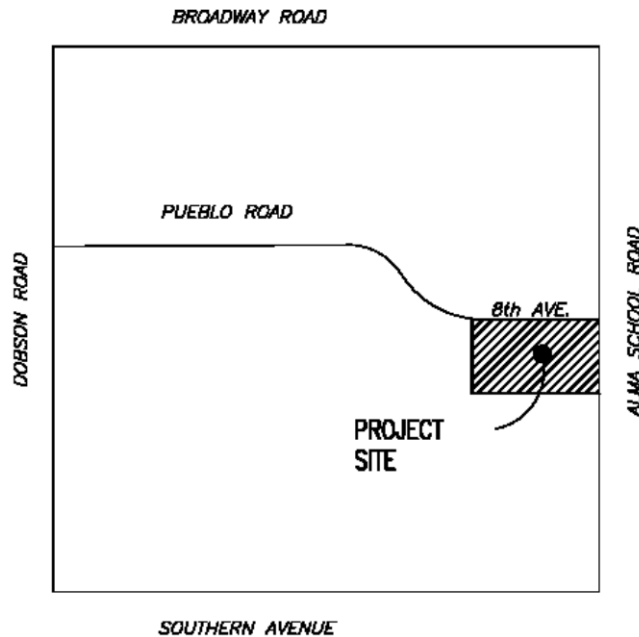




**Justification and Compatibility for
Alma Car Wash L.L.C.
Substantial Conformance Improvement Permit
805 S. Alma School Rd.
Mesa, AZ**



VICINITY MAP



SCALE: N.T.S.

The Developer is proposing to remodel the existing building and related infrastructure as needed in order to update the existing car wash facility. The project will not include any improvement to the adjacent strip center with the shared parking facilities and cross access. The car wash is on an individual lot with different ownership than the strip center. Requiring the car wash to improve the entire strip center would require the owner to improve a development in which the company has no ownership. The car wash is less than $\frac{1}{4}$ of the overall development size. Requiring the car wash to improve the entire strip center would create a financial burden on the owner due to a disproportionate scope of such a project compared to the ownership of properties.

The remodel will include a change to the business model. The existing oil change operations will no longer be available. The car wash operation will be revised to an express, machined operation without the hand detailing and drying operations. The remodeled project will consist of a partially remodeled façade, a new parking layout and new driveway layout to improve the flow and equity of the site.

The remodel project will maintain the existing building separations and setback per Section 11-6-3, the previously approved Board of Adjustment Case Number BA14-056 and the perimeter landscaping per Section 11-33-3. The remodel will not bring the building any closer to the other buildings on the site

than the existing conditions. The setback to the west property line will remain unchanged at approximately 79 feet. The south building setback will be increased to approximately 65 feet from the existing 25 foot provided setback at the overhead canopy that is being removed. The new covered parking canopies will also increase this setback by being located approximately 26 feet from the south property line. The setback along Alma School Road will be greater than the required 15 feet. The northern setback along 8th Avenue will be maintained by the north wall of the building at the allowed 11'-6' per the previous Board of Adjustment Case.

The remodel project will provide an enhanced Foundation Base for a building without a public entrance per Section 11-33-5-A-2-b. The existing conditions do not have any foundation base as the parking lot and driveway paved areas extend to the building walls on three sides. The remodeled project provides a more 20 feet of landscaping and decorative paving in front of the main, east façade of the building closest to Alma School Road. More than 10 feet of landscaping and decorative paving will be provided between the parking stalls and the portion of the east façade that steps back from the main east façade. An additional parking island more than 10 feet wide separates the stepped back east façade and parking area from Alma School Road. A new foundation base of more than 5 feet of is being provided continuously along both the south and west facades. The northern building wall is unable to have a foundation base as the building was placed over the typical setback by the provisions of Board of Adjustment Case BA14-056.

The remodel project will maintain and increase the amount of plant based landscaping on site per section 11-33-2. The project will have a total landscaping plant count consistent with new development project in Mesa. The increased landscaping will enhance the development by bringing a more natural feel to the area.

The remodel project will provide a pedestrian connection to the public right-of-way per Section 11-30-8. The existing conditions on the site do not include a pedestrian connection to either public right-of-way. The remodel will not have a public building entrance to connect to the right-of-way. However, the remodel will include a new pedestrian connection connecting the office entrance, vending niche, handicap parking stall and Alma School right-of-way. The connections are made in the most straight path possible within the existing conditions of the site.

The remodel project will provide new landscape islands per Section 11-33-4-B. The existing conditions on site only have landscape islands separating the various drive aisles between the different operational functions. The remodeled parking and drive aisles will be separated with landscape islands. The ordinance allows for up to 8 continuous parking spaces without an intervening parking island. In the remodeled project, no more than 5 parking stalls will be built without landscape island between the spaces. As required all new landscape islands will have a minimal width of no less than 8 feet and a length of no less than 15 feet.

The remodel project will maintain and enhance the existing perimeter screening requirements per Section 11-30-9. The roof mounted mechanical units will remain screened by the building parapet walls. The existing vacuum equipment is not screen from view and sits on the exterior of the west side of the building. The new vacuum equipment will be housed inside the building at the location of the oil change bays, which are being enclosed as part of the building improvements. The entire site is surrounded by parking screen walls, which will remain through the remodel. The existing refuse enclosure will be maintained and reused after the remodel. The enclosure appears to meet the screening standards of the Ordinance.

The remodel project will conform to the parking lot standards per Section 11-32. The code requires a minimum of 7 parking spaces per Table 11-32-3.A. The remodel will provide 18 new spaces, including handicap stalls. Parking spaces are required to be a minimum of 9'-0" wide and 18'-0" deep. The

remodeled stalls will be a minimum of 11'-0" wide and 18'-0" deep. The existing facility does not have any bicycle rack on site. The remodel will have bicycle parking for a minimum of 6 bikes.

The remodel project will not change the amount of on-site retention and will decrease the amount of impervious surface. At this time, the design and engineering teams have been unable to secure record documents of the existing retention facilities on the site. As such, verification of compliance with the current ordinances is not possible. The historic post-verse-pre remodel development would decrease the amount of retention/detention required for the site and keep the amount of retention/detention provided by the site the same.

The remodel project will keep the amount of open space provided by the project the same as the existing conditions. The floor area and exterior walls of the building are not being revised to increase the building coverage on the site. The amount of roof / canopy covered area on the site is being decreased.

The remodel project is improving the amount of on-site parking lot lighting to comply with Section 11-30-5. The new parking stall canopies will have integrated lighting at each stall. Parking lot lights are being added to the site to light the drive aisles. Emergency egress lighting will be provided at the exterior of all exterior building doors. In compliance with section 11-30-5-B-2, all new light fixtures will be supplied with interior light shield and adjusted to prevent light trespass. The maximum height of all light fixtures will be 15'-0" in compliance with Section 11-30-5-C-1.