or more sit-down restaurants on the Property. Given the size of the site, it is likely that two restaurant pads could be developed at this location. When this case was originally approved, there was a shortage of such establishments in this area. In the past, neighbors have expressed an interest in having a P.F. Chang's or similar restaurant on the site.

We have researched the size of a typical P.F. Chang's sit-down restaurant and found it to be approximately 8,000 sq. ft. Assuming that two of these typical sit-down restaurants with required parking were located on the Property, the total floor area for trip generation purposes would be approximately 16,000 sq. ft. As noted earlier, the proposed Cardinale Luxury Auto Dealership contains approximately 10,315 sq. ft.

A Trip Generation analysis summarized in **Table 2** below compares the proposed 10,315 sq. ft. automotive dealership to the currently stipulated commercial uses for the Property. As shown in the table, the Cardinale Auto Dealership will generate only 313 daily trips whereas two High-Turnover (Sit-Down) Restaurants would generate approximately 2,034 daily trips.

The currently proposed (auto dealership) use is a relatively low traffic generator in comparison with other potentially viable, C-2/LC-allowable uses (restaurants) for the property. This analysis clearly indicates the lower projected traffic impacts associated with the dealership. The results for the AM Peak Hour and PM Peak Hour show the same greater traffic impact of restaurant uses than an auto sales use.

**Table 2: Traffic Generation Comparison –Auto Sales/ LC Restaurant Uses**

Land Use	Daily Trip Rate/1,000 SF	Avg. Daily Trips
Land Use Code 841, Automobile Sales	32.30 average daily trips	333 Daily Trips
Land Use Code 932 High-Turnover (Sit-Down) Restaurant	127.15 average daily trips	2,034 Daily Trips

Traffic Analysis Documentation:

Source: (ITE) *Trip Generation*, 9th Edition, 2012

- Land Use Code 841, Automobile Sales: 32.30 average daily trips/ 1,000 square feet.  $32.30 \times 10,315$  (1000's of SF) = 333 Daily Trips
- Land Use Code 932 High-Turnover (Sit-Down) Restaurant: 127.15 average daily trips/ 1,000 square feet.  $127.15 \times 16.00$  (1000's of SF) = 2,034 Daily Trips

#### **IV. General Plan Compliance Overview**

Mesa's General Plan sets forth three guiding principles to help the City accomplish its vision for the future:

- 1. *Creating and Maintaining a Variety of Great Neighborhoods (Chapter 4)***
- 2. *Growing and Maintaining Diverse and Stable Jobs (Chapter 5)***
- 3. *Providing Rich, High Quality Diverse Public Spaces and Cultural Amenities (Chapter 6)***

Chapter 7 of the General Plan, ***Community Character*** establishes the character areas proposed for Mesa with the related goals, policies and strategies. As described in the narrative below, the Cardinale Auto Dealership will have a direct and positive impact on Guiding Principles #1 & 2, while providing a land use that is consistent and compatible with Community Character.

#### ***General Plan – Community Character:***

Chapter 7 of the Mesa General Plan (Plan) identifies this area as a "Mixed Use Activity District". This **community character area** is described as:

- **Mixed Use Activity Districts** – Areas of activity, generally larger than 25 acres, that serve the larger community; primarily retail areas and entertainment centers, but often also include offices, multi-residential, and other supporting uses.

The proposed auto dealership use is in conformance with the General Plan Land Use, the “Mixed Use Activity District” community character area and the Form and Guidelines described as follows:

- Building height will be two stories
- Lot coverage is under 30%
- Use is suburban in design and form with auto dominant characteristics
- Size and scale of parking fields is broken up to improve visual appearance
- Buildings are setback from street by parking areas

This proposed auto dealership use is in conformance with the following General Policy and Strategy:

- Character Areas P4: This development will enhance the vitality of the Mixed Use Activity District by adding an appropriate use that meets community and regional needs.

### ***General Plan – Creating and Maintaining a Variety of Great Neighborhoods:***

Chapter 4 of the Plan identifies **Key Elements Needed for Strong Neighborhoods:**

#### **1. Safe, Clean and Healthy Living Environment**

The auto dealership furthers this key element by:

- Providing a compatible land use in this activity center and providing appropriate transitions between uses.
- Establishing and maintaining attractive, well-kept public spaces in this neighborhood.

#### **6. Quality Design and Development**

The auto dealership furthers this key element by:

- Using a variety of high-quality, durable materials that are appropriate for our desert climate.
- Adding to the variety of building designs and styles with quality architecture within the neighborhood.

This proposed auto dealership use is in conformance with the following Plan Element General Policies and Strategies:

**Goal:** Create and maintain a variety of great neighborhoods

- Neighborhood P1: This development is an appropriate use that will bring life and energy to the neighborhood while protecting it from incompatible development.

- Redevelopment P2: The proposed auto dealership facilitates infill development that improves the quality of the neighborhood.

***General Plan – Growing and Maintaining Diverse and Stable Jobs:***

Chapter 5, Section B of the Plan describes Elements of a Strong Economy. This section indicates, “A strong business climate is needed in order to attract and retain a diverse employment base.” It goes on to describe business retention, attraction and development as important to a healthy business climate.

- The proposed auto dealership will enhance Mesa’s business climate by developing a vacant parcel that currently generates no economic activity and generating additional tax revenues.

Within the sub-section “**Creation of Place / Quality Employment Centers**”, the Plan notes that Mesa must continue to develop and maintain Economic Activity Areas that provide busy, vibrant places, which draw people and businesses together. The Plan identifies four major employment activity areas and several smaller Economic Activity Districts containing and which will continue to provide, the locations for the majority of Mesa’s employment.

- The Property is located within the Superstition Springs/Power Road Corridor Economic Activity Area and the Superstition Freeway East Economic Activity District. The proposed dealership will help provide a busy, vibrant place that continues to draw people and businesses together.

According to the Plan, Superstition Springs Center serves as a focal point for the Superstition Freeway East Corridor. It goes on to note, “This area is expected to see further growth in these clusters as vacant parcels throughout the corridor are developed over time.”

- The proposed auto dealership will help fulfill the Plan’s vision and expectations by developing a vacant parcel within the Superstition Springs Auto Center.
- The proposed auto dealership will provide economic benefits including a greater array of services available to a larger market.

Within the sub-section “**Retail Redevelopment and Revitalization**”, the Plan notes the importance of retrofitting existing commercial centers and corridors in neighborhood villages and mixed-use community activity centers.

- As described earlier in Chapter 7, Community Character, the Property is located within a “Mixed Use Activity District”. The proposed auto dealership will develop a parcel that has remained vacant for 14 years within the Superstition Springs Auto Center and help integrate it into the neighborhood and mixed-use center.

This proposed auto dealership use is in conformance with the following Plan Element General Policies and Strategies:

**Goal:** Grow and maintain diverse and stable jobs.

- Economic Development P1: This development is consistent with preserving designated commercial and industrial areas for future job growth.
- Economic Development S1: This development is consistent with Mesa's stated policy to uphold a business service approach that facilitates the successful attraction, expansion, and retention of businesses in Mesa.

As described above, this project is consistent with and complies with Mesa's General Plan.

## **V. Conclusion**

Cardinale Luxury Auto Dealership proposes a PAD amendment to amend the zoning stipulations contained in Ordinance 3889 and to amend the existing approved site plan on the Superstition Springs Auto Center Lots F & G. We believe this proposal merits City of Mesa approval for the following reasons:

- The proposed automotive dealership is an appropriate, compatible and economically viable use for this long-vacant site.
- The proposed Site Plan is superior to the approved plan and earlier dealership plans for this site in terms of location of uses, orientation of buildings, access and land use buffering.
- The proposed Site Plan responds to the concerns of some Superstition Lakes Resort Condos residents by addressing previously stated concerns regarding lighting, noise, traffic and buffering.
- With the latest site plan revision, a 1-acre parcel closest to the Superstition Lakes Resort Condos has been omitted from the rezoning application and is intended to be developed for a professional office use in the future.
- The proposed use will result in significantly less traffic on the adjoining streets compared to the currently permitted and envisioned restaurant uses based on trip generation projections.
- With the reduced lighting wattage, reduced foot candle levels, better control of the light, and wireless dimming system, the proposed site will far exceed the standards set forth in the PAD.
- The proposed project complies and is consistent with most of the PAD Development Standards and Design Guidelines and the Mesa Zoning Ordinance. Minor amendments are requested in order to accommodate buildings on the western portion of the site, thereby minimizing impacts on residents to the east.
- This proposal will provide significant economic benefits to the City of Mesa and energize the Superstition Springs Auto Center with an infusion of capital investment and jobs by permitting development of an economically viable use on this site.
- This project is consistent with and complies with Mesa's General Plan.

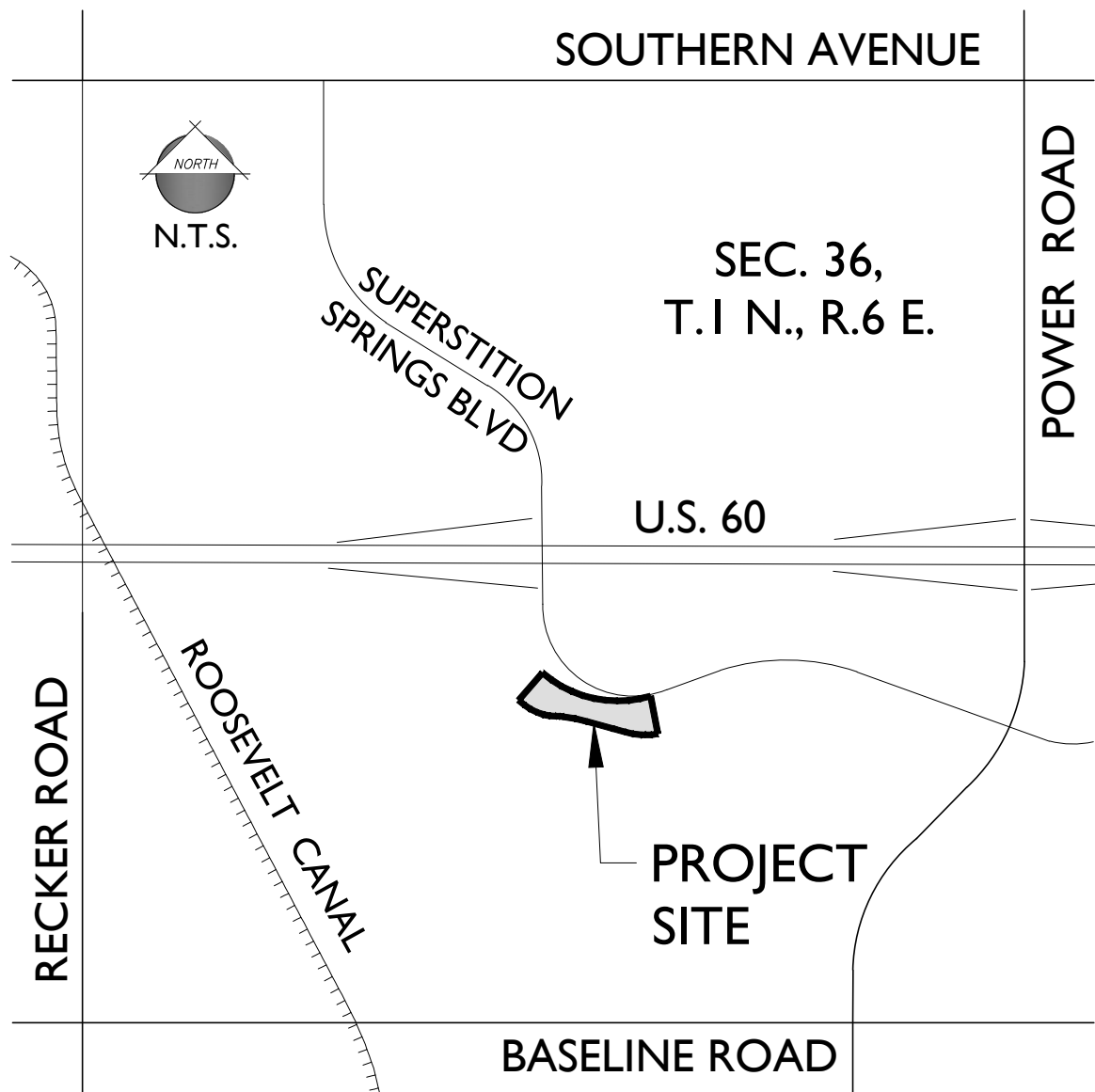
**List of Attachments:**

Location Map  
Aerial Map  
Conceptual Illustrative Master Plan  
Preliminary Site Plan  
Electrical Site Lighting Plan  
Photometric Site Lighting



# LOCATION MAP

---



# Aerial Map



## Parcels F & G

Auto Center at Superstition Springs  
Mesa, Arizona

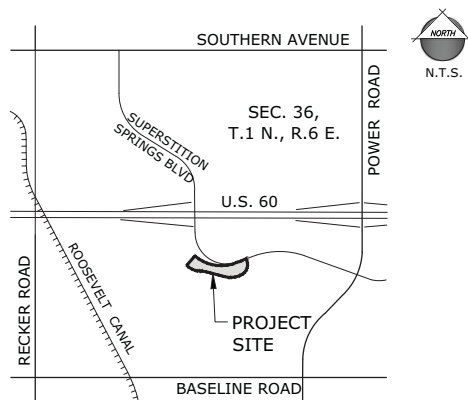


# CARDINALE AUTO DEALERSHIP

MESA, ARIZONA



## VICINITY MAP



## Preliminary Landscape Design Package

Submitted: May 12, 2015

Resubmitted: September 15, 2015

Resubmitted: December 10, 2015

Resubmitted: January 4, 2016

## PROJECT TEAM

### OWNER:

**CARDINALE AUTOMOTIVE GROUP**

3 HEITZINGER PLAZA

SEASIDE, CA 93955

CONTACT: JOE CARDINALE

### LANDSCAPE ARCHITECT:

**EPS GROUP, INC.**

2045 S. VINEYARD, SUITE 101

MESA, AZ 85210

TEL: (480) 503-2250

FAX: (480) 503-2258

CONTACT: ALIZA SABIN, RLA, LEED AP

### PLANNER:

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TEL: (480) 503-2250

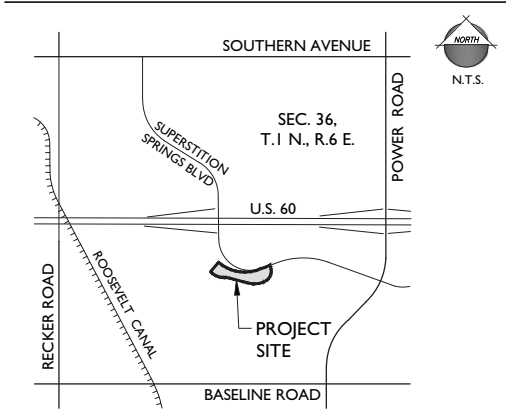
FAX: (480) 503-2258

CONTACT: JOSH HANNON





VICINITY MAP



SITE DATA

A.P.N.	141-54-667; 668
CURRENT LAND USE:	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN:	MUR
EXISTING ZONING:	M-1 PAD DMP
PROPOSED ZONING:	M-1 PAD W/ ORD. MODIFICATION
GROSS AREA:	+/- 2.17 ACRES
GROSS FLOOR AREA:	
SALES / SHOWROOM	5,575 SQ. FT. OF G.F.A.
SERVICE / PARTS	3,770 SQ. FT. OF G.F.A.
SERVICE RECEPTION	970 SQ. FT. OF G.F.A.
TOTAL	10,315 SQ. FT. OF G.F.A.
PARKING REQUIRED:	
DEALERSHIP PARCEL	75 PARKING SPACES (1 SPACE / 375 SQ. FT. OF G.F.A. OF SHOWROOM & SERVICE SPACE)
PARKING PROVIDED:	
EMPLOYEE / SERVICE	24 SPACES
VISITOR	18 SPACES
SALES / DISPLAY	99 SPACES
TOTAL PARKING	141 SPACES

KEYNOTES

- 1 DECORATIVE PAVING
- 2 VEHICLE DISPLAY PAD
- 3 NEW CMU WALL (SEE CONCEPTUAL WALL PLAN)
- 4 EXISTING CMU WALL
- 5 SALES / DISPLAY PARKING
- 6 EMPLOYEE PARKING
- 7 CUSTOMER PARKING
- 8 REFUSE ENCLOSURE

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Washingtonia robusta	Mexican Fan Palm	25' Tall
	Existing Palo Brea		
	Existing Mesquite		
	Existing Palm		
SHRUBS/ACCENTS			
	Aloe hybrid 'Blue Elf'	'Blue Elf' Aloe	5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal
	Hesperaloe parviflora 'Brakelights'	'Brakelights' Red Yucca	1 Gal
	Leucophyllum langmaniae 'Rio Bravo'	'Rio Bravo' Sage	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Nerium oleander 'Petite Pink'	'Dwarf Pink' Oleander	5 Gal
	Simmondsia chinensis	Jojoba	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

TURF & MATERIAL







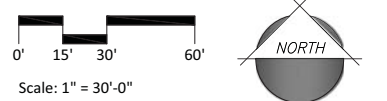
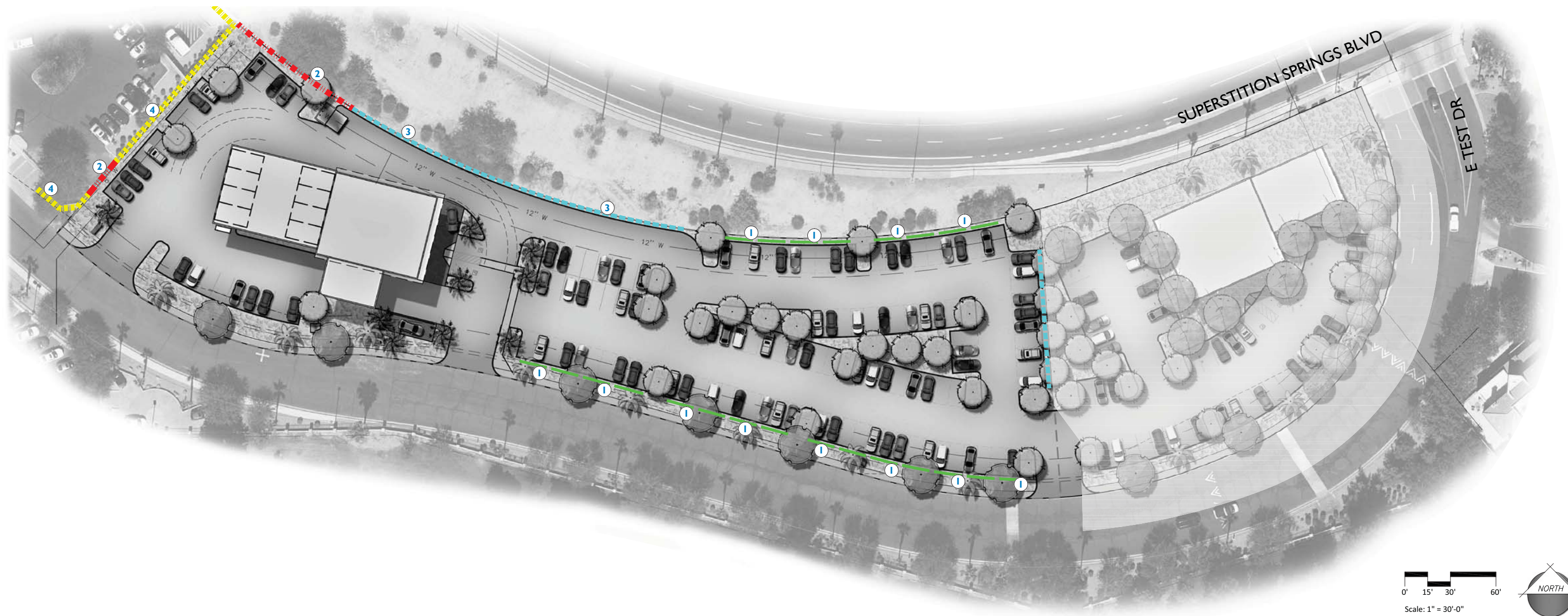




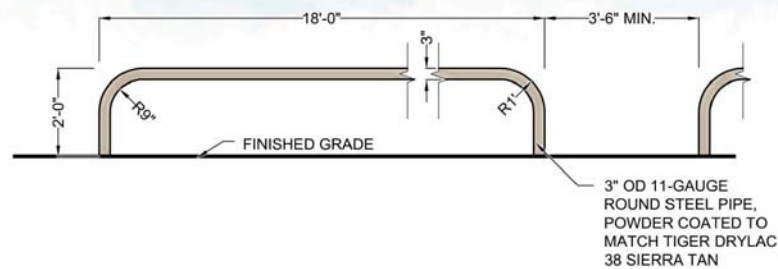


# WALLS LEGEND

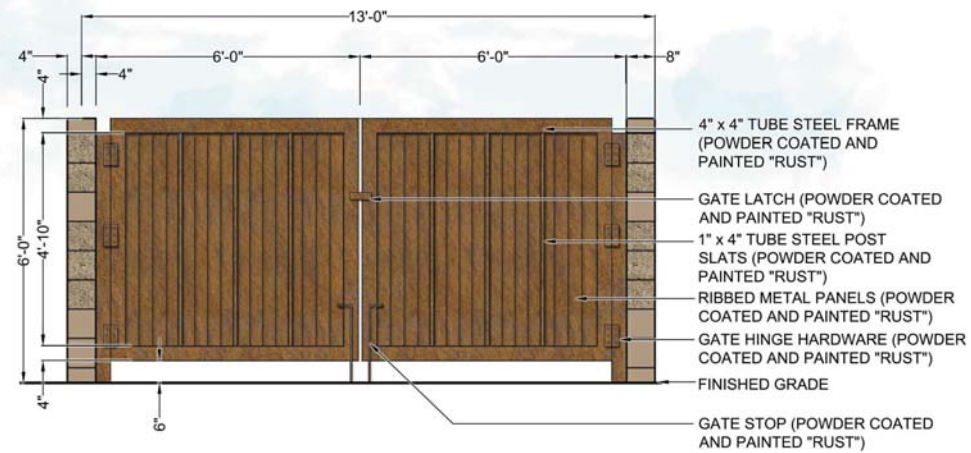
SYMBOL	ITEM	KEY
	PIPE RAIL FENCE	①
	6' CMU WALL	②
	3' CMU WALL	③
	EXISTING WALL	④







**1 PIPE RAIL FENCE**  
Scale: 1/2" = 1'-0"



**2 TRASH ENCLOSURE GATE**  
Scale: 1/2" = 1'-0"



**3 6' CMU SCREEN WALL**  
Scale: 1/2" = 1'-0"



**4 LOW SCREEN WALL**  
Scale: 1/2" = 1'-0"



# COLOR & MATERIALS BOARD



DECOMPOSED GRANITE MULCH  
(Madison Gold or Equal - 3/4" Screened)



PIPE RAIL FENCE  
Powder Coated to Match SW 609 Sand Dollar



SHERWIN WILLIAMS  
SW 6099 - Sand Dollar



SPLIT FACE CMU  
by Superlite Block, Color: Bone



SMOOTH CMU  
by Superlite Block, Color: Bone



DECORATIVE VEHICULAR PAVING  
Pattern

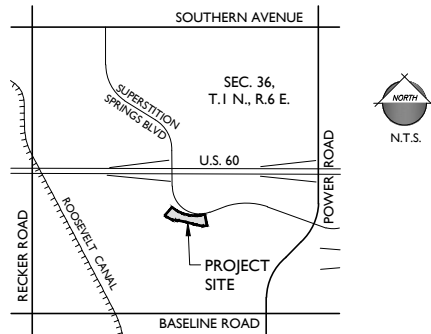
NOTE:  
FINAL COLOR AND MATERIAL TO BE APPROVED AT DRB SUBMITTAL.



PRELIMINARY SITE PLAN  
FOR  
CARDINALE AUTO DEALERSHIP

LOT F & LOT G, AUTO CENTER AT SUPERSTITION SPRINGS, BK 584, PG 25, MCR SITUATED IN A PORTION  
OF S 1/2, SECTION 36, T.1 N., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:  
CARDINALE AUTOMOTIVE GROUP  
3 HEITZINGER PLAZA  
SEASIDE, CA 93955  
CONTACT: JOE CARDINALE

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JACKIE GUTHRIE, AICP

ATTORNEY:  
BERRY RIDDELL LLC  
6750 E. CAMELBACK, SUITE 100  
SCOTTSDALE, AZ 85251  
TEL: (480)-385-2727  
CONTACT: WENDY RIDDELL

ARCHITECT:  
JOHN MAHONEY ARCHITECT  
850 W. ELLIOT ROAD, SUITE 108  
TEMPE, AZ 85284  
TEL: (480)-345-8457  
FAX: (480)-345-1759  
CONTACT: ALEXANDRA SCHUCHTER

PROJECT DATA

A.P.N.: 141-54-667; 668  
CURRENT LAND USE: VACANT / UNDEVELOPED  
EXISTING GENERAL PLAN: MUR  
EXISTING ZONING: LI PAD DMP  
PROPOSED ZONING: LI PAD W/ ORD. MODIFICATION

RELATED CASE NO.: Z15-020  
Z08-060  
Z03-052  
Z01-012 (ORDINANCE #3889)  
Z98-102

GROSS AREA: +/- 2.17 ACRES

GROSS FLOOR AREA:  
SALES / SHOWROOM: 5,575 SQ. FT. OF G.F.A.  
SERVICE / PARTS: 3,770 SQ. FT. OF G.F.A.  
SERVICE RECEPTION: 970 SQ. FT. OF G.F.A.  
TOTAL: 10,315 SQ. FT. OF G.F.A.

PARKING REQUIRED: 75 PARKING SPACES  
(1 SPACE / 375 SQ. FT. OF G.F.A. OF SHOWROOM & SERVICE SPACE)

PARKING PROVIDED:  
EMPLOYEE / SERVICE: 24 SPACES  
VISITOR: 18 SPACES  
SALES / DISPLAY: 99 SPACES  
TOTAL PARKING: 141 SPACES

DISPLAY AREA: +/- 0.96 ACRES  
DISPLAY AREA LANDSCAPE: +/- 0.27 ACRES (28%)

LOT G (OFFICE PARCEL) CONCEPTUAL DATA

GROSS AREA: +/- 1.00 ACRES

GROSS FLOOR AREA: 8,333 SQ. FT. OF G.F.A.

PARKING REQUIRED: 23 PARKING SPACES  
(1 SPACE / 375 SQ. FT. OF G.F.A. OF GENERAL OFFICE SPACE)

PARKING PROVIDED: 50 PARKING SPACES

DEVELOPMENT STANDARDS

STANDARD	REQUIRED	PROPOSED
BUILDING HEIGHT:	40' MAXIMUM / 2 STORIES	NO CHANGE
BUILDING SETBACKS: SUPERSTITION SPRINGS BLVD. BUILDING PARKING (REAR) DISPLAY (REAR)	25.5' 0' 0'	NO CHANGE NO CHANGE NO CHANGE
TEST DRIVE BUILDING PARKING DISPLAY	25.5' B.O.C. 10.5' B.O.C. 12.5' B.O.C.	NO CHANGE NO CHANGE NO CHANGE
INTERIOR SIDE	0' (10' AD). TO RESIDENTIAL)	NO CHANGE
LANDSCAPE SETBACK:	10' FROM BOC OF TEST DRIVE	NO CHANGE

SCHEDULE B DOCUMENTS

- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 584 OF MAPS, PAGE 25. SHOWN ON SURVEY
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND MATTERS SHOWN ON THE SUPERSTITION SPRINGS ACTIVITY CORRIDOR MAP OF DEDICATION RECORDED IN BOOK 32 OF ROAD MAPS, PAGE 74, AS MODIFIED BY ABANDONMENT RECORDED IN 92-520260, RE-RECORDED IN 93-18499 AND IN 93-28791. SHOWN ON SURVEY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT RECORDING NO: 92-585815 AND FIRST AMENDMENT IN 99-15435. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SURVEY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT (DRAINAGE) RECORDING NO: 92-585818. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. BLANKET IN NATURE OVER GOLF COURSE PROPERTY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RECIPROCAL INGRESS AND EGRESS EASEMENT AGREEMENT RECORDING NO: 98-587984 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SURVEY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: UNDERGROUND SEWER LINE RECORDING NO: 2000-469901. SHOWN ON SURVEY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: POWER DISTRIBUTION RECORDING NO: 2002-866262. SHOWN ON SURVEY.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: TRAFFIC FACILITIES RECORDING NO: 2003-422382 (PARCEL 2). SHOWN ON SURVEY.
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SIGN MAINTENANCE AGREEMENT WITH GRANT OF EASEMENT RECORDING NO: 2005-1922617 (PARCEL 2) REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. SHOWN ON SURVEY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	580.09'	579.32'	57°22'20"	316.99'	556.16'	S77°48'55"E
C2	67.73'	555.00'	6°59'32"	33.91'	67.69'	N69°59'19"E
C3	117.95'	156.50'	43°10'51"	61.93'	115.17'	N01°54'35"W
C4	126.90'	327.50'	22°12'04"	64.26'	126.11'	N79°13'31"E
C5	17.51'	327.50'	3°03'50"	8.76'	17.51'	N88°08'32"W
C6	85.66'	402.34'	12°11'55"	42.99'	85.50'	N80°30'39"W
C7	121.03'	813.77'	8°31'17"	60.63'	120.92'	N78°40'20"W
C8	18.56'	102.00'	10°25'33"	9.31'	18.53'	N88°08'44"W
C9	63.44'	188.00'	19°20'06"	32.03'	63.14'	N83°41'28"W
C10	108.46'	282.00'	22°02'09"	54.91'	107.79'	N63°00'20"W
C11	38.00'	761.32'	2°51'34"	19.00'	37.99'	N50°33'29"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N70°08'09"E	67.65'
L2	N23°30'01"W	27.92'
L3	N68°07'39"E	19.66'
L4	N82°55'58"W	17.29'

15-006

Cardinale Auto Dealership

Preliminary Site Plan

Project:

Revisions:

MARCH 4, 2015 - 1ST SITE PLAN SUBMITTAL  
MAY 12, 2015 - 2ND SITE PLAN SUBMITTAL  
SEPTEMBER 15, 2015 - 3RD SITE PLAN SUBMITTAL  
DECEMBER 10, 2015 - 4TH SITE PLAN SUBMITTAL  
JANUARY 4, 2016 - 5TH SITE PLAN SUBMITTAL

Call at least two full working days before you begin.

Designer: JH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

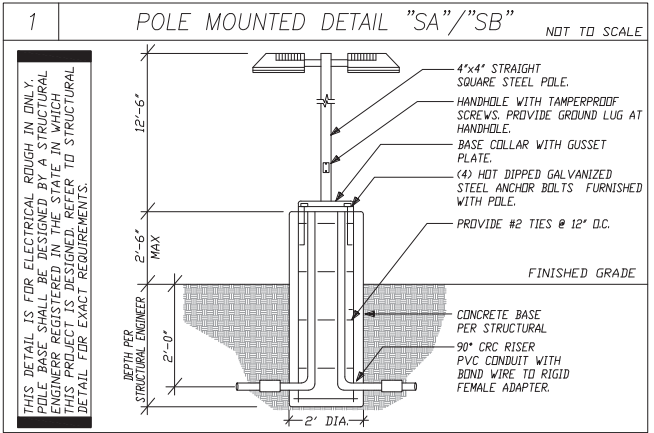
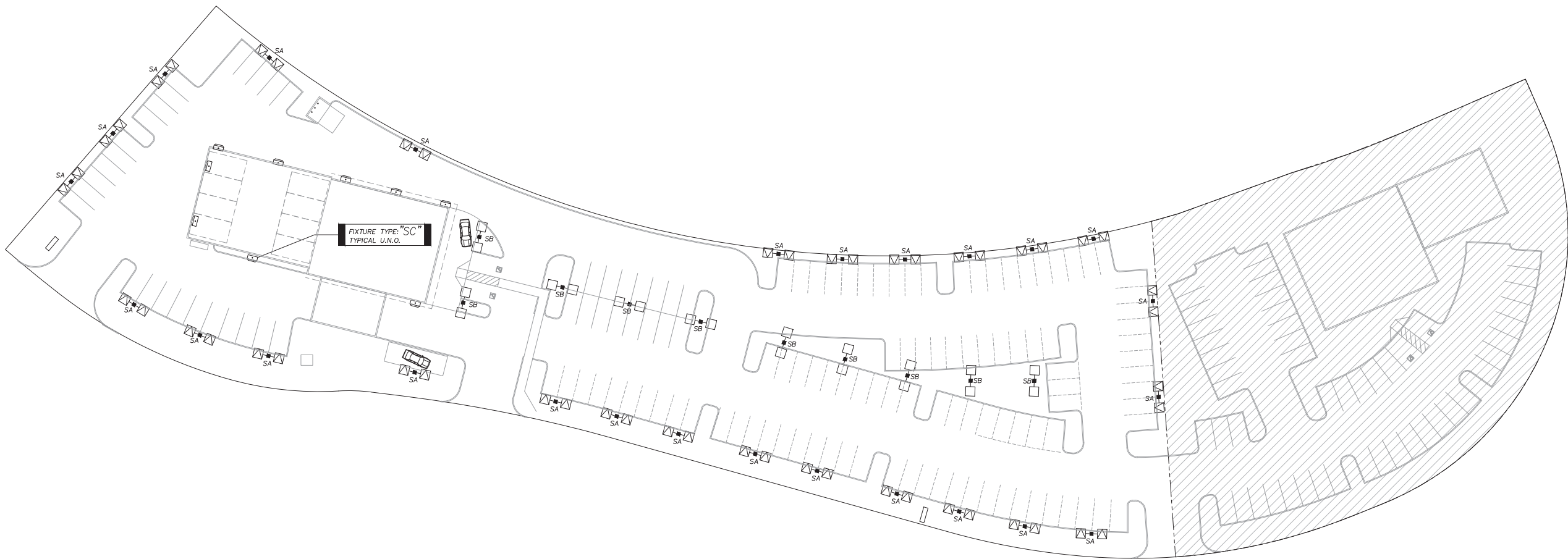
Job No.  
15-006

SP01

Sheet No.  
1  
of 1

2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T: 480.503.2250 | F: 480.503.2258  
www.epsgroupinc.com





**JOHN MAHONEY  
ARCHITECT**  
850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P 480.345.8457 F 480.345.1759

D.R. SUBMITTAL  
NOT FOR  
CONSTRUCTION

PROPOSED AUTOMOBILE DEALERSHIP  
MESA, ARIZONA

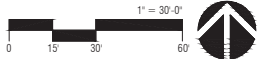
PROJECT NO. 1502

ISSUE DATE: 2/10/15

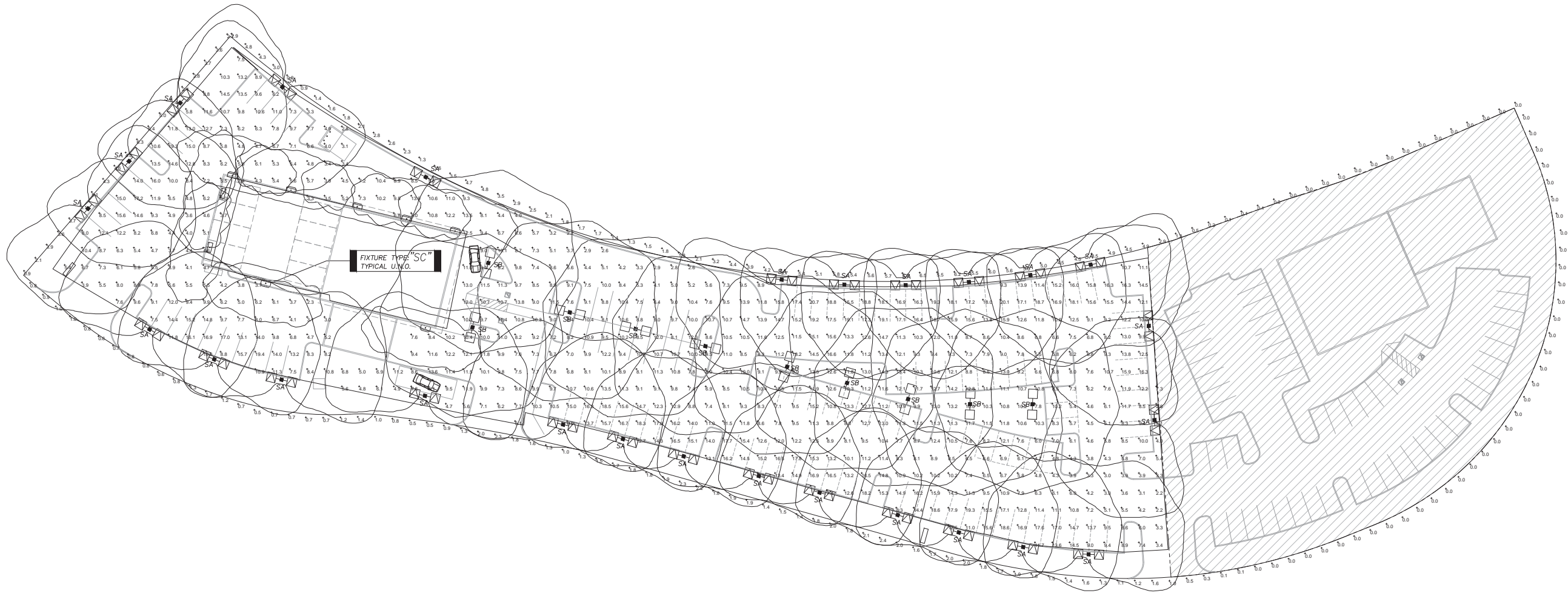
SITE  
LIGHTING PLAN

**DR1.0**

ELECTRICAL SITE LIGHTING PLAN







Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor
	SA	26	NIM LIGHTING	AR3PT0-80L4K-NFD	ARCHETYPE LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS AND NEIGHBOR-FRIENDLY OPTICS.	80 DIODES, 4200K.	1	ar3pt0-80l4k-nfd.ies	15587.39	0.71
	SB	10	NIM LIGHTING	AR3PT0-80L4K	ARCHETYPE LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS.	80 DIODES, 4200K.	1	ar3pt0-80l4k.ies	17733.3	0.71
	SC	9	NIM LIGHTING	WD1402E35-80L4K	WALL DIRECTOR LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS, EMITTER DECK CONSISTING OF DIODES, PRISMS, AND CARRIER PLATE.	80 DIODES, 4200K.	1	wd1402e35-80l4k.ies	4710.635	0.71

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cardinal Site	+	9.8 fc	20.7 fc	2.2 fc	9.4:1	4.5:1
Property Line	+	1.8 fc	6.5 fc	0.0 fc	N/A	N/A

JOHN MAHONEY  
ARCHITECT  
850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P 480.345.8457 F 480.345.1759

D.R. SUBMITTAL  
NOT FOR  
CONSTRUCTION

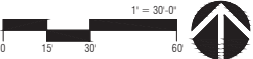
PROPOSED AUTOMOBILE DEALERSHIP  
MESA, ARIZONA

PROJECT NO. 1502  
ISSUE DATE: 2/10/15


PHOTOMETRIC  
SITE PLAN

DR2.0

PHOTOMETRIC SITE LIGHTING PLAN



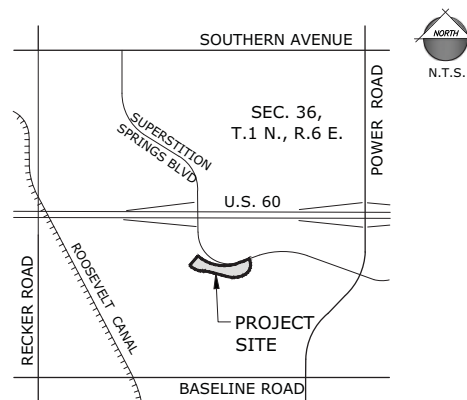
WELCH & SANDOZ DESIGN, LLC  
ELECTRICAL CONSULTING ENGINEERS  
WSD PROJECT NUMBER: 15-0005  
4044 E. BASILAR ROAD, SUITE #103  
MESA, AZ 85206  
PHONE 480.641.6888  
WWW.WSD-DESIGN.COM

# CARDINALE AUTO DEALERSHIP

MESA, ARIZONA



## VICINITY MAP



## Preliminary Landscape Design Package

Submitted: May 12, 2015

Resubmitted: September 15, 2015

Resubmitted: December 10, 2015

Resubmitted: January 4, 2016

## PROJECT TEAM

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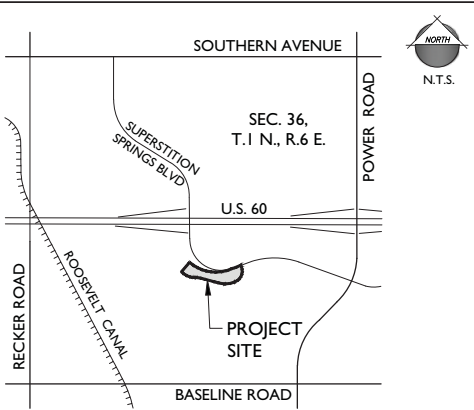
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VICINITY MAP



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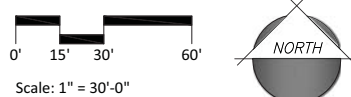
KEYNOTES

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	Existing Palo Brea		
	Existing Mesquite		
	Existing Palm		
SHRUBS/ACCENTS			
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	Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Eremophila maculata 'Valentine'	'Valentine' Emu Bush	5 Gal
	Hesperaloe parviflora 'Brakelights'	'Brakelights' Red Yucca	1 Gal
	Leucophyllum langmaniae 'Rio Bravo'	'Rio Bravo' Sage	5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	Nerium oleander 'Petite Pink'	'Dwarf Pink' Oleander	5 Gal
	Simmondsia chinensis	Jojoba	5 Gal
	Ruellia peninsularis	Desert Ruellia	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

TURF & MATERIAL



Scale: 1" = 30'-0"

Z15-020-P&Z Board 1.20.16







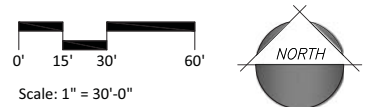
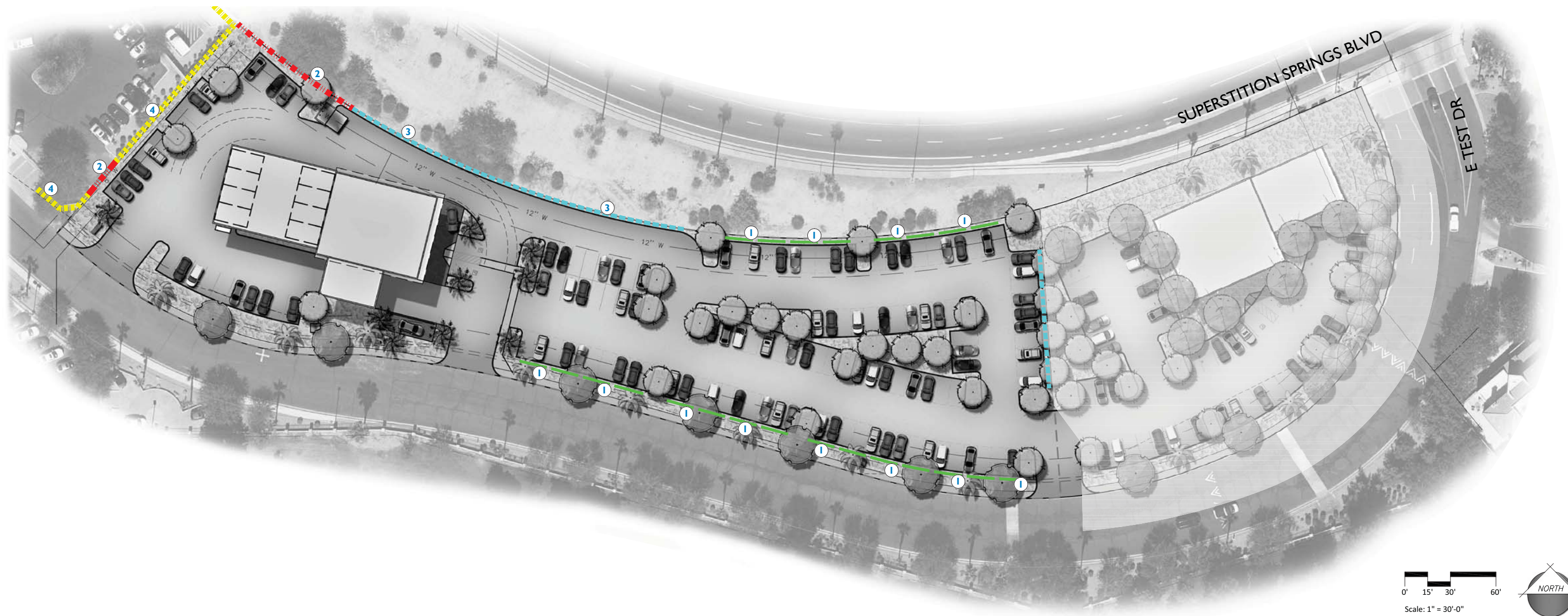






# WALLS LEGEND

SYMBOL	ITEM	KEY
	PIPE RAIL FENCE	①
	6' CMU WALL	②
	3' CMU WALL	③
	EXISTING WALL	④



Z15-020-P&Z Board 1.20.16



**L-0.03**  
01.04.2016

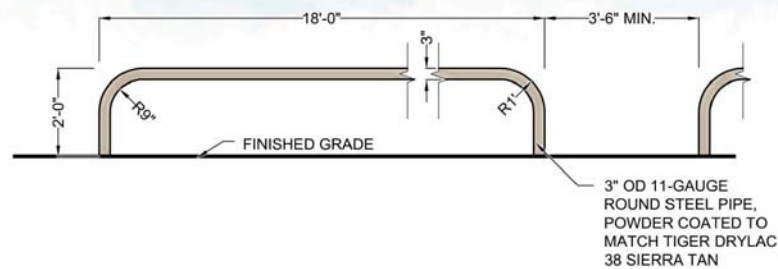
15-006

Cardinale Auto Dealership

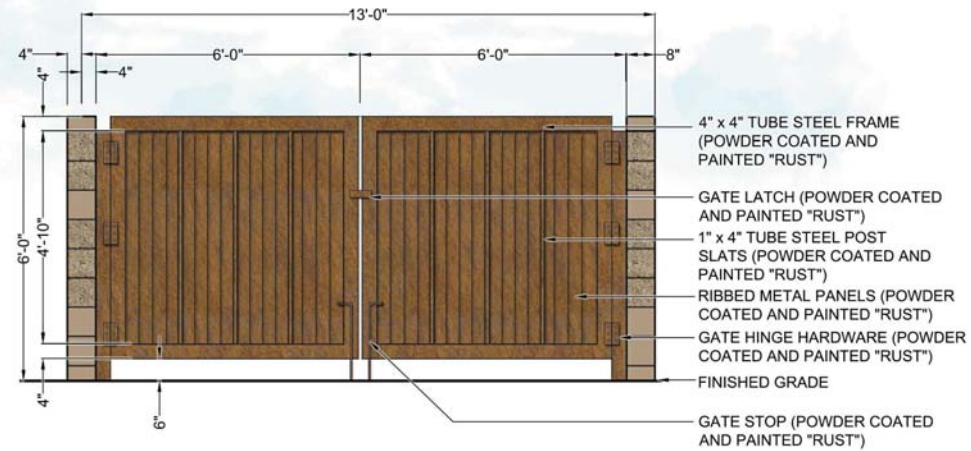
Mesa, Arizona

Conceptual Wall Plan





**1** PIPE RAIL FENCE  
Scale: 1/2" = 1'-0"



**2** TRASH ENCLOSURE GATE  
Scale: 1/2" = 1'-0"



**3** 6' CMU SCREEN WALL  
Scale: 1/2" = 1'-0"



**4** LOW SCREEN WALL  
Scale: 1/2" = 1'-0"

# COLOR & MATERIALS BOARD



DECOMPOSED GRANITE MULCH  
(Madison Gold or Equal - 3/4" Screened)



PIPE RAIL FENCE  
Powder Coated to Match SW 609 Sand Dollar



SHERWIN WILLIAMS  
SW 6099 - Sand Dollar



SPLIT FACE CMU  
by Superlite Block, Color: Bone



SMOOTH CMU  
by Superlite Block, Color: Bone



DECORATIVE VEHICULAR PAVING  
Pattern

NOTE:  
FINAL COLOR AND MATERIAL TO BE APPROVED AT DRB SUBMITTAL.



BASIS OF BEARING

BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER, SECTION 36, TOWNSHIP 1 N., RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN. BEARING: N 89° 19' 04" E AS SHOWN ON THE FINAL PLAT FOR AUTO CENTER AT SUPERSTITION SPRNG, BK 584, PG 25, MCR

BENCHMARK

BRASS TAG IN CURB APPROXIMATELY 72 FT. WEST OF 6308 E. BASELINE RD.  
NAVD 88 ELEVATION (CITY OF MESA DATUM) = 1343.32'

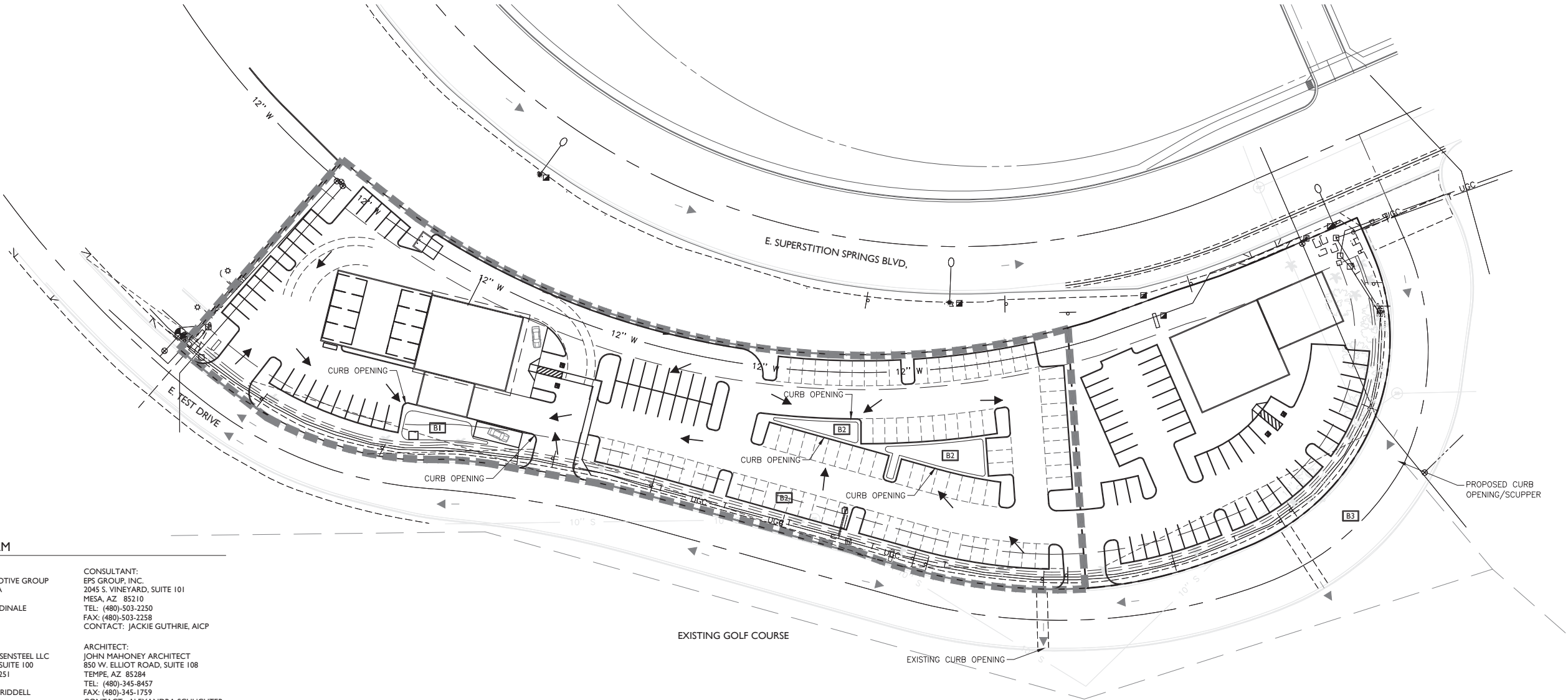
RETENTION CALCULATIONS:

VOLUME REQUIRED:		BASIN ID	"C"	P (IN)	A (SQFT)	V REQ (CUFT)	V PROVIDED (CUFT)	EXCESS VOLUME (CUFT)
$V_{REQ} = C \times A \times P / 12$		B1	0.80	0.25	53,850	898	1,850	713
WHERE:		B2	0.80	0.25	36,980	616	1,750	1,133
$V_{REQ}$		= RUNOFF VOLUME (AC-FT)						
C		= COMPOSITE RUNOFF COEFFICIENT						
P		= RAINFALL DEPTH (IN) = 0.25-IN						
A		= AREA (AC)						

THE DRAINAGE AREA OF THE CURRENT E. TEST DRIVE IS ALREADY ACCOUNTED FOR WITH EXISTING DRAINAGE FEATURES, AND THEREFORE IS NOT INCLUDED IN THE ABOVE RETENTION CALCULATIONS

SITE DRAINAGE IS IN COMPLIANCE WITH THE MASTER DRAINAGE PLAN FOR SUPERSTITION SPRINGS DATED NOVEMBER 1987 BY COE AND VAN LOO (REF: SSCDRG SECT IV.K), WHICH REQUIRES THAT THE SITE RETAIN 0.25" OF RAINFALL AND THAT THE REMAINING RUNOFF DRAINS TO THE EXISTING GOLF COURSE VIA E. TEST DRIVE

A FINAL RETENTION ANALYSIS WILL BE COMPLETED DURING FINAL ENGINEERING DESIGN. IF NEEDED, ABOVE GROUND RETENTION BASINS MAY BE SUPPLEMENTED WITH UNDERGROUND RETENTION, WHICH WILL BLEED OFF PER CITY OF MESA REQUIREMENTS TO THE EXISTING GOLF COURSE TO THE SOUTH.



PROJECT TEAM

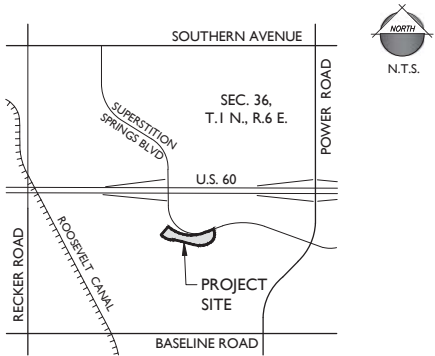
PROPERTY OWNER:  
CARDINALE AUTOMOTIVE GROUP  
3 HEITZINGER PLAZA  
SEASIDE, CA 93955  
CONTACT: JOE CARDINALE

ATTORNEY:  
BERRY RIDDELL & ROSENSTEEL LLC  
6750 E. CAMELBACK, SUITE 100  
SCOTTSDALE, AZ 85251  
TEL: (480)-385-2727  
CONTACT: WENDY RIDDELL

CONSULTANT:  
EPS GROUP, INC.  
2045 S. VINEYARD, SUITE 101  
MESA, AZ 85210  
TEL: (480)-503-2250  
FAX: (480)-503-2258  
CONTACT: JACKIE GUTHRIE, AICP

ARCHITECT:  
JOHN MAHONEY ARCHITECT  
850 W. ELLIOT ROAD, SUITE 108  
TEMPE, AZ 85284  
TEL: (480)-345-8457  
FAX: (480)-345-1759  
CONTACT: ALEXANDRA SCHUCHTER

VICINITY MAP



LEGEND

- BASIN IDENTIFICATION
- EXISTING DRAINAGE FLOW ARROW
- DRAINAGE FLOW ARROW
- STORM DRAIN CATCH BASIN
- STORM DRAIN PIPE
- DRAINAGE AREA BOUNDARY



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
T:480.503.2250 F:480.503.2258  
www.epsgroupinc.com

**EPS GROUP**

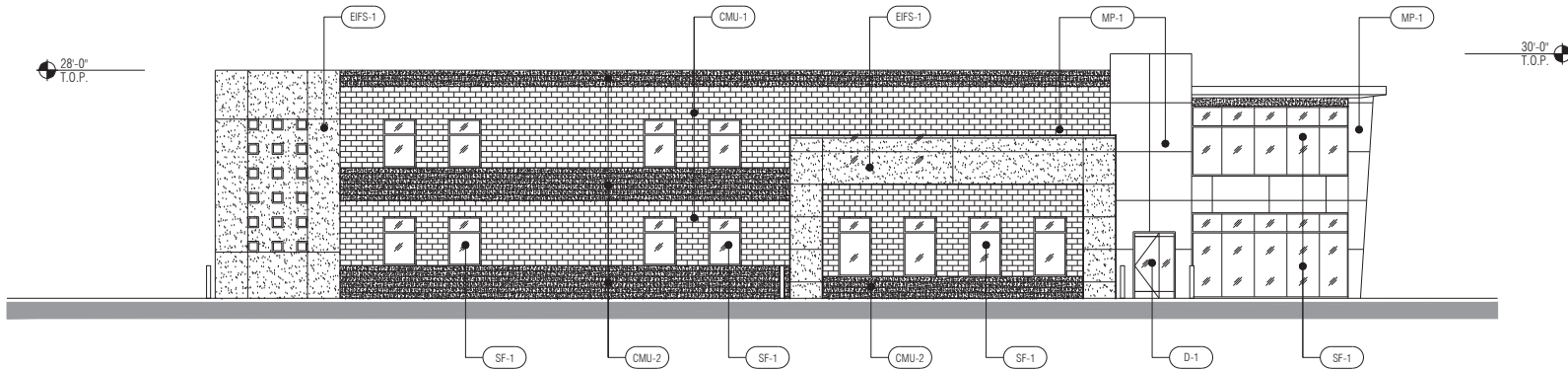
Project: **Cardinale Auto Dealership**  
Mesa, Arizona

**Preliminary Grading & Drainage Plan**

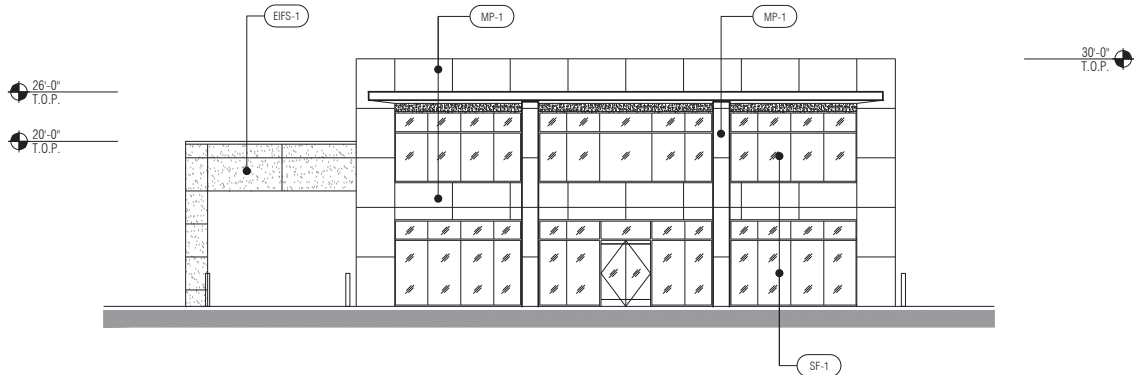
Revisions:


Arizona Professional Engineer  
60163 JOHN C. MCGHEE  
Date signed 1/4/16  
Expires 06-23-2018

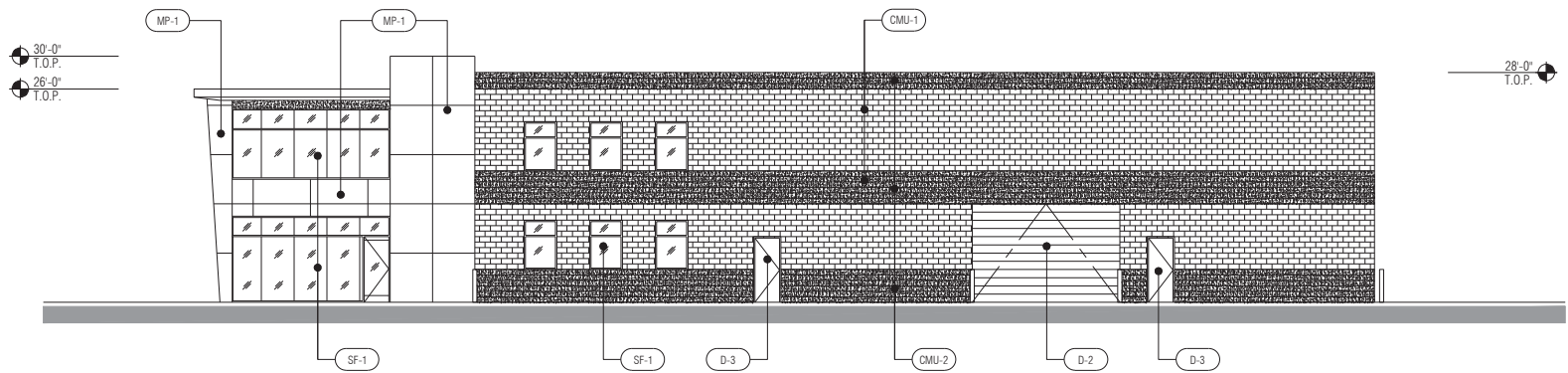
Job No. **15-006**  
PG01  
Sheet No. **1** of **1**



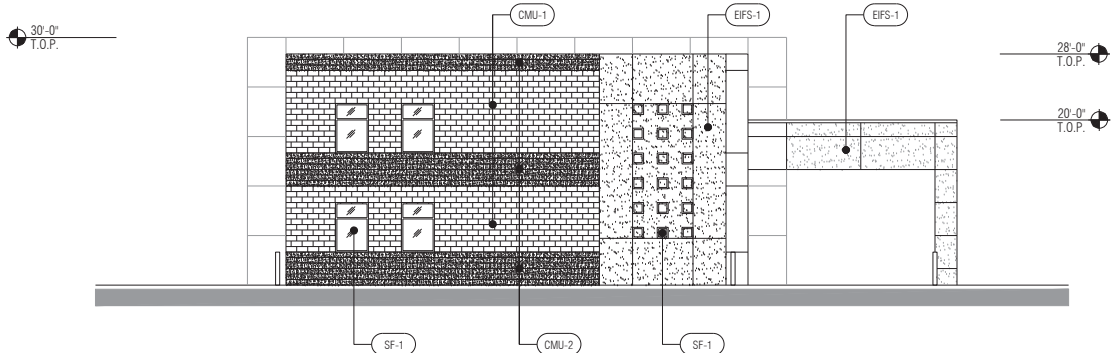
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SCHED

SYM.	MATERIAL
MP-1	MAT'L DRY JOINT METAL PANEL SYSTEM MANUF ALPOLIC, COLOR BPS PEARL 3MM 4BPS35
EIFS-1	MAT'L EXTERIOR INSULATION & FINISH SYSTEM MANUF DIVIT. SENERGY OR EQUAL COLOR PAINTED EP-1 FINISH SANDBLAST
CMU-1	MAT'L GROUND FACE CMU MANUF SUPERLITE COLOR BONE SIZE 8" x 8" x 16" - RUNNING BOND
CMU-2	MAT'L SPLIT FACE CMU MANUF SUPERLITE COLOR BONE SIZE 8" x 8" x 16" - RUNNING BOND
SF-1	MAT'L ALUMINUM STOREFRONT SYSTEM MANUF KAWNEER OR EQUAL SYSTM TRI-FAB 450 FRONT SET SIZE 2'x 4 1/2' FINISH #14 CLEAR ANODIZED ALUMINUM
EP-1	MAT'L EXTERIOR PAINT MANUF SHERWIN WILLIAMS COLOR SAND DOLLAR
D-1	MAT'L GLASS & ALUM MAN DOOR MANUF KAWNEER SPEC CLEAR ANODIZED ALUM
D-2	MAT'L OVERHEAD PAINTED DOOR PAINT: DUNN EDWARDS - SEE EP-1
D-3	MAT'L SOLID MAN DOOR PAINT: DUNN EDWARDS - SEE EP-1

JOHN MAHONEY  
ARCHITECT  
850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P 480.345.8457 F 480.345.1759



PROPOSED AUTOMOBILE DEALERSHIP  
MESA, ARIZONA

PROJECT NO. 1602

ISSUE DATE 12/10/16


A200

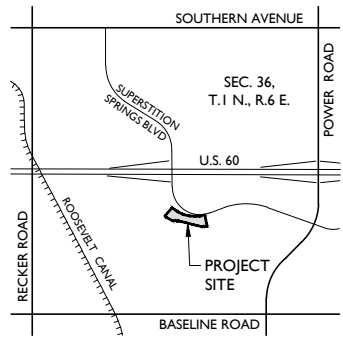
Z15-020-P&Z Board 1.20.16

15-006

# PARKING EXHIBIT FOR CARDINALE AUTO DEALERSHIP

LOT F & LOT G, AUTO CENTER AT SUPERSTITION SPRINGS, BK 584, PG 25, MCR SITUATED IN A PORTION  
OF S 1/2, SECTION 36, T.1 N., R.6 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



2045 S. Vineyard Ave, Suite 101  
Mesa, AZ 85210  
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www.epsgroupinc.com



Cardinale Auto Dealership

Parking Exhibit

Project:

Revisions:	
MARCH 4, 2015	1ST SITE PLAN SUBMITTAL
MAY 12, 2015	2ND SITE PLAN SUBMITTAL
SEPTEMBER 15, 2015	3RD SITE PLAN SUBMITTAL
DECEMBER 10, 2015	4TH SITE PLAN SUBMITTAL
JANUARY 4, 2016	5TH SITE PLAN SUBMITTAL



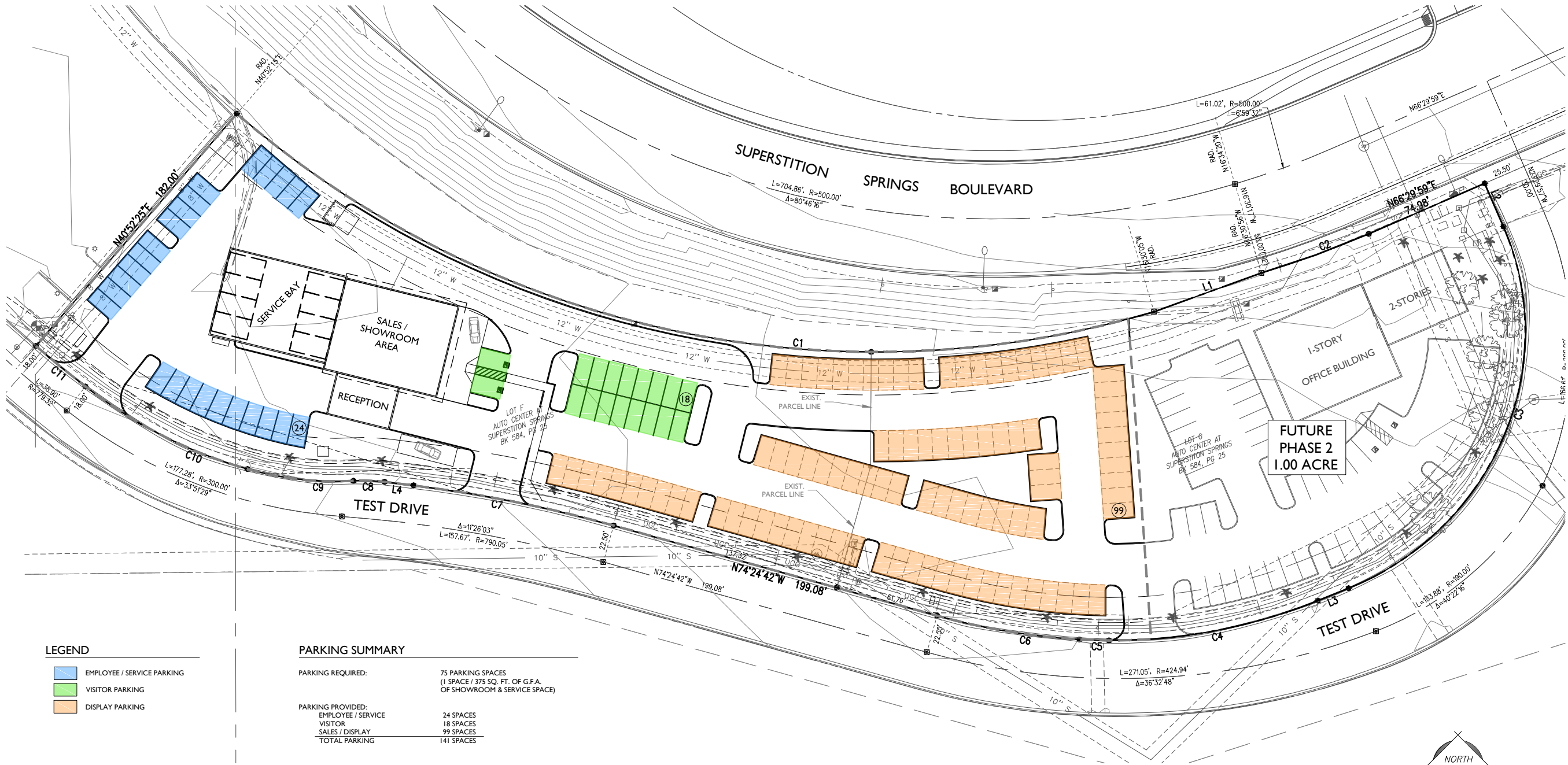
Designer: JH  
Drawn by: DCH

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**15-006**

**PARKING**

Sheet No.  
**1**  
of 1

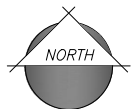


## LEGEND

- EMPLOYEE / SERVICE PARKING
- VISITOR PARKING
- DISPLAY PARKING

## PARKING SUMMARY

PARKING REQUIRED:		75 PARKING SPACES (1 SPACE / 375 SQ. FT. OF G.F.A. OF SHOWROOM & SERVICE SPACE)
PARKING PROVIDED:		
EMPLOYEE / SERVICE	24 SPACES	
VISITOR	18 SPACES	
SALES / DISPLAY	99 SPACES	
TOTAL PARKING	141 SPACES	



30 0 30 60  
scale feet

Z15-020-P&Z Board 1.20.16



JOHN MAHONEY  
ARCHITECT

850 W. ELLIOT ROAD #108  
TEMPE, ARIZONA 85284  
P 480.345.8457 F 480.345.1759

D.R. SUBMITTAL  
NOT FOR  
CONSTRUCTION

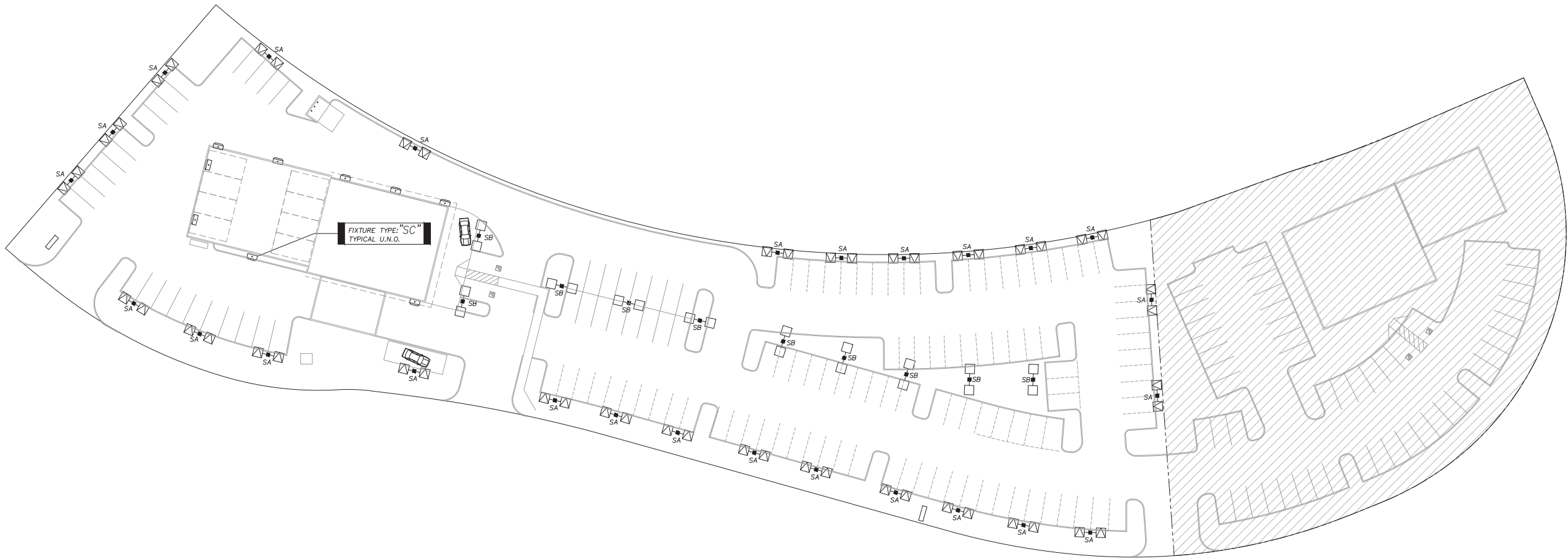
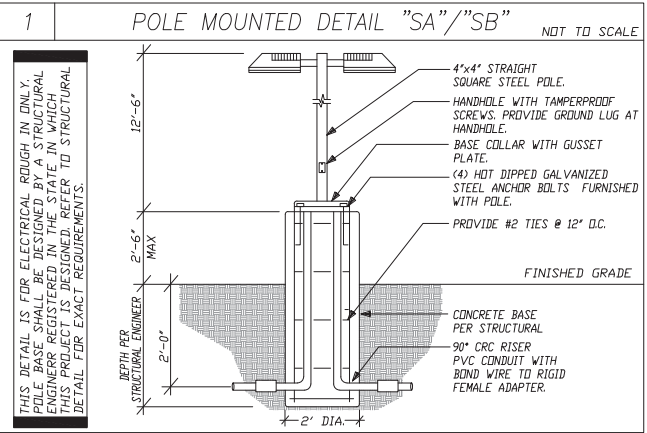
PROPOSED AUTOMOBILE DEALERSHIP  
MESA, ARIZONA

PROJECT NO. 1502

ISSUE DATE: 2/10/15

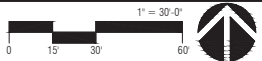
SITE  
LIGHTING PLAN

DR1.0



Z15-020-P&Z Board 1.20.16

ELECTRICAL SITE LIGHTING PLAN






D.R. SUBMITTAL  
NOT FOR  
CONSTRUCTION

PROPOSED AUTOMOBILE DEALERSHIP  
MESA, ARIZONA

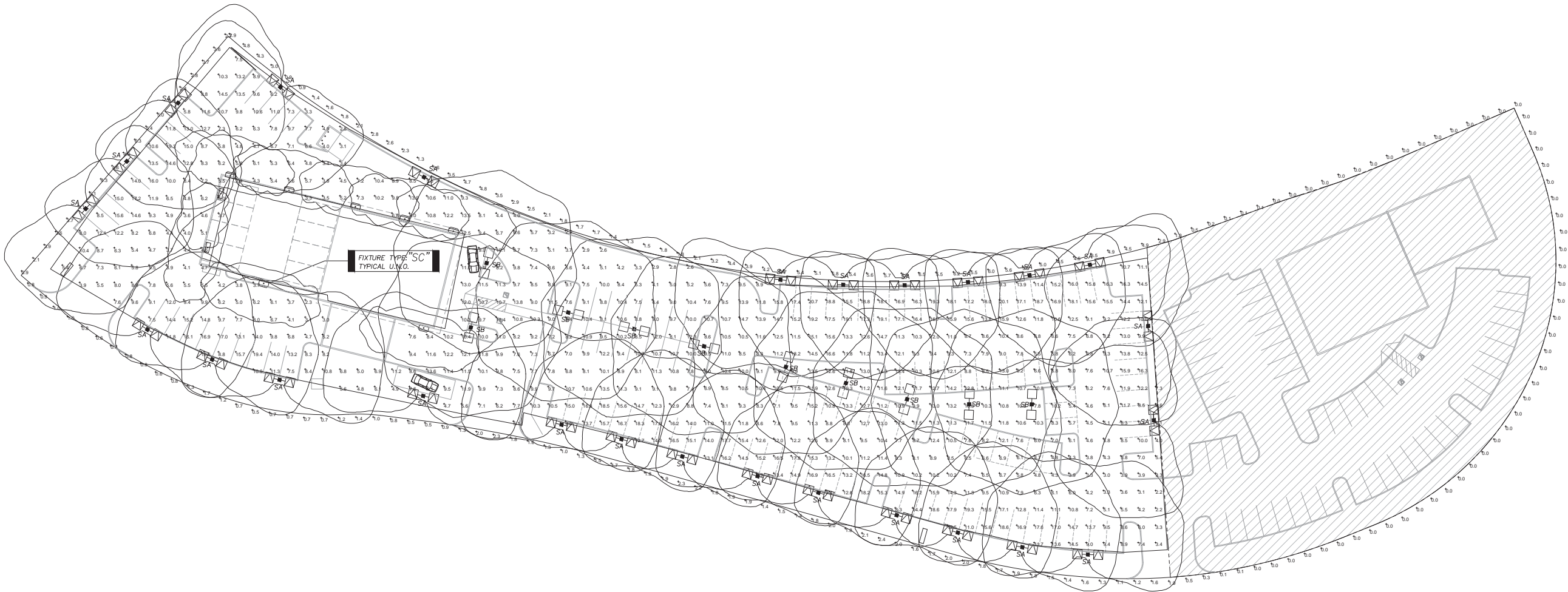
PROJECT NO. 1502  
ISSUE DATE: 2/10/15

PHOTOMETRIC  
SITE PLAN

DR2.0

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number	Filename	Lumens Per Lamp	Light Loss Factor
	SA	26	NIM LIGHTING	AR3PT0-80L4K-NFD	ARCHETYPE LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS AND NEIGHBOR-FRIENDLY OPTICS.	80 DIODES, 4200K.	1	ar3pt0-80l4k-nfd.ies	15587.39	0.71
	SB	10	NIM LIGHTING	AR3PT0-80L4K	ARCHETYPE LED PICO-PRISM DIE-CAST ALUMINUM HOUSING AND LENS FRAME. ANODIZED DECK WITH PICO-PRISMS.	80 DIODES, 4200K.	1	ar3pt0-80l4k.ies	17733.3	0.71
	SC	9	NIM LIGHTING	WD1402E35-80L4K	WALL-DIRECTOR LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS, EMITTER DECK CONSISTING OF DIODES, PRISMS, AND CARRIER PLATE.	80 DIODES, 4200K.	1	wd1402e35-80l4k.ies	4710.635	0.71

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Cardinal Site	+	9.8 fc	20.7 fc	2.2 fc	9.4:1	4.5:1
Property Line	+	1.8 fc	6.5 fc	0.0 fc	N/A	N/A



Z15-020-P&Z Board 1.20.16





# The Archetype® LED with PicoPrism™

SAR Small and AR Large Luminaire

**FEATURES**

- LED PicoPrism technology with up to 150% boost in lumen output
- Efficient, effective downward control of light with full upright cutoff
- IES Type II, III, IV, V, and One-Way L or R Full-Cutoff distribution patterns
- Easy-access, tool-less latches for lower maintenance

*Features exclusive w/iHUBB technology*

- Wireless system for 0-10VDC full range dimming control
- Programmable autonomous operation

**wiHUBB**  
ILLUMINATED

FIXTURE TYPE: "SD"

Z15-020-P&Z Board 1.20.16

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**D.R. SUBMITTAL  
NOT FOR  
CONSTRUCTION**

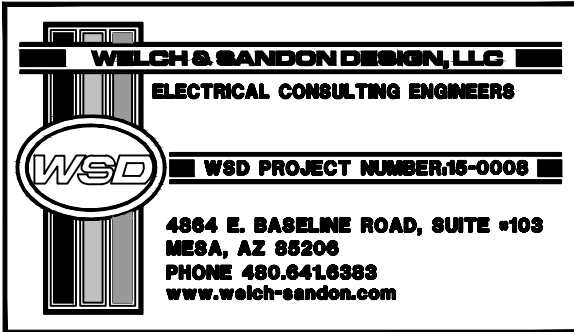
PROPOSED AUTOMOBILE DEALERSHIP  
MESA, ARIZONA

PROJECT NO. 1502

**ISSUE DATE:** 2/10/15

## FIXTURE CUTSHEETS

# DR3.0







**CITIZEN PARTICIPATION PLAN & NEIGHBORHOOD INVOLVEMENT REPORT**  
**Superstition Springs Auto Center Lots F & G**  
Updated on January 7, 2016

## **Overview**

This Citizen Participation Report is being performed in association with a request to remove a zoning stipulation and site plan approval for a site located near the southwest corner of Superstition Springs Blvd and the Superstition Freeway. The property is zoned M-1 PAD and the stipulation removal will allow for the building of a luxury vehicle dealership. This Citizen Participation Report has been updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with the parties has been ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and has continued throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

## **Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's and community members by telephone, one-on-one meetings, door-to-door and small group meetings since May of 2014. A list of the immediate property owners that will be affected by this application accompanies this document. Members of the outreach team have been available to meet with any neighbors who wish to discuss the project. Additionally, they have been contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOA's and other interested parties were noticed via first class mail regarding the initial site plan proposed for the project. The distribution of this notification exceeded the City's requirements as specified in the Citizen Participation Guidelines. This notification contained information about the project, as well as contact information.

We have continued to provide, as needed, additional information and the opportunity to give feedback. The initial notification also contained information regarding a neighborhood Open House that was held on Thursday, March 26, 2015 at 5:00 pm at Franklin South Elementary School for those who wished to learn more about the project. Ten interested neighbors attended the open house with a couple having questions regarding traffic and lighting on the site. One neighbor indicated a desire for the parcel to become a public park. There have been follow up meetings with these and other neighbors and those will continue through the public hearing process. Our public outreach has also resulted in many letters of support and signatures on support petitions from the surrounding community.

Additionally, before the public hearings a letter was sent out to the surrounding neighbors on this case to inform them of the dates and times of the hearings as well as being posted in two different places on the site per the Citizen Participation Guidelines.

Subsequent to the Planning and Zoning Board's continuance of the case on June 17<sup>th</sup>, continued conversations have been held with the leadership of the Superstition Springs HOA. On July 9<sup>th</sup>, a go-to-meeting call was held with a number of Board members to discuss a potential new site plan. Updates on that new site plan concept have been provided to HOA leadership on a regular basis.

As a result of positive feedback to the new site plan, the new plan concept was finalized. On August 21<sup>st</sup>, this new site plan was presented and discussed at a "town hall meeting" that was held by the Superstition Springs HOA on Go-To-Meeting. As a result of that meeting, changes were made to the site plan to reflect the comments of the neighbors. The Superstition Springs Master HOA was noticed about the new site plan.

The project was heard again by the Planning and Zoning Board on October 21, 2015 where several neighbors expressed opposition. They thought that the dealership was too close and specifically requested office use adjacent to their condominium community. Given these requests, additional changes to the site plan were made.

Given the changes to the site plan, a notice was sent to surrounding property owners, HOA's and other interested parties via first class mail regarding an additional neighborhood Open House that was held on Wednesday, January 6, 2016 at 5:00 pm at Franklin South Elementary

School for those who wished to learn more about the changes to the project. The date and time for this Open House and a copy of the new site plan were also e-mailed to the President of the Superstition Springs Master HOA who confirmed receipt and expressed that it would be shared with her membership.

Thirteen interested people attended this Open House including P & Z Board Member Allen and Councilman Thompson. Several of the attendees liked the changes to the new site plan because the dealership and buildings were farther away from the condominium neighborhood. Some other attendees, who have been involved and opposed throughout the process, continue to be opposed to the use and would like the site to be a public park.

A new public hearing notice was sent out to the surrounding neighbors within 1000' of the site, nearby HOA's and other interested parties to inform them of the new date and time of the Planning and Zoning Board hearing. An updated sign with the new date was posted in two different places on the site per the Citizen Participation Guidelines as well.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**Attachments:**

1000' List  
1000' Map  
Registered Neighborhood List  
Notification Letters  
Sign-In Sheets 3.26.15  
Sign-In Sheets 1.6.16  
Comment Cards 3.26.15  
Public Hearing Notices  
Affidavits of Posting