



Valvoline Instant Oil Change Facility

ZON24-00249/DRB24-00250

1330 S. Sossaman Drive

Site Plan Review/Design Review

Project Narrative



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Project Overview

The subject property for the proposed development is approximately 0.49 net acres located at 1330 S. Sossaman Road in Mesa, Arizona (the "Property") as illustrated in the Aerial Map at **Tab 1**. The Property is zoned LC-PAD (Limited Commercial - Planned Area Development) as indicated by the Zoning Map at **Tab 2** with a General Plan Character Area designation of Mixed Use Activity Area as illustrated in the General Plan Map at **Tab 3**. Avalon seeks to develop the Property with a Valvoline Instant Oil Change-branded minor automotive repair facility.

Relationship to Adjacent Properties

The Property is one of two remaining vacant commercial sites in the Costco shopping center located at the southwest corner of Sossaman Road and Hampton Avenue. The Property has frontage on Sossaman Road and is sandwiched between a Starbucks Coffee to the north and a car wash to the south. East of the Property on the east side of Sossaman Road is a single-family residential neighborhood.

Site Layout

The Property is a narrow, undersized site that presents several site layout and configuration challenges for most types of commercial development. Among the potential types of development for this site, the proposed uses the site in the most efficient manner possible. The Valvoline Instant Oil Change branded facility will consist of a 2,080 square-foot primary building with two service bays for oil change and service, as well as a customer waiting area, restroom, office, and ancillary spaces. A subterranean area of the same size will house the workstations (under the vehicles,) a changing room, and equipment.

Circulation

Access to the Property is facilitated by three driveways - a primary full access driveway on the west side of the Property, an entry-only on the north side of the site (west of the building), and an exit-only on the north side of the site (east of the building). Customer vehicles will enter the service bays from the west side of the site and exit via the exit-only driveway on the east side of the building.

Deliveries are facilitated by an approximately 16-foot-deep loading bay on the north side of the building as indicated by the diagonally striped area on the site plan. The loading bay will be on-grade with the site and bordered by a mountable rolled curb per Mesa Transportation Department staff direction. New oil products are delivered and waste oil is

picked up and recycled via portholes installed in the loading bay area. Standard delivery vehicles for Valvoline are 26-foot straight trucks, and the loading and pumping out of oil products will occur once per week.

Parking & Screening

The proposed project will offer a total of nine (9) parking spaces in a small parking lot west of the primary building, with one accessible space adjacent to the lobby/waiting room entrance. Enhanced screening is provided for the service bay doors per Section 11-30-(F)(2) of the Mesa Zoning Ordinance due to their proximity to Sossaman Road. The shape of the site requires the bay doors to be oriented perpendicular to Sossaman, and the depth of the site does not permit the doors to be placed more than 200 feet from the roadway. Consequently, as indicated by the Landscape Plan and Wall Detail submitted with this application, a 6-foot split-face masonry wall will be constructed in the landscape tract between the exit drive east of the primary building and Sossaman Road to screen the bay doors along with trees, shrubs, and groundcover to provide additional texture and visual interest.

Landscaping

The proposed development will be landscaped with a mix of drought-tolerant, low water use trees, shrubs, and groundcover consistent with Mesa Zoning Ordinance standards, as illustrated in the Landscape Plan submitted with this application.

Refuse

Solid waste for the proposed development will be stored within a screened dumpster enclosure adjacent to the south property line just west of the primary building. Waste oil will be stored in underground tanks and periodically retrieved by Valvoline delivery trucks for recycling. Valvoline recycles 100% of materials generated from primary services and minimizing energy and water usage at every establishment.

Quality Development Design Guidelines

Building Entrances

The pedestrian entrance to the building, located beneath the tower feature of the building, is surrounded by the storefront window and shaded by a metal overhead canopy. This provides multiple visual points of interest and cues to the main pedestrian entrance to the building, as outline in the QDDG.

Façade Articulation

The building façade provides differentiation of materials as required by the QDDG. The building is surrounded by a four high brick wainscot and has a textured synthetic stucco pattern EIFS material above. Also present on the façade are the anodized metal storefronts and service bays, adding additional texture and material variation to the façade.

The building massing has a recognizable bottom, middle and top treatment. The cornice treatment is parapet cap with prefinished metal coping in a complimentary but differing color to the main Valvoline building. This is similar to the cornice treatment utilized on nearby properties.

As requested, please see the table below breaking down the major façade materials and the percentage of total wall area they represent.

Finish Material	Area of Material	Percentage of Total Façade
Brick Wainscot & Tower Elements	707.2	18.4%
EIFS	1844.2	48.1%
Metal Wall Panels	440.9	11.5%
Glazing – Storefront & Overhead Doors	677.6	17.7%
Misc. - Canopy, Trim, and Doors & Access Panels	166.9	4.4%
Total	3836.8	100.0%

Roof Access Ladder

As required, the roof access ladder is being provided within interior of the building, to a roof hatch. It will not be visible from ground level at the exterior.

Fire Sprinkler Riser

Our current understanding is that a fire sprinkler system will not be required for the project. However, should it be determined that one is necessary we can accommodate within the interior of the building.

Wall Mounted Equipment

All wall mounted equipment is screened from view. We have provided a partial height screen wall to provide screening for the electrical meters as required. The finish materials shall match the adjacent wall, so as to blend with the rest of the building.

Downspouts

The building has been designed to utilize internal roof drains. No downspouts will be present on the building.

Service Bay Screening

For the required service bay screening, we are proposing an increased height screen wall to replace the existing low wall on site. To match with the adjacent screen wall, we will be matching the natural concrete finish color. To provide articulation and break down the visual mass, we will introduce split face pier elements to the screen wall. We believe this will meet the intent of the requirement and keep a consistent visual element with the adjacent properties.

Grading & Drainage

The grading and drainage for the site will be designed to retain the 100-year, 2-hour storm event in accordance with the City of Mesa drainage design guidelines. Storm drainage will be conveyed via internal drain or downspouts and overland flow across the parking lots into either catch basins or curb openings which will outfall to underground retention tanks as shown in the preliminary grading and drainage plan submitted with this application. The required storage volume will dissipate within 36 hours via a combination of natural percolation and drywells. Any off-site drainage impacts to the site will be routed through the site to maintain its historical drainage pattern.

Phasing

The proposed development will be built in a single phase.

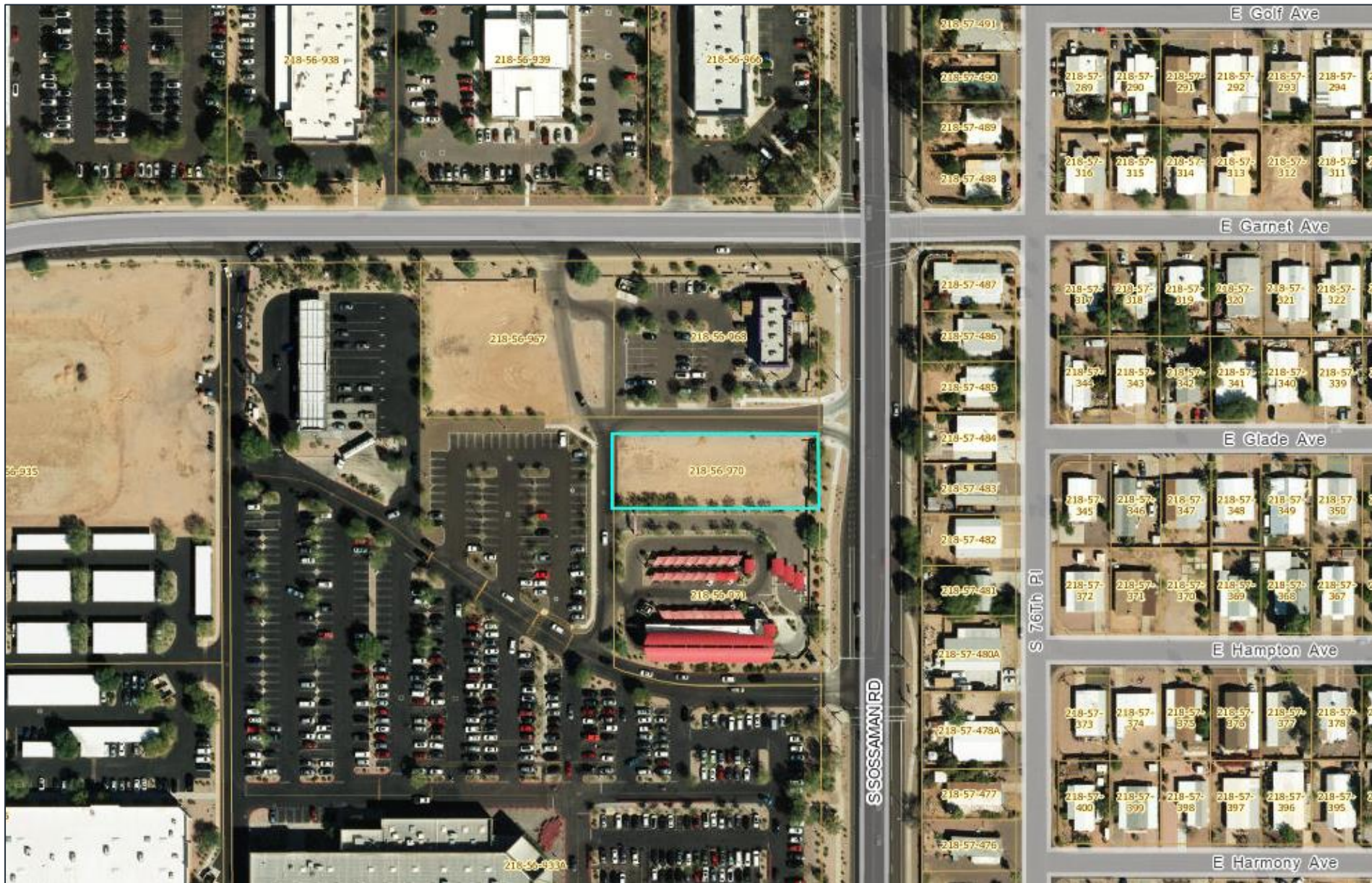
Summary

The proposed development is consistent with the underlying zoning designation and will support the goals and policies of the Mixed Use Activity General Plan designation. The proposed project is consistent with the City of Mesa's desire, via the General Plan, to promote neighborhood-scale commercial development to serve the adjacent residential

areas. The proposed uses will complement the surrounding area and provide value to the surrounding community.

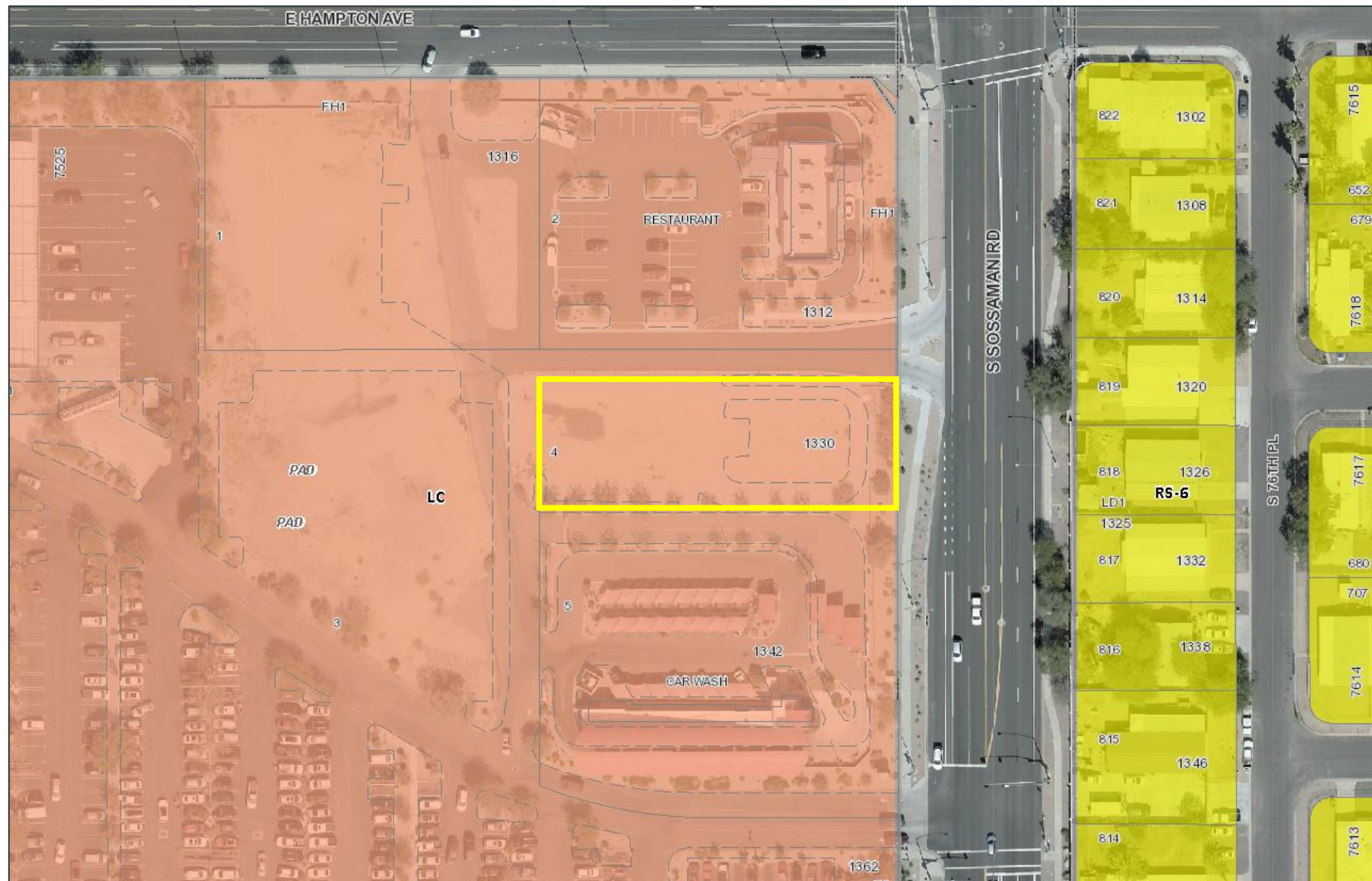
TAB 1

Aerial Map



TAB 2

Zoning Map



TAB 3

General Plan Map

