

Valvoline

Project Description

1864 E. Baseline Rd.

Mesa, AZ

Project Summary: The proposed project would be constructed on a section of an existing parking lot within the Mesa Commons shopping center adjacent to a Discount Tire store. The Valvoline will be mid-block along Baseline Dr to the right of the main entrance into Mesa Commons. The location of the new facility is in an area that currently contains 84 parking stalls; the new layout will retain 21 stalls, 12 of which will be allocated to the Valvoline with the remaining stalls available to the larger center. The building will have a 1,917-sf footprint and will provide three service bays for oil change and service as well as a customer waiting area, restroom, office and ancillary spaces. A basement, of the same size, will house the workstations (under the vehicles), a changing room, and equipment. Work beyond the limits of Lot 3 will include a connection to the public sidewalk along Baseline, upgrades to the ADA crossing at the Mesa Commons' entrance, a sidewalk connection from Baseline into Mesa Commons, and utility connections.

Business: Valvoline is a socially responsible partner in the community, recycling 100% of materials generated from primary services and minimizing energy and water usage at every establishment. From full-service oil changes to battery replacement, Valvoline specializes in minor vehicle services (which does not include exhaust, tire, brake, or paint sales or services). The operations and customer service are built on maximizing customer comfort and efficiency—completing an entire service in as little as 15 minutes. Valvoline's mission to "provide quick, easy, trusted oil changes and preventive maintenance with speed and precision and get customers back on the road quickly and safely" has led to the success of the company since 1986. Today, Valvoline owns and operates more than 500 stay-in-your-car oil change locations, and more than 700 franchises locations in the United States. With customers remaining in their vehicles during service and payment, the use of the waiting area is minimal. Parking is used almost exclusively by employees.

The new oil change facility in Mesa will employ two service providers per bay, plus up to two additional customer service employees at full capacity. Together, Valvoline will employ up to eight employees at one time.

Operation hours are planned to be 8:00 am – 7:00 pm, Monday through Friday, 9:00 am – 6:00 pm on Saturdays, and limited hours on Sunday. Hours are subject to change.

Surrounding Properties: The parcel is adjacent to commercial uses on all sides.

Project Phasing: The construction will be completed as quickly as possible once the permits are available. There is no phasing anticipated.

Loading: Valvoline's limited delivery schedule (during business hours only) with no tractor-trailers, separates it from other businesses. The standard delivery vehicles for Valvoline are 26' straight trucks and product is delivered thru portholes into the lower level of the building leading to no old-fashioned barrel deliveries. Waste oil is also removed through the portholes and transported away.

Parking: The location of the new facility is in an area that currently contains 84 parking stalls; the new layout will retain 21 stalls, 12 of which will be allocated to the Valvoline with the remaining stalls available as shared spaces. The chart shows the total building area / uses for the center and the required parking spaces. Note that even with the development of the Valvoline removing some parking spaces, the overall parking count remains in excess of that required.

MESA COMMONS Parking Study								
Tenant		Area (sf)	Use	Parking Ratio				Required Parking
Amazing Jake's	1830 E Baseline Rd	87,277	Group Comm.	1 per	275	SF	317.37	318
Parkour Academy	1830 E Baseline Rd #108	16,333	Retail	1 per	375	SF	43.55	44
Frankie D's Salon	1902 E. Baseline Rd #7	1,000	Retail	1 per	375	SF		3
Saquaro Medical	1902 E. Baseline Rd #6	1,000	Retail	1 per	375	SF	2.67	3
Rustic Hutch	1902 E. Baseline Rd	4,000	Retail	1 per	375	SF	10.67	11
Leslie's Pool	1908 E. Baseline Rd	5,000	Retail	1 per	375	SF	13.33	14
<i>Vacant</i>		4,300	Retail	1 per	375	SF	11.47	12
Victory Martial Arts	1914 E Baseline Rd #103	4,600	Retail	1 per	375	SF	12.27	13
Two Men and a Truck	1916 S. Gilbert Rd, #2	3,400	Retail	1 per	375	SF	9.07	10
MAKA Beauty Supply	1916 S. Gilbert Rd, #4	1,066	Retail	1 per	375	SF	2.84	3
Terra Marketing	1916 S. Gilbert Rd, #5	2,453	Retail	1 per	375	SF	6.54	7
Pad Sites								
Dignity Health ER	1910 S. Gilbert Rd	7,436	Medical	1 per	200	SF	37.18	38
Exceptional Pets	1928 S. Gilbert Rd	6,112	Retail	1 per	375	SF	16.30	17
Discount Tire	1936 E. Baseline Rd.	6,060	Retail	1 per	375	SF	16.16	17
New PAD - Valvoline		3,776	Retail	1 per	375	SF	10.07	11
Total Gross Building Area:		153,813						
Total Parking Required by the City:								521
<i>Total Parking Provided (Current):</i>								<i>636</i>
Total Parking Provided (with new pad site plan):								573
<i>Excess Parking Spaces:</i>								<i>52</i>

Mesa Zoning Ordinance Section 11-31-6: Automobile/Vehicle Repair, Major and Minor:

- A. Minimum Lot Size. 1 acre, unless part of a larger group commercial center.
Response: Valvoline is part of a larger group commercial center, mid-block along Baseline Dr to the right of the main entrance of Mesa Commons on Lot 3.
- B. Screening. Car service and storage areas shall be screened per Sections 11-30-9(F), Auto Service Bays and 11-30-9(H), Parking Areas.
Response: All car servicing is conducted completely inside of the Valvoline facility. Storage of all new products is inside of the facility with any trash placed inside of the enclosure.
- C. Litter. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles may be stored outside of the main building.
Response: Valvoline does not discard or store automotive parts/equipment/etc. outside the building. All products are stored inside of the facility. All trash is placed in the trash enclosure on the northeast corner of the structure which ensures that the dumpsters are visible to those passing by.
- D. Noise. All body and fender work, or similar noise-generating activity, shall be enclosed in masonry or similar building with sound attenuating measures incorporated into the building design and construction to absorb noise to comply with Title 6, Chapter 12 of the Mesa City Code. Bay openings shall be oriented so as to minimize the effects of sound emanating from the

auto repair building towards residential uses, towards outdoor restaurant seating and outdoor reception areas. Compressors shall be located within separately enclosed, sound attenuated rooms.

Response: To ensure noise is kept to a minimum, vehicle bays are not open and facing Baseline Dr. The air compressor onsite is located within a sound deadened room.

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