



Planning Commission
Notice & Agenda
Wednesday, June 21, 2023

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

PHYSICAL ACCESS TO THE COUNCIL CHAMBERS WILL BE AVAILABLE 30 MINUTES PRIOR TO THE MEETING.

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

4. APPROVAL OF MINUTES

Approval of May 17, 2023 Planning Commission Meeting Minutes.

5. PUBLIC HEARING ITEMS

a. FRANCIS AND SONS EXPRESS CAR WASH – REZONE – APPLICATION PL-22-0308

Planning Commission will hold a public hearing and consider a request by Mr. Brian Greathouse of Burch & Cracchiolo, on behalf of property owner F&S Oil III, LLC to rezone approximately 1.29 acres of land located approximately 288 feet west of the southwest corner of McDowell Road and 107th Avenue from Freeway Commercial (C-3) to a Planned Area Development (PAD). The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. COMMISSION ANNOUNCEMENTS

7. PLANNING DIVISION REPORT

8. CALENDAR

July 19, 2023

9. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

**Wednesday, May 17, 2023
6:00 pm**

1. WELCOME AND CALL TO ORDER

Chair Thompson called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Christopher Thompson
Vice Chair Larry White
Commissioner Lisa Osborne
Commissioner Alisha Meginnis
Commissioner Alan Agundez Castillo

COMMISSIONERS EXCUSED ABSENT

Commissioner Denise Stanfield
Commissioner Linda Warren
Alternate Julia Arnette

CITY STAFF PRESENT

Jodie Novak, Development Services Director
Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Stephen Kemp, Attorney
Michelle Simerdla, Senior Planner
Citlaly Salas, City Clerk Specialist

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the opening statement

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the April 19, 2023, meeting minutes. Commissioner Osborne moved to approve the minutes as written; Vice -Chair White seconded the motion

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	N/A

Commissioner Alan Agundez - Castillo
Alternate Julie Arnette

Aye
N/A

Upon vote, the motion passed 5 to 0

5. PUBLIC HEARING: Discussion Items

a. Cobblestone Drive-Through Coffee Shop – Conditional Use Permit - APPLICATION PL-22-0005

Catherine Lorbeer, AICP, Deputy Director of Planning, stated the purpose of this presentation is to consider approval for a Conditional Use Permit (CUP) that would allow a coffee shop with a drive-through in the Interstate Commerce Center Planned Area Development (PAD).

The half-acre vacant site is located north of the northwest corner of Van Buren Street and 99th Avenue. Burger King Restaurant and 99th Avenue Business Center are located to the north, the City of Tolleson fast food construction is located to the east, 99th Avenue Business Park is located to the west, and the Cobblestone Auto Spa Car Wash is located to the south. Access to the site is shared with existing driveways with an exit at the south end onto Van Buren Street. The 19-car queuing lanes are located away from the arterial street and will not cause backlog. The site plan includes three parking spaces and two bike spaces; 38% of the site is landscaped with 30 feet of landscape buffer near 99th Avenue.

The General Plan (GP) designates the property as local commercial intended to provide for the daily goods and services needs of area residents. The zoning designation is Interstate Commerce Center PAD and a drive through is listed as a conditional use. The site would accommodate an 850 square foot building with a 200 square foot outdoor patio and two pickup windows. The anticipated hours of operation will be from 6:00 a.m. to 11:00 p.m. daily.

The CUP Project must meet five findings to be consistent with the GP 2030 and Freeway Corridor Specific Plan; compatible with existing land uses, suitable size to accommodate and meet all required development standards, adequate access to public streets and capacity to accommodate traffic generated by proposed use, and adequate conditions in place to mitigate any potential adverse effects.

Required notifications were met with a neighborhood meeting held last year via Zoom. There were no attendees and no comments have been received through Avondale Connect, phone calls, or emails.

Staff recommends approval of PL-22-0005, Cobblestone Drive-Through Coffee Shop for a CUP to allow a drive-through coffee shop in the Interstate Commerce Center PAD, subject to four conditions of approval.

Jesse Macias M3 Designs, the applicant stated they are very excited about Gravity Coffee in the West Valley. Cobblestone is already under construction. Gravity Coffee will be presenting to the Planning Commission soon.

There were no questions from the Commission.

There were no public comments.

Chair Thompson called for a motion.

Vice Chair White moved to approve Application PL-22-0005 for Cobblestone Drive-Through Coffee Shop – Conditional Use Permit; Commissioner Osborne seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	N/A
Commissioner Alan Agundez - Castillo	Aye
Alternate Julie Arnette	N/A

Upon roll call vote, the motion passed 5 to 0

b. Zoning Ordinance Text Amendment – Article 13 Medical Marijuana Dispensary and Marijuana Establishment Hours of Operation – PL-23-0017

Michelle Simerdla, Senior Planner, stated the purpose of this presentation is to review the proposed Zoning Ordinance Text Amendment to extend the closing hours of a medical marijuana dispensary and/or establishment. Specifically, Harvest Trulieve, on behalf of the Harvest House of Cannabis (dual license), requests the first change to Chapter 28, Article 13, 28-316, B: A medical marijuana dispensary shall have operating hours not earlier than 9:00 AM and not later than 10:00PM, instead of 8:00 PM. The second change is to Chapter 28, Article 13, 28-317, B to change A marijuana establishment shall have operating hours not earlier than 9:00 AM and not later than 10:00 PM, instead of 8:00 PM.

By way of background, Council made several amendments to the hours of operation to include weekends and extending the hours of operation by two hours. Nearby cities' hours of operations range from between 7:00 p.m. and 10:00 p.m.

Staff recommends the text amendment as the expanded hours will accommodate the diverse needs of patients of medical marijuana dispensaries and marijuana establishments, many of whom are service workers and unable to visit the dispensary prior to 8:00 p.m. The amendment will be in line with nearby cities, and the Avondale Police Department has not identified any concerns with this request.

Required notifications were met with an advertisement in the newspaper and no comments have been received via Avondale Connect, phone calls, or emails.

There were no questions from the Commission/Staff.

There were no public comments.

Chair Thompson called for a motion.

Commissioner Osborne moved to approve Application PL-23-0017 Zoning Ordinance Text Amendment – Article 13 Medical Marijuana Dispensary and Marijuana Establishment Hours of Operation; Commissioner Meginnis seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	N/A
Commissioner Alan Agundez - Castillo	Aye

Upon vote, the motion passed 5 to 0

c. The District at Crystal Springs – Rezone – Application PL-22-0217

Michelle Simerdla, Senior Planner, stated the purpose of this presentation is to review a proposed Rezone for the District at Crystal Springs for active adult apartments and future commercial parcels. The site currently being used for farming is located at the southwest corner of Avondale Boulevard and McDowell Road and was annexed in 1999. The Avondale Commons PAD currently under development, which allows for mixed uses, is located to the north, land zoned agricultural and being used for farming is located to the west, a Circle K gas station and land zoned community commercial being used for farming is located to the east, and the I-10 Freeway zoned agricultural is located to the south. Crystal Springs Apartments and the Sun Valley Academy Charter School, both part of the Crystal Springs PAD, are located on the western side of the site. A future multi-family development called McDowell 117 is located to the west of the Academy.

The General Plan Designation of property is mixed use, which is only in use for a mixture of residential and commercial uses. This encourages innovatively designed development with a village concept where residents can live, work, and recreate within the same development or close by.

Requests to rezone site from the existing Crystal Springs PAD to a new PAD, which would replace it for the site called the District at Crystal Springs PAD. This is the conceptual development plan; parcel A is being planned for active adult apartments for ages 55 and up with 216 units with the maximum density of 33.5 dwelling units. Parcel B and Parcel C are both planned for future commercial uses. Parcel D is planned for a rehabilitation hospital and Parcel E is planned for townhome development with 268 units with a max density of 11.5 dwelling units per acre.

This will be a gated project with access from McDowell Road and Avondale Boulevard, with a secondary entry on McDowell Rd and emergency access in the southwest corner of the site. Garages, private backyards, and on-street visitor parking will be provided. The applicant is requesting modifications to the C-2 standards including permitting pharmacies with drive throughs, a gas station with conditions in place of a CUP, as the existing Crystal Springs PAD allows for a gas station, an active adult apartment complex for ages 55 and up, and modifications to the R-4 multi-family residential use standards.

This project meets the C-2 and R-4 standards with requested deviations and this rezoning meets all the required findings listed in the staff report. The project is consistent with the goals and General Plan and Freeway Corridor Specific Plan, such as diversifying Avondale by providing for varied residential types, locating medical support services along McDowell Road, and maintaining an upscale appearance of Avondale from the I-10 Freeway. The Littleton Elementary School District does not have adequate capacity, but the developer is working on an impact agreement with the school. Tolleson Union High School indicated they do have sufficient capacity.

Required notifications were met with a neighborhood meeting at City Hall in February with no attendees outside of city staff and the applicant team. No comments have been received via the Avondale Connect platform.

Staff recommends approval of application PL -22-0217, The District at Crystal Springs, a request to rezone an approximately 45-acre site from Crystal Springs PAD to The District at Crystal Springs PAD, subject to the 3 conditions of approval as listed in the staff report.

Commissioners were given an opportunity to ask questions. Ms. Simerdla explained the proposed 10 stories is for future commercial uses as noted in the Freeway Corridor Specific Plan. Carolyn Oberholtz, applicant, explained the 55+ housing is not assisted living, but strictly an age-restricted active adult community. Many of these active adult citizens are looking to downsize, stay within their community, and stay close to restaurants and medical services. This type of housing will be new to Avondale, but not to the West Valley. All proposed uses blend well together, as the townhome residents will typically be healthcare workers or those drawn to the adjacent uses. Plans for Parcel B and C will be for mixed uses, which are being presented to end users. Brian Wright, Project Engineer from Kimley-Horn, stated the canals will be removed but the transmission main will remain and continue south.

Chair Thompson called for a motion.

Commissioner Osborne moved to approve Application PL-23-0017 Zoning Ordinance Text Amendment – Article 13 Medical Marijuana Dispensary and Marijuana Establishment Hours of Operation; Commissioner Meginnis seconded the motion.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	N/A
Commissioner Alan Agundez - Castillo	Aye
Alternate Julie Arnette	N/A

Upon Vote, the motion passed 5 to 0

6. COMMISSION ANNOUNCEMENTS

No Commission announcements were made.

7. PLANNING DIVISION REPORT

There were no Planning Division reports.

8. CALENDAR

The next Planning Commission meeting will be held on June 21, 2023.

9. ADJOURNMENT

There was no further business; Chair Thompson called for a motion to adjourn.

Commissioner Osborne made a motion to adjourn; seconded by Vice Chair White.

Chair Christopher Thompson	Aye
Vice Chair Larry White	Aye
Commissioner Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	N/A
Commissioner Alan Agundez - Castillo	Aye
Alternate Julie Arnette	N/A

Upon Vote, the motion passed 5 to 0

Meeting Adjourned at 6:38 p.m.

Chair, Christopher Thompson

Date



AGENDA ITEM REPORT

SUBJECT: Francis and Sons Express Car Wash – Rezone – Application PL-22-0308

MEETING DATE: 6/21/2023

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Jodie Novak, Director of Development Services

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Brian Greathouse of Burch & Cracchiolo, on behalf of property owner F&S Oil III, LLC to rezone approximately 1.29 acres of land located approximately 288 feet west of the southwest corner of McDowell Road and 107th Avenue from Freeway Commercial (C-3) to a Planned Area Development (PAD). The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 1.29-acre subject property consists of one (1) vacant parcel located approximately 288 feet west of the southwest corner of McDowell Road and 107th Avenue, Assessor Parcel Number 102-56-580 (Exhibit A). The site has approximately 180 feet of frontage on McDowell Road.

The subject property is designated by the General Plan 2030 Land Use Map as Freeway Commercial (Exhibit C). This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation.

This site is also within the Freeway Corridor Specific Plan area.

The site was rezoned from Agricultural (AG) to C-3 in 2022 as part of a greater 7.37 gross-acre project. The purpose of the C-3 district is to promote freeway-oriented services and products with a community-wide to regional trade area while avoiding the disruption of less intensive commercial activities.

The C-3 district does not permit self-service car washes, which is the proposed use for the site. A self-service car wash is defined in Avondale's Zoning Ordinance as the following: a facility for cleaning the exterior and interior of motor vehicles. Self-service means that the owner/operator either uses equipment such as a wash wand to wash the vehicle manually or remains in the vehicle while automated equipment in a tunnel design washes the exterior of the vehicle. In both types of self-service, the owner/operator of the vehicle cleans the interior of the vehicle and no employees of the facility touch the vehicle except potentially to pre-scrub the exterior prior to it entering the wash tunnel. The C-3 district only permits full-service car washes with approval of a Conditional Use Permit, defined in the Zoning Ordinance as the following: a facility for cleaning the exterior and interior of motor vehicles where employees clean the interior and exterior of the vehicle, either by hand or using automated equipment, prior to returning the vehicle to the owner/operator.

The existing uses and zoning of surrounding properties include:

NORTH OF MCDOWELL ROAD: A medical office complex and a pharmacy and convenience store zoned Garden Lakes PAD.

EAST: Vacant land zoned Freeway Commercial (C-3) approved for a gas station with a convenience store.

SOUTH: Vacant land zoned C-3.

WEST: Multi-story medical office building zoned AKOS PAD.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Rezone of the subject property from Freeway Commercial (C-3) to a Planned Area Development (PAD) that allows for Community Commercial (C-2) uses with the addition of a self-service car wash on a site located west of the southwest corner of McDowell Road and 107th Avenue (Exhibit D). The purpose of the C-2 district is to accommodate the development of commercial complexes providing goods and services to a community-wide trade area. As previously mentioned, the C-3 zoning district does not permit self-service car washes. The C-2 zoning district does permit self-service car washes with approval of a Conditional Use Permit. This request would downzone the site from C-3 to C-2 and add the use of a self-service car wash as a permitted use (no Conditional Use Permit required).

The planned hours of operation for the car wash are 7:00 AM to 9:00 PM and the facility is planned to have a maximum of two-four (2-4) employees on site. The car wash will be designed with a conveyor style tunnel. The customer will remain in their vehicle starting at the automated pay station at the south end of the site and exiting at the north end of the site through the tunnel. Vacuums will be provided to the east and north of the tunnel. Two (2) canopies will be provided over the vacuums to the east of the tunnel.

Access to the site will be from a shared driveway on McDowell Road that allows for right-in/right-out movements. Traffic will not be able to exit westbound on McDowell Road. This site will also provide access to future commercial development to the south.

Parking will comply with the City's Zoning Ordinance requirement of one (1) space per the maximum number of employees on site, plus (1) additional ADA accessible space.

The preliminary architecture and site design meets the City's Commercial and Industrial design guidelines and will be further reviewed administratively through a Site Plan and Design Review application.

PUBLIC PARTICIPATION:

A virtual Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, May 18, 2023, via Zoom. All required notifications for the neighborhood meeting were completed in accordance with notice requirements.

In addition to City Staff and the applicant's team, one (1) Council member attended the virtual meeting. See Exhibit H for the Neighborhood Meeting Summary.

There was a comment in support of the project received on the City's Avondale Connect digital forum. No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed in accordance with notice requirements.

ANALYSIS:

General Plan and Freeway Corridor Specific Plan

The General Plan designation of the property is Freeway Commercial. This category allows for a broad range of non-residential uses and development flexibility by promoting community-wide and regional retail, medical, office, higher educational complexes, hospitality, sports and family entertainment, commercial complexes, and service destinations to a larger trade area. It offers amenities such as attractive streetscapes, pedestrian activity connections, and efficient circulation. The uses permitted in the C-2 district as well as a self-service car

wash align with this designation since it permits a broad range of non-residential uses. The car wash would serve consumers residing in adjacent residential neighborhoods and the public traveling along the I-10 Freeway and McDowell Road corridor.

Additionally, the proposed PAD furthers several goals in the General Plan, and advances multiple objectives in the Freeway Corridor Specific Plan, most notably:

General Plan 2030

- **“Land Use Goal 3 Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.”** *This site has a landscape setback in excess of 30 feet wide along McDowell Road and landscaping along the west and south of the site, which will act as a buffer to adjacent uses. To the east of the site will be the shared drive aisle for the car wash and a future QuikTrip gas station.*
- **“Economic Vitality Goal 3 Policy D. Support new development that accommodates business attraction opportunities.”** *Approval of this project will support this new development, bringing jobs and sales tax revenue to the City.*
- **“Economic Vitality Goal 5: Encourage and facilitate small/local business development and diversity.”** *A local business, Francis and Sons, will be able to develop on this site.*

Freeway Corridor Specific Plan

- **“Objective #1: Prioritize the City’s appearance from the 1-10 Freeway and Loop 101 freeways, limiting heavy industrial uses and establishing strict design requirements where necessary.”** *While this site does not directly abut the I-10 Freeway, this project will follow Commercial and Industrial Design Guidelines and enhance the area. This project is not a heavy industrial use.*

Access and Circulation

The proposal will generate traffic consistent with the existing commercial uses occurring in the vicinity. Based upon review of the applicant’s Traffic Impact Analysis (TIA), the City has determined that the proposed project will function in a safe and efficient manner.

The project site is located west of the southwest corner of two (2) major arterial roadways. As previously mentioned, access to the site will be from a shared driveway on McDowell Road that allow for right-in/right-out movements. Traffic will not be able to exit westbound on McDowell Road. This site will also provide access to future commercial development to the south.

Permitted Uses

The PAD will permit the uses in the C-2 district (this includes permitted uses, uses permitted with conditions, and uses that require approval of a Conditional Use Permit) with the addition of allowing a self-service car wash (no conditional use permit required). C-2 uses are appropriate for this site, and a self-service car wash will be a compatible use given that the site’s current designation of C-3 allows for a full-service car wash with approval of a Conditional Use Permit.

Development and Design Standards

The project is designed to achieve all requirements of the C-2 (Community Commercial) development standards and applicable requirements in Avondale’s Zoning Ordinance.

DISCUSSION:

The proposed PAD rezone meets the following findings:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s). This project is in conformance with the General Plan designation of Freeway Commercial and the Freeway Corridor Specific Plan as discussed above.

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD narrative.The proposed development meets the requirements of the Zoning Ordinance, Subdivision Regulations, and the Commercial and Industrial Design Manual. Aside from the addition of adding a self-service car wash, this project proposes no other changes to the uses permitted in the C-2 district.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.The zoning change will change the property's zoning designation from a more intense zoning district to a less intense zoning district. The surrounding land uses of a gas station, future commercial uses, and medical uses are compatible uses with a self-service car wash. The closest single-family residential homes (Crystal Gardens) are about 262 feet northwest of the project, to the north of McDowell Road. The landscape buffer that's in excess of 30-feet wide will provide trees and shrubs to screen the property, and a 3.5-foot-high screen wall will also be provided adjacent to parking spaces along McDowell Road. Additionally, the applicant provided a sound exhibit that demonstrated that the noise levels will range from 55 to 60 dBA (with the maximum decibel level being 55 dBA 80 feet north of the exit of the car wash) and noted that the standard environmental noise level is 70 dBA (standard car noise).

5. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.The site will utilize the C-2 development standards, which are appropriate for the commercial character of the area and the small size of the parcel.

BUDGET IMPACT:

No budget impacts.

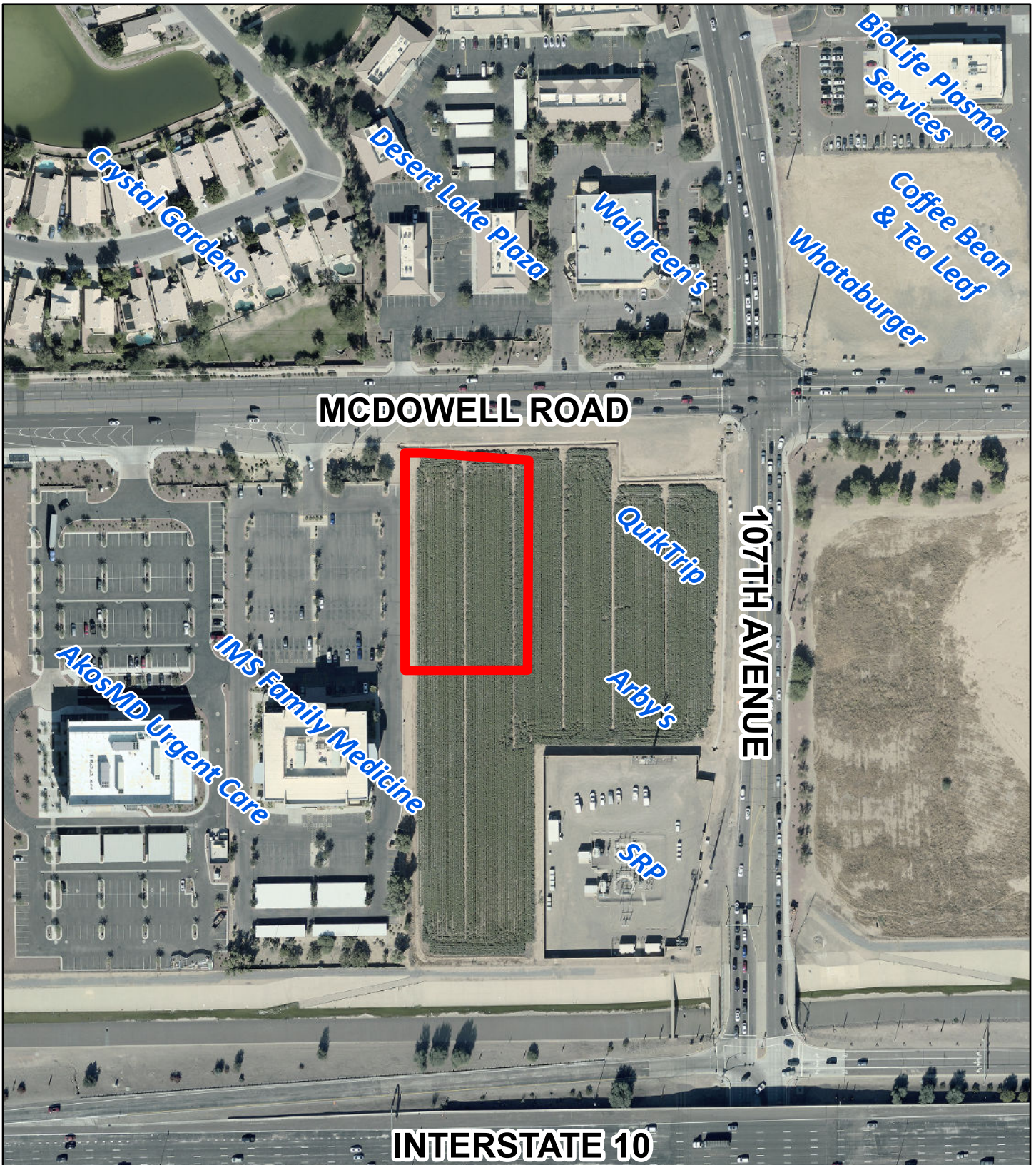
RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-22-0308 Francis and Sons Car Wash, a request to rezone approximately 1.29 acres of land located approximately 288 feet west of the southwest corner of McDowell Road and 107th Avenue from Freeway Commercial (C-3) to a Planned Area Development (PAD) subject to the following five (5) conditions of approval:

1. Development shall generally conform to the Francis and Sons Car Wash PAD Narrative electronically date stamped 05/03/2023 except as modified by these conditions.
2. Vacuum canopies shall not be constructed adjacent to McDowell Road and no appurtenances shall be visible above the proposed screen wall adjacent to McDowell Road.
3. In accordance with the applicant's Sound Exhibit (Exhibit I) dated February 6, 2023, exterior noise levels from activities inside the car wash building during hours of operations shall not exceed a maximum of sixty (60) dBA, as measured at the McDowell Road property line directly adjacent to the car wash.
4. Administrative approval of a Site Plan and Design Review application is required prior to issuance of a building permit.
5. All remaining off-site improvements shall be completed prior to the issuance of a Certificate of Occupancy.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-22-0308 Francis and Sons Car Wash, a request to rezone approximately 1.29 acres of land located approximately 288 feet west of the southwest corner of McDowell Road and 107th Avenue from Freeway Commercial (C-3) to a Planned Area Development (PAD), subject to five (5) recommended conditions of approval as listed in the staff report.



MCDOWELL ROAD

107TH AVENUE

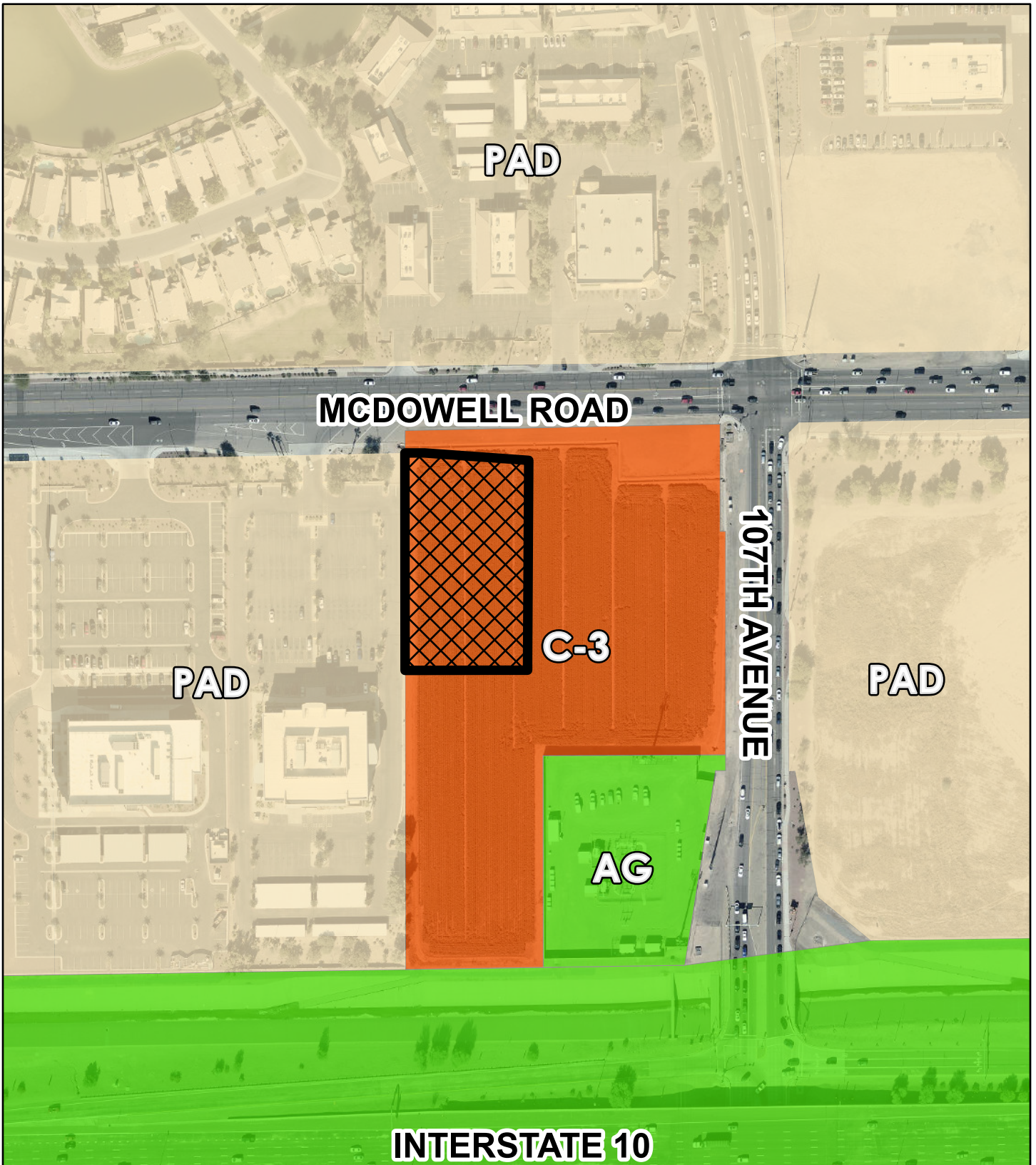
INTERSTATE 10

Aerial Map

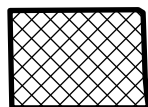


Subject Property



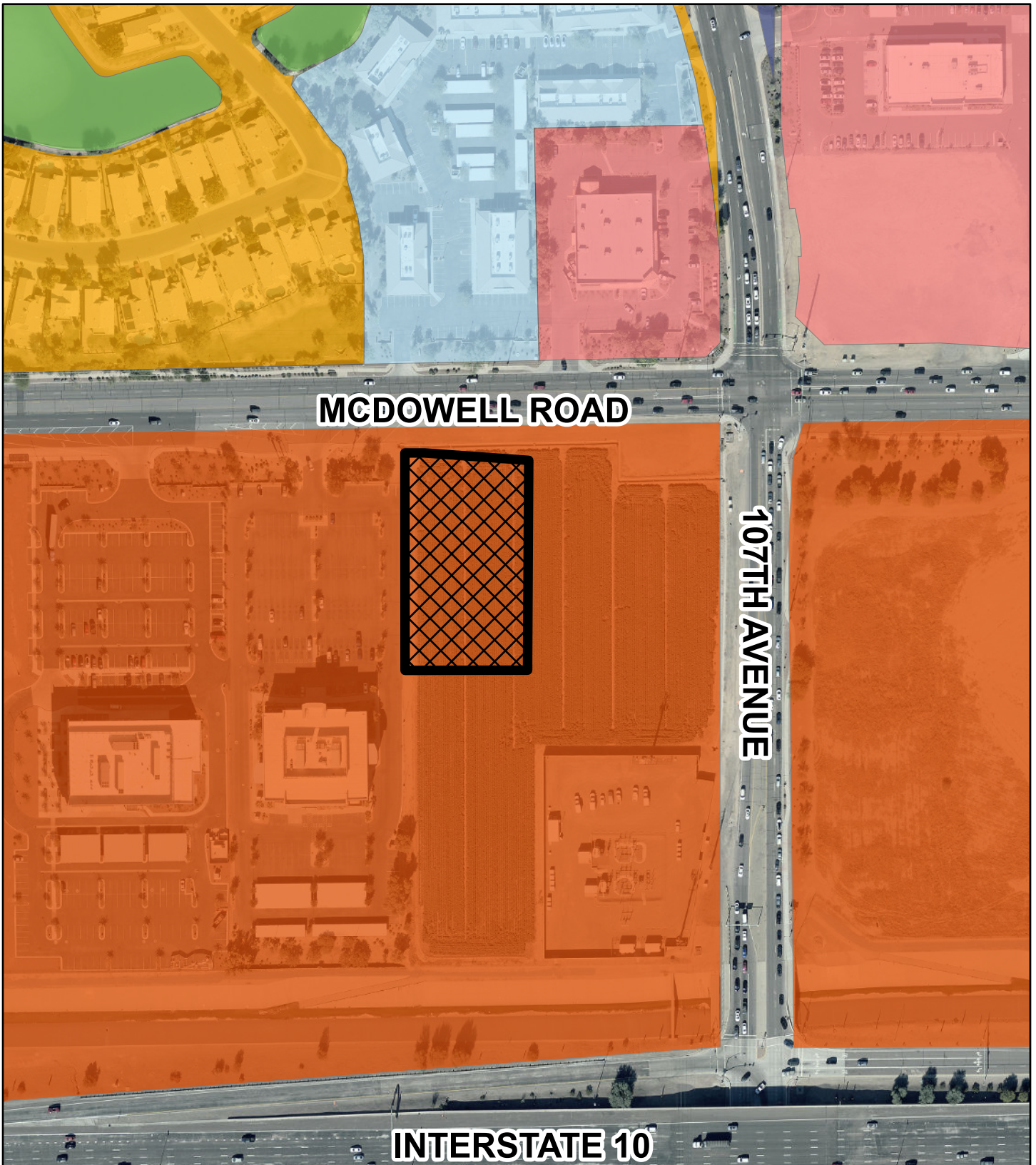


Zoning Vicinity



Subject Property

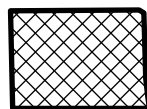




General Plan Land Use



- Freeway Commercial
- Local Commercial
- Medium Density Residential
- Office
- Open Space



**Subject
Property**



Francis and Sons Express Car Wash

A Planned Area Development Narrative

Case Number: PL-22-0308

First Submittal: October 20, 2022
Second Submittal: February 6, 2023
Third Submittal: April 12, 2023
Fourth Submittal: April 27, 2023
Fifth Submittal: May 3, 2023

NARRATIVE

I. INTRODUCTION AND OVERVIEW

Francis and Sons propose an Express Car Wash on approximately 1.29 acres located west of the southwest corner of 107th Avenue and McDowell Road, APN 102-56-580 (the “Site”). The Site is currently vacant. Francis and Sons seek to develop this Site with a Self-Service Car Wash. An Aerial Map of the Site is provided at **Exhibit 1**. The Site fronts McDowell Road with a future planned QT located to the east (zoned C-3). An existing office building is located west of the Site. To the north, across McDowell Road, exists professional buildings and single-family residential homes. The property to the south is vacant (zoned C-3). The existing zoning on the Site is C-3, which permits full-service car washes subject to a Conditional Use Permit but does not permit self service car washes. This proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties given it is primarily surrounded by other commercial uses and zoning.

The Site is designated Freeway Commercial by the Avondale General Plan 2030. The property to the east, south, and west is also designed Freeway Commercial. The Freeway Commercial land use category “accommodate[s] the more intense uses of the I-10 Freeway, Loop 101, SR 30, and other future parkway corridors...This category allows for a broad range of non-residential uses.” This transit-oriented development is appropriate for this designation. Further, this proposed PAD is consistent with several goals and policies of the General Plan and the Freeway Corridor Specific Plan as detailed below.

II. PROPOSED USES

This proposed PAD meets the PAD requirements of the zoning ordinance, subdivision regulations, design manuals, and other applicable regulations and requirements unless otherwise modified by this PAD narrative. This proposed PAD does not seek to modify development or design standards from C-2, rather the only modification is the addition of the self-service car wash use.

The Site Plan includes an Express/Self-Service Car Wash. The planned car wash model is a full-size conveyor-style tunnel with state-of-the-art cleaning equipment to provide a high-quality, convenient, Express Car Wash service to the surrounding community. In this model, the customer remains in their vehicle through the entire process starting at the automated pay stations and through the wash process. The customer will have the option to use the free self-vacuum area after their wash. This system allows for a quick process with a very affordable price structure. The car wash is entered from McDowell Road on the shared driveway between QT and the car wash Site.

The hours of operation are highest during the summer months, approximately from 7:00 am to 9:00 pm depending on the demand for service in this area. The facility will have a minimum of two and up to four employees on the Site during operational hours.

The permitted land uses on the Site shall be as follows:

1. Car Wash, self-service; defined in Avondale’s Zoning Ordinance as “[a] facility for cleaning the exterior and interior of motor vehicles. Self-service means that the owner/operator either uses equipment such as a wash wand to wash the vehicle manually or remains in the vehicle while automated equipment in a tunnel design washes the exterior of the vehicle. In both types of self-service, the owner/operator of the vehicle cleans the interior of the vehicle and no employees of the facility touch the vehicle except potentially to pre-scrub the exterior prior to its entering the wash tunnel.”
2. The permitted uses, permitted with a Conditional Use Permit, permitted with conditions, and permitted as accessory uses listed under the City’s C-2 Zoning District.

A full-service car wash is allowed with a Conditional Use Permit under the Site’s current zoning of C-3. Francis and Sons is downzoning the Site to C-2 and adding the use of a self-service car wash—currently permitted in C-2 with a Conditional Use Permit. This downzoning warrants the addition of a Self Service Car Wash use which is a less intensive use a full-service car wash allowed with a Conditional Use Permit under C-3.

III. DEVELOPMENT STANDARDS

The Development Standards for the Site shall be C-2 Zoning District Standards.

IV. GENERAL PLAN CONFORMANCE

The Site is designated Freeway Commercial—a car wash is a fitting commercial use. Further, the proposal is supported by the following goals and policies of the General Plan.

Land Use Goal 3 Policy D: *“Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.”*

The Site fronts McDowell Road with a QT located to the east and office parking to the west. The Site utilizes extensive landscaping to help buffer the surrounding uses. Specifically, a 30-foot landscape setback exists on the Site's north side, adjacent to McDowell Road. The proposed car wash use is compatible with the other commercial developments proposed on the larger vacant overall development.

Economic Vitality Goal 3 Policy D: *“Support new development that accommodates business attraction opportunities.”*

The proposed car wash is a necessary service that provides jobs and brings revenue to the City. This proposal, and the existing location in Avondale, represents a significant investment, and Francis and Sons is excited about continuing to support the City’s goal of Economic Vitality.

Cost of Development Goal 1 Policy E: *“Encourage development that will increase the City’s sales tax revenues.”*

This car wash will increase the City’s sales tax revenue. The car wash will likely be welcomed and well used by area residents, employees in the area, and other visitors to Avondale and the surrounding area.

V. FREEWAY CORRIDOR SPECIFIC PLAN CONFORMANCE

A stated goal of the General Plan is to “Monitor the Freeway Corridor Specific Plan to protect existing and future business locations from residential encroachment.” This proposal is a commercial use compatible with the area. Further, the Site will meet the following “primary” goals of the Freeway Corridor Specific Plan.

“Enhance the City’s appearance from I-10 and the Loop 101 freeways.”

While not directly adjacent to the freeway, the Site will add to the overall visual appeal of the area with extensive landscaping and attractive architectural design.

“Provide a seamless visual transition between the City Center and Freeway Corridor areas”

The Site is designed with landscape buffering to transition between uses.

“Minimize warehouse uses that compromise the aesthetic character of the area.”

This proposal is for a commercial use and will add to the aesthetic character of the area.

VI. ARCHITECTURAL DESIGN

The architectural design shall conform to the Commercial Design Manual, as applicable. The development has been designed to be visually appealing and fit with the surrounding area. The Site will have a variety of roof heights, colors, and textures to create visual interest and be attractive to customers and passersby. The variety of heights on the roof line breaks up building massing. The proposed building—the wash tunnel—is oriented perpendicularly from McDowell Road, with the facade of the building facing neighboring sites and not the road. The design and color scheme will be fitting with the surrounding area. The Site has been designed with a mix of neutral colors—brown, tan, and brick red—with the addition of a cobalt blue color to add visual interest and depth. The Site has utilized a mixture of materials, including CMU and metal.

VII. PARKING

Parking will comply with all applicable requirements of the Zoning Ordinance. Per Avondale requirements, 1 space per the maximum number of employees on site plus 1 additional ADA accessible space is required. The Site will have a maximum of 4 employees at any one time, therefore 4 standard spaces plus 1 ADA space is required. Francis and Sons have exceeded this requirement by providing 9 standard spaces in addition to 2 ADA spaces.

VIII. CIRCULATION

Ingress is provided from McDowell Road on the shared driveway between QT and the Site. Access will lead to the pay stations, continuing west and turning into the car wash tunnel. To exit, customers will turn right into the vacuum area or exit towards the shared driveway between the Site and the QT development.

IX. LANDSCAPING

The Site will have a variety of trees, shrubs, and ground covers, adding visual appeal and attractive buffers around the Site. Landscaping is used to screen the perimeter of the Site, parking, and the exit of the car wash. Landscaping provided along street frontages, around the property perimeter, internal to the Site, and in parking areas shall conform to the standards set forth in the City's Commercial Design Manual and the City's Tree Master Plan as applicable. The Site is planned with a considerable amount of landscape area. Approximately 32.95% of the Site's area, is landscape area. This exceeds the required 20% landscaping requirement. Further, the entire building frontage has an adjacent landscape area. As required, a 30-foot landscape setback is provided adjacent to McDowell Road.

X. PERIMETER AND INTERNAL WALLS, GATES & ENTRY FEATURE DESIGNS AND MATERIALS

All perimeter and internal walls, gates, and entry feature designs and materials shall conform to the City's Commercial Design Manual.

XI. SIGNAGE

All signage will require a separate permit. Signage will be in conformance with all applicable regulations.

XII. INFRASTRUCTURE, TRASH, AND REFUSE

All requirements for water, sewer, electric, grading and drainage, and all other applicable infrastructure requirements will be conformed with. The Site will have trash enclosures with a gate, per City of Avondale Requirements. See water, sewer, and drainage reports for more information. See also section XIII below.

XIII. THE PROPOSAL IS IN COMPLIANCE WITH SECTION 603.A OF THE AVONDALE ZONING ORDINANCE

Section 603.A of the Avondale Zoning Ordinance sets forth specific findings to be addressed in a PAD application narrative. As described below, the Project meets the criteria of the required findings.

1. *The proposed PAD is in conformance with the General Plan and applicable specific plan(s).*

The Project is in conformance with the General Plan and the FCSP as discussed in detail in Sections IV and V above.

2. *The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.*

This proposed development meets the intent of the Freeway Commercial and C-2/C-3 designations by developing a necessary commercial service in an area designated for transit-oriented services. Other than permitting a Self-Service Car Wash, this PAD proposes no changes to the C-2 standards or uses. The addition of the Self-Service Car Wash use is fitting for the commercial area located in the Freeway Corridor Specific Plan area. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manual, and other applicable regulations unless otherwise modified by this PAD narrative.

3. *That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.*

All infrastructure and services will be adequate for all proposed development. Per the water report, a new 1.5" domestic water service will be connected to the existing 16" water main along McDowell Road. A new 4" Fire protection line will be connected to an existing fire stub and be brought to the building fire riser. The onsite fire line is a looped fire line provided with the QT development. Per the drainage report, the drainage concepts and calculations are in conformance with the City General Engineering Requirements and Standards and the Flood Control District of Maricopa County. Onsite storm water will be retained in proposed underground retention sized for the 100-year 2-hour storm event. Per the sewer report, there is an existing sewer service stubbed to the site from an existing 8" sewer line located in the shared access road between the Site and the QT development. This development will connect to the service and extend the line to the building.

4. *The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.*

The proposed PAD only modifies from one commercial designation to another, the proposed PAD will therefore not disrupt the pattern of land uses. The Site fronts McDowell Road with a future planned QT located to the east. An existing office building is located west of the Site. To the north, across McDowell Road, exists professional buildings and single-family residential homes. The property to the south is vacant and zoned C-3. An Self-Service Car Wash is a compatible land use given that a full-service car wash is currently permitted with a

Conditional Use Permit and the area is commercial. This proposed development will provide a necessary service in an area that is designated for transport related services.

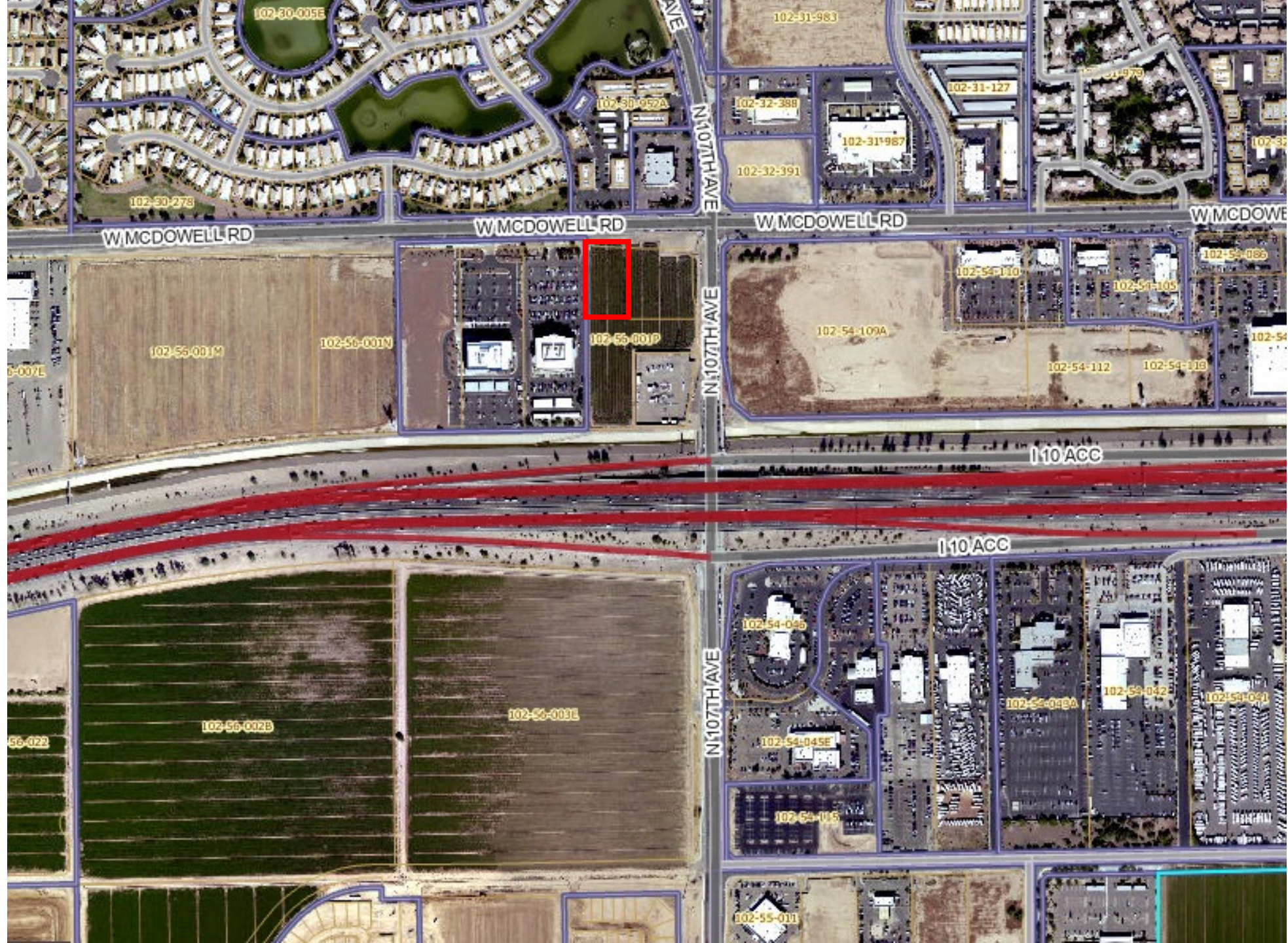
5. *The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.*

The proposed development standards are consistent with the desired character of the area. The Development standards are those that apply to the C-2 designation. The Development standards of this proposed PAD are consistent with the desired character of the development for the area given that C-2 and C-3 development standards are similar, and to the extent they are different, C-2 is less intense than the existing C-3 designation. Additionally, the character of the area remains commercial.

XIV. CONCLUSION

This PAD will facilitate the continued development of this vacant Site and provide a necessary service in a fitting area. The proposed development is consistent and compatible with the character of the surrounding area and the other commercial uses proposed on the corner of 107th Avenue and McDowell Road.

Exhibit 1



LEGAL DESCRIPTION for zoning purposes

BEING A PORTION OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2020-0302750 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE ADJACENT HALF RIGHT-OF-WAY OF MCDOWELL ROAD, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SECTION 6 FROM WHICH A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 88 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 2638.17 FEET;

THENCE SOUTH 88 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 335.91 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 386.17 FEET;
THENCE SOUTH 89 DEGREES 54 MINUTES 44 SECONDS WEST, A DISTANCE OF 179.01 FEET;
THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 382.70 FEET;
THENCE NORTH 88 DEGREES 48 MINUTES 15 SECONDS EAST, A DISTANCE OF 179.05 FEET TO THE POINT OF BEGINNING.

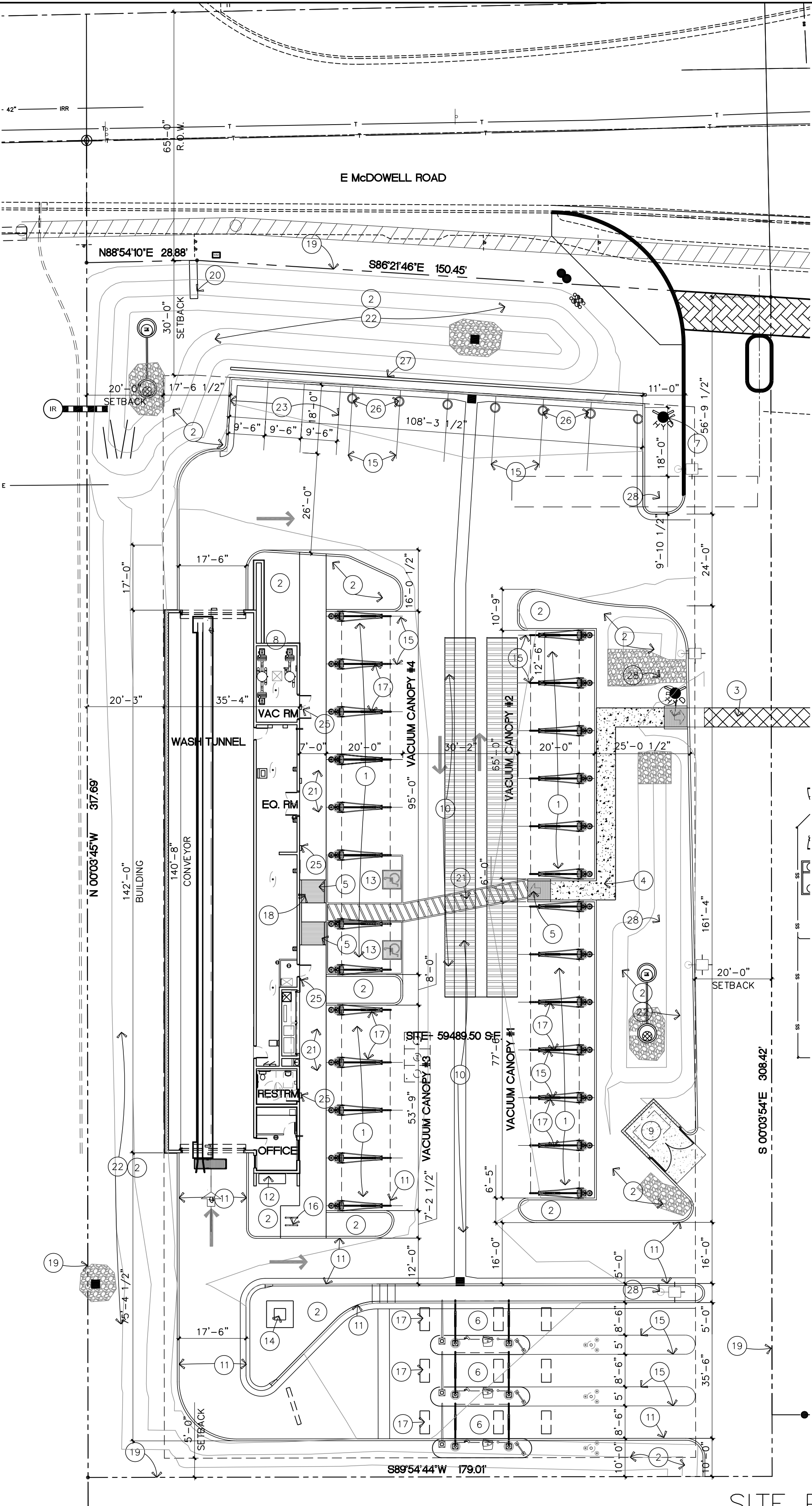
SAID PARCEL CONTAINS 68,818 SQUARE FEET OR 1.580 ACRES MORE OR LESS.

PROJECT DESCRIPTION

THIS PROJECT IS FOR A NEW CAR WASH FOR FRANCES AND SONS EXPRESS CARWASH. THE SITE IS CURRENTLY VACANT. THIS PARCEL IS A LOT SPLIT FROM PARCEL 102-56-001L.

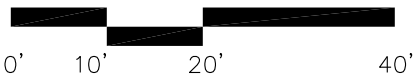
CITY OF AVONDALE STANDARD NOTES

- SITE PLAN NOTES
- a. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
 - b. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 - c. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2'(SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 - d. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
 - e. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN.
 - f. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
 - g. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS

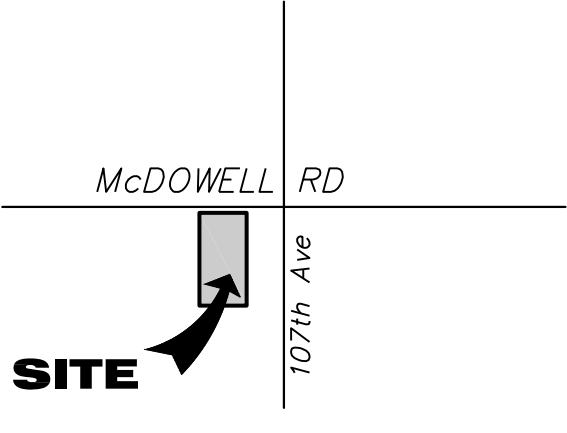


SITE PLAN

SCALE: 1"= 20'



VICINITY MAP



PROJECT DATA:

FRANCIS & SONS EXPRESS CARWASH 107TH AVE & MCDOWELL ROAD AVONDALE, AZ	
OWNER: JEFF FRANCIS 16414 N. 91ST STREET #102 SCOTTSDALE, AZ. 85260 480-390-9191 EMAIL: jeff@francisandsons.com	ARCHITECT: JOHN REDDELL ARCHITECTS 4992 S. 158th St. GILBERT, AZ. 85298 602-531-2854
ZONING ORDINANCE EXISTING ZONING: REQUESTED ZONING: CITY CODE:	City of Avondale C-3 PAD 1.177 S.F.
2018 IBC International Building Code 2018 IMC International Mechanical Code 2018 IPC International Plumbing Code 2018 IECC International Energy Code 2018 IFGC International Fuel Code 2018 IFC International Fire Code 2017 NEC National Electric Code 2010 ADA	
PARCEL #	A PORTION OF 102-56-001L
SITE AREA:	GROSS AREA: NET AREA: 56,220 SQ. FT. (1.291 AC)
BUILDING AREA:	
WASH TUNNEL	3,687 S.F.
EQUIPMENT ROOM / VENDING	1,012 S.F.
OFFICE / RESTROOMS	317 S.F.
VACUUM ROOM	242 S.F.
TOTAL CARWASH BUILDING	5,258 S.F.
CANOPY AREA:	
EXPRESS PAY STATION CANOPIES	420 S.F.
VACUUM CANOPY #1	967 S.F.
VACUUM CANOPY #2	795 S.F.
VACUUM CANOPY #3	652 S.F.
VACUUM CANOPY #4	1,177 S.F.
TOTAL CANOPIES	4,011 S.F.
LOT COVERAGE	
TOTAL LANDSCAPE AREA	16.5 %
TOTAL LANDSCAPE COVERAGE	18,977 S.F. 33.77%
PARKING LOT LANDSCAPE AREA	
PARKING LOT ASPHALT AREA	7,780 S.F.
PARKING LOT LANDSCAPE COVERAGE	23,192 S.F. 33.5% (10% REQUIRED)
BUILDING OCCUPANCY	
BUILDING CONSTRUCTION TYPE	B V-B
MAX. BUILDING HEIGHT:	30'-0"
SETBACK REQ:	FRONT 20'-0" REAR 20'-0" SIDES 15'-0"
PARKING REQUIRED:	
1 SP. PER MAX NUMBER OF EMPLOYEES ON SITE 3 PLUS 1	
ADA ACCESSIBLE SPACE	
4 EMPLOYEES MAX / 1 = 4.0 SP. + 1 ADA	
EMPLOYEE PARKING PROVIDED: 3 PARKING SPACES + 1 ADA	
EMPLOYEES WILL BE BETWEEN 2 AND 3 WITH A RARE OCCASION TO HAVE 4TH OVERLAP, AT THAT TIME THE 4TH EMPLOYEE WILL PARK IN THE VACUUM POSITION NEXT TO THE 3 EMPLOYEE PARKING SPACES.	

SITE PLAN NOTES

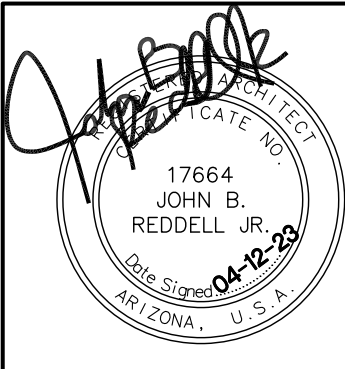
1. COVERED PARKING (VACUUM CANOPIES)
2. NEW LANDSCAPE AREA
3. EXISTING 5' WIDE PEDESTRIAN CROSSWALK TO REMAIN
4. CONCRETE SIDEWALK
5. ADA ACCESSIBLE RAMP
6. COVERED PAYSTATION
7. NEW FIRE HYDRANT LOCATION
8. NEW VACUUM ENCLOSURE
9. TRASH ENCLOSURE W/ GATE PER CITY OF AVONDALE STANDARD
10. CONCRETE PAVING (TYP)
11. 6" CONCRETE CURB (TYP)
12. S.E.S. LOCATION PAINT TO MATCH BUILDING - SEE ELEVATIONS
13. HOOP PARKING W/ 5' ACCESS
14. UTILITY TRANSFORMER - PROVIDE LANDSCAPE SCREENING AND PAINT UNIT TO MATCH BUILDING
15. PAINTED PARKING / LANE STRIPING - TYP.
16. BIKE PARKING LOCATION
17. EXTERIOR LIGHTING UNDER CANOPY - TYP. EA. STANCHION
18. NEW FDC LOCATION
19. PROPERTY LINE
20. MULTI-DISPLAY MONUMENT SIGN LOCATION - BY SEPARATE PERMIT
21. 5' MIN. ACCESSIBLE PATH OF TRAVEL (COLORED PAVEMENT ACROSS DRIVEWAYS AND CONNECTION TO SIDEWALK)
22. NEW RETENTION BASIN
23. EMPLOYEE PARKING SPACES- MINIMUM 9.5' WIDE X 18' DEEP
24. NEW 15' TALL POLE MOUNTED LIGHT FIXTURE
25. WALL MOUNTED LIGHT FIXTURE @ 15' A.F.F.
26. PEDESTAL VACUUM
27. 3.5 FEET HIGH MASONRY SCREEN WALL
28. POLE MOUNTED LIGHT FIXTURE

Francis and Sons Express Carwash
107TH AVE + MCDOWELL RD
Avondale, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
4992 S. 158th Street Gilbert, AZ 85298
(602) 531-2854 Email: john@reddellarchitects.com

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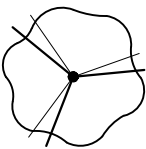
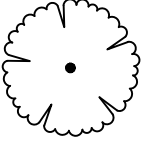
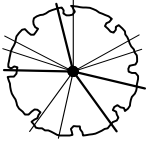
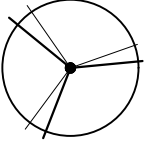
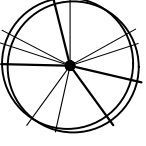
Date: _____
Revisions: _____



APPLICATION PL-22-0308

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
REUSE OF AND MODIFICATIONS TO THIS DOCUMENT WITHOUT AUTHORIZATION FROM JAMES AND SONS LANDSCAPE ARCHITECTS, LLC SHALL BE AT THE USER'S SOLE RISK.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	EMITTER ALLOCATION	MAINTENANCE NOTES
	6	Caesalpinia cocalaco Cacalaco	(6) 2 GPH EMITTER	PRUNE PER ANSI A300 ONLY FOR HEALTH AND VISIBILITY. PRUNE IN SPRING AFTER BLOOM TO ACHIEVE 6'-8" CLEARANCE.
	3	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	(6) 2 GPH EMITTER	PRUNE PER ANSI A300 ONLY FOR HEALTH AND VISIBILITY. PRUNE IN LATE WINTER TO ACHIEVE 6'-8" CLEARANCE.
	4	Prosopis x 'Phoenix' Hybrid Mesquite	(6) 2 GPH EMITTER	PRUNE PER ANSI A300 ONLY FOR HEALTH AND VISIBILITY. PRUNE IN SPRING TO ACHIEVE 6'-8" CLEARANCE.
	7	Quercus virginiana Southern Live Oak	(6) 2 GPH EMITTER	PRUNE PER ANSI A300 ONLY FOR HEALTH AND VISIBILITY. ALLOW LOW BRANCHES TO REMAIN, GRADUALLY PRUNE CANOPY TO ACHIEVE 6'-8" CLEARANCE. PRUNE TO OCCUR JUNE-OCTOBER DIVIDE AND THIN CROWDED CLUMPS ABOUT EVERY 3 TO 5 YEARS TO REINVIGORATE.
	7	Ulmus parvifolia Evergreen Elm	(6) 2 GPH EMITTER	
SHRUBS	QTY	BOTANICAL / COMMON NAME	EMITTER ALLOCATION	MAINTENANCE NOTES
	123	Acacia redolens 'Desert Carpet' Desert Carpet Bank Catclaw	(6) 1 GPH EMITTER	PRUNE IN SPRING TO REMOVE FROST DAMAGED STEMS.
	12	Dodonaea viscosa Hop Bush	(7) 1 GPH EMITTER	PRUNE INFREQUENTLY TO IMPROVE SHAPE.
	47	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	(1) 1 GPH EMITTER	PRUNE IN SPRING TO REMOVE FROST DAMAGED STEMS.
	66	Eremophila hygrophana 'Blue Bells' Blue Bells Emu Bush	(1) 1 GPH EMITTER	PRUNE SELECTIVELY TO IMPROVE SHAPE. DO NOT UTILIZE HEDGING TOOL OR TRIM INTO BALL.
	75	Hesperaloe parviflora Red Yucca	(2) 1 GPH EMITTER	TRIM DEAD THATCH EVERY 3 YEARS.
	39	Hesperaloe parviflora 'MSWNPerna' Desert Dusk® Red Yucca	(1) 1 GPH EMITTER	TRIM DEAD THATCH EVERY 3 YEARS.
	52	Lantana x 'New Gold' New Gold Lantana	(1) 1 GPH EMITTER	PRUNE IN SPRING TO REMOVE FROST DAMAGED STEMS.
	10	Leucophyllum frutescens Texas Sage	(1) 1 GPH EMITTER	PRUNE SELECTIVELY TO IMPROVE SHAPE. DO NOT UTILIZE HEDGING TOOL OR TRIM INTO BALL.
	62	Ruellia peninsularis Desert Ruellia	(1) 1 GPH EMITTER	PRUNE SELECTIVELY TO IMPROVE SHAPE. DO NOT UTILIZE HEDGING TOOL OR TRIM INTO BALL.
	24	Tecoma stans 'Gold Star' Gold Star Yellow Bells	(1) 1 GPH EMITTER	PRUNE SELECTIVELY TO IMPROVE SHAPE. DO NOT UTILIZE HEDGING TOOL OR TRIM INTO BALL.
VINES	QTY	BOTANICAL / COMMON NAME	EMITTER ALLOCATION	MAINTENANCE NOTES
	4	Callaeum macropterum Yellow Orchid Vine	(1) 1 GPH EMITTER	CLEAN UP WINGED FRUIT AND CUT OUT DEAD VEGETATION DURING WINTER.

INERT MATERIAL LEGEND

SYMBOL	Aggregate Surfacing DESCRIPTION	QTY	DETAIL
	3/4" Screened - 2" Depth Color: Mahogany	19,094 sf	

MAINTENANCE NOTES

RAKE OUT STEMS AND LITTER AFTER TREE AND PLANT PRUNING. ADD ADDITIONAL D.G. TO THIN SPOTS WITH MATCHING COLOR AND SIZE.

LANDSCAPE MAINTENANCE SCHEDULE

PREPARED FOR
FRANCIS AND SONS EXPRESS CAR WASH

LANDSCAPE MAINTENANCE INTENT

APPROPRIATE MAINTENANCE OF THE PLANTINGS IS IMPORTANT TO MAINTAIN THE VIABILITY, APPEARANCE, AND STYLE THAT ARE CONSISTENT WITH THE DESIGN THEME.

ALL LANDSCAPE AREAS SHOULD BE MAINTAINED ACCORDING TO THEIR APPROVED LANDSCAPE PLANS AND ORIGINAL PLANT PALETTE.

LANDSCAPE AREAS ARE TO BE KEPT CLEAN AND FREE OF WEEDS, DEBRIS, AND REFUSE. THE REMOVAL OF DEAD AND INFECTED PLANT MATERIAL IS IMPORTANT. AN EFFICIENT LANDSCAPE MAINTENANCE PLAN CAN HELP REDUCE THE OVERALL COST OF LANDSCAPE MAINTENANCE BY REDUCING WATER CONSUMPTION, GENERAL PRUNING AND MAINTENANCE, TIME, MATERIALS, AND STRESS. DEBRIS REMOVAL SHOULD BE THE PRIMARY CONCERN, FOLLOWED BY TIME AND LABOR FOR MONTHLY PRUNING. EXCESSIVE PRUNING REMOVES THE BLOOMS AND DESTROYS THE NATURAL SHAPE OF THE PLANT MATERIAL, PROMOTING EXCESSIVE WOODY GROWTH AND IN SOME CASES DESTROYING THE PLANTS OVERALL AESTHETICS.

POOR IRRIGATION SYSTEM MAINTENANCE CAN LEAD TO WASTEFUL AND HIGH WATER USAGE DUE TO OVER WATERING AND FAULTY SYSTEMS.

SITE LANDSCAPE MAINTENANCE

IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO MAINTAIN THE PROJECT IN A CLEAN, SAFE AND RESPECTABLE MANNER.

DEBRIS PICK UP

ALL AREAS OF RESPONSIBILITY ARE TO BE KEPT CLEAN AND FREE OF DEBRIS, INCLUDING, BUT NOT LIMITED TO; TRASH, LEAVES, BRANCHES, DEAD PLANT MATERIAL, WINDBLOWN TRASH, AND PLANT DEBRIS. IN ADDITION, HUMAN LITTER, SUCH AS; CIGARETTE BUTTS, CANS, BOTTLES AND PAPER SHALL ALSO BE REMOVED. AFTER ESTABLISHMENT DEBRIS IS TO BE PICKED UP AND REMOVED ON A BI-WEEKLY BASIS. DEBRIS AS A RESULT OF LANDSCAPE MAINTENANCE OPERATIONS SHOULD BE DISPOSED OF AT DESIGNATED LOCATIONS.

PLANT REPLACEMENT

ALL PLANTS SHOULD BE DISEASE-FREE, HEALTHY SPECIMENS. PLANTS THAT ARE DEAD, DISEASED, OR EXHIBIT POOR FORM SHALL BE REMOVED AND REPLACED WITH THE SAME PLANT AS PER THE ORIGINAL LANDSCAPE PLAN. IF PLANT MATERIAL IS DESTROYED (OR THE SHAPE ALTERED AS DEFINED IN PRUNING SECTION) BY THE LANDSCAPE MAINTENANCE CONTRACTOR DUE TO IMPROPER PRUNING, THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL REPLACE THE PLANT MATERIALS 'IN KIND'. WHEN REPLACING DEAD OR DISEASED PLANTS, REMOVE AND REPLACE IMMEDIATELY ADJACENT SOIL AS WELL.

WEED CONTROL

KEEP ALL GRANITE-COVERED AREAS FREE OF WEEDS AT ALL TIMES. SELECT HERBICIDES ACCORDING TO THE WEED IT IS INTENDING TO DESTROY. APPLICATIONS OCCUR TWICE A YEAR, ONCE IN APRIL FOR CONTROL OF SUMMER WEEDS AND ONCE IN SEPTEMBER FOR CONTROL OF WINTER WEEDS. TOTAL SOIL STERILANTS SHOULD NEVER BE USED, AS THEY WILL KILL ANY EXISTING VEGETATION, LEACH INTO NEARBY AREAS, AND DESTROY SOIL BIOTA.

FERTILIZATION

WHEN PLANTED, ALL PLANT MATERIAL IN GRANITE-COVERED AREAS WILL RECEIVE FERTILIZATION. IF PLANTS IN LARGE AREAS OR SITE-WIDE ARE EXHIBITING SIGNS OF MALNUTRITION AFTER FIRST YEARS, PROVIDE ADDITIONAL FERTILIZATION AT THE FOLLOWING RATE:

- 1 TABLET PER 1 GALLON CONTAINER
- 3 TABLETS PER 5 GALLON CONTAINER
- 7 TABLETS PER 15 GALLON CONTAINER
- 15 TABLETS PER 24" BOX
- 19 TABLETS PER 36" BOX
- 24 TABLETS PER 48" BOX

PRUNING STANDARDS

ALL PLANTS SHOULD BE ALLOWED TO GROW TO THEIR NATURAL FORM AND SIZE, UNLESS SPECIFICALLY NOTED. PLANTS SHOULD BE PRUNED TO PROMOTE STRUCTURAL STRENGTH AND TO ACCENTUATE THEIR NATURAL FORM AND FEATURES.

PLANT MATERIALS SHOULD ONLY BE PRUNED AND THINNED TWICE A YEAR AND AT SPECIFIED TIMES ACCORDING TO INDIVIDUAL PLANT SPECIMENS AND ACCORDING TO ANSI STANDARDS. THIS WILL ALLOW EACH PLANT TO RECOVER IT'S NATURAL SHAPE, SIZE, TEXTURE, AND SEASONAL COLOR. EXCESSIVE WATERING PROMOTES EXCESSIVE GROWTH AND IS DISCOURAGED.

GRANITE AREAS

CONCRETE HEADERS SHOULD BE MAINTAINED IN A NEAT CONDITION. MAINTAIN GRANITE MULCH AND SOIL LEVELS AT THE CORRECT GRADE IN RELATION TO CONCRETE HEADERS. REGRADE OR FILL AS NECESSARY ALL STAINED OR MISSING GRANITE TO MATCH EXISTING. KEEP MULCHES AT LEAST 2-4 INCHES FROM PLANT STEMS OR TRUNKS.

GRANITE DEPTHS SHOULD BE MAINTAINED IN A CLEAN, UNIFORM AND NEAT MANNER THROUGHOUT THE PROJECT SITE. GRANITE SHOULD BE REPLACED WHEN NECESSARY TO REPAIR DAMAGE FROM VANDALISM, IRRIGATION, EROSION, MAINTENANCE, VEHICLES, HUMAN IMPACT, ETC.

ALL AREAS ARE TO BE RAKED TO TIDY APPEARANCE AS NEEDED, BUT NO LESS THAN ONCE A MONTH.

MONTHLY MAINTENANCE SCHEDULE

JANUARY	SITE LANDSCAPE MAINTENANCE, PERFORM IRRIGATION INSPECTION, PRUNE EVERGREEN ELM
FEBRUARY	SITE LANDSCAPE MAINTENANCE
MARCH	SITE LANDSCAPE MAINTENANCE, PRUNE LANTANAS PER NOTES
APRIL	SITE LANDSCAPE MAINTENANCE, WEED CONTROL, PERFORM IRRIGATION INSPECTION
MAY	SITE LANDSCAPE MAINTENANCE, ADJUST IRRIGATION SCHEDULE
JUNE	SITE LANDSCAPE MAINTENANCE, TREE PRUNING
JULY	SITE LANDSCAPE MAINTENANCE, PERFORM IRRIGATION INSPECTION
AUGUST	SITE LANDSCAPE MAINTENANCE
SEPTEMBER	SITE LANDSCAPE MAINTENANCE, WEED CONTROL
OCTOBER	SITE LANDSCAPE MAINTENANCE, ADJUST IRRIGATION SCHEDULE, PERFORM IRRIGATION INSPECTION
NOVEMBER	SITE LANDSCAPE MAINTENANCE
DECEMBER	SITE LANDSCAPE MAINTENANCE

LANDSCAPE WATERING GUIDELINES FOR ESTABLISHED & NEW PLANTS						
		SPRING (MAR-MAY)	SUMMER (MAY-OCT)	FALL (OCT-DEC)	WINTER (DEC-MAR)	WATER DEPTH
BELOW ARE THE DENOTATIONS BETWEEN IRRIGATION BASED ON THE SEASON						
TREES	DESERT ADAPTED	14 - 30 DAYS	7 - 21 DAYS	14 - 30 DAYS	30 - 60 DAYS	24" - 36"
	HIGH WATER USE	7 - 12 DAYS	7 - 10 DAYS	7 - 12 DAYS	14 - 30 DAYS	24" - 36"
SHRUBS	DESERT ADAPTED	14 - 30 DAYS	7 - 21 DAYS	14 - 30 DAYS	30 - 60 DAYS	18" - 24"
	HIGH WATER USE	7 - 10 DAYS	5 - 7 DAYS	7 - 10 DAYS	10 - 14 DAYS	18" - 24"
GROUNDCOVERS & VINES	DESERT ADAPTED	14 - 30 DAYS	7 - 21 DAYS	14 - 30 DAYS	21 - 45 DAYS	8" - 12"
	HIGH WATER USE	7 - 10 DAYS	2 - 5 DAYS	7 - 10 DAYS	10 - 14 DAYS	8" - 12"
CACTI & SUCCULENTS		21 - 45 DAYS	14 - 30 DAYS	21 - 45 DAYS	IF NEEDED	8" - 12"

IRRIGATION SYSTEM

OPERATE USING CONTROLLER PROVIDED BY THE MANUFACTURER. AFTER SETTING THE INITIAL APPROPRIATE SCHEDULE, THE IRRIGATION SYSTEM SHALL USE THE MINIMUM AMOUNT OF WATER NECESSARY TO MAINTAIN GROWTH, HEALTH AND THE VIGOR OF ALL PLANT MATERIALS. CONTACT THE CONTROLLER MANUFACTURER LOCAL REPRESENTATIVE FOR ADVANCED SETTINGS.

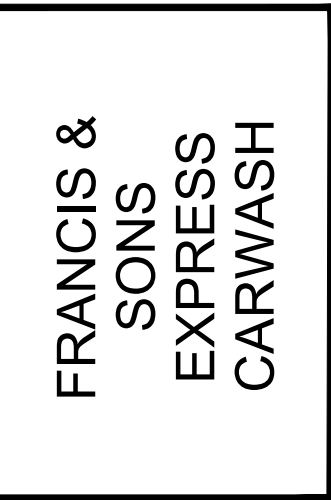
AT LEAST FOUR TIMES YEARLY, PERFORM A THOROUGH INSPECTION OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, TO CONFIRM PROPER FUNCTION. GENERAL MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING:

- CHECK ACCURACY OF CONTROLLER OPERATION.
- REPLACE BATTERY PACK ANNUALLY, OR AS RECOMMENDED BY MANUFACTURER.
- OPEN AND CLOSE CONTROL VALVES TO ASSURE PROPER OPERATION.
- CHECK FOR LEAKS, EROSION AREAS, STANDING AND MUDDY WATER. REPAIR AS REQUIRED.
- OPEN VALVE BOXES WHILE UNDER OPERATION AND CHECK FOR LEAKS.
- CHECK FOR BROKEN AND MISSING SPRINKLER PARTS AND REPAIR USING THE SAME NOZZLES AND SPRAY BODIES.
- CHECK HEADS AND SPRINKLERS ARE PLUMB AND FLUSH WITH THE SOIL SURFACE.
- CLEAN AREAS OF DEBRIS THAT AFFECT EMITTER OUTPUT.
- MAKE SURE THERE IS NO OVERSPRAY ONTO SIDEWALKS, STREETS, WALLS, AND BUILDINGS.
- REPLACE AND/OR FIX EMITTERS AND TUBING.
- ASSURE PROPER AND EFFICIENT EMITTER PLACEMENT NEAR PLANT MATERIALS.
- MOVE EMITTER EMISSION POINTS AS PLANTS MATURE.
- CHECK THAT BASIN SIZE IS WITHIN DRIPLINE AND ADJUST ACCORDINGLY.
- FLUSH FILTERS ON ALL DRIP VALVES ANNUALLY, OR AS REQUIRED TO KEEP EMITTERS OPERATING.
- CONFIRM PROPER OPERATION AND CALIBRATION OF ALL MASTER VALVES AND FLOW SENSORS ANNUALLY.
- CHECK ACCURACY OF PSI AT PRESSURE REGULATORS

REPAIR

THE LANDSCAPE MAINTENANCE CONTRACTOR IS RESPONSIBLE TO EMPLOY QUALIFIED IRRIGATION TECHNICIANS TO MAINTAIN AND REPAIR IRRIGATION SYSTEMS. MAINTENANCE CONTRACTOR SHALL KEEP AN INVENTORY OF COMMONLY REQUIRED REPAIR PARTS ON SITE TO FACILITATE PROMPT IRRIGATION SYSTEM REPAIRS. REPAIRS SHALL BE MADE WITH THE SAME MAKE, MODEL AND BRAND OF MATERIAL. ALL IRRIGATION COMPONENTS SHALL MEET THE REQUIREMENTS SET FORTH IN THE ORIGINAL DESIGN INTENT.

TREE STAKING: CHECK TREE STAKES MONTHLY AND RESET AS REQUIRED. CHECK STAKING SUPPORT WIRES AND PROVIDE 4" CLEARANCE FROM THE TREE TRUNK. PRUNE PER ANSI A300. ALLOW LOW BRANCHES TO REMAIN, THEN GRADUALLY PRUNE CANOPY TO ACHIEVE 6'-8" CANOPY CLEARANCE. REMOVE TREE STAKES AFTER FIRST YEAR.



REV	DESCRIPTION	BY	DATE	APPR



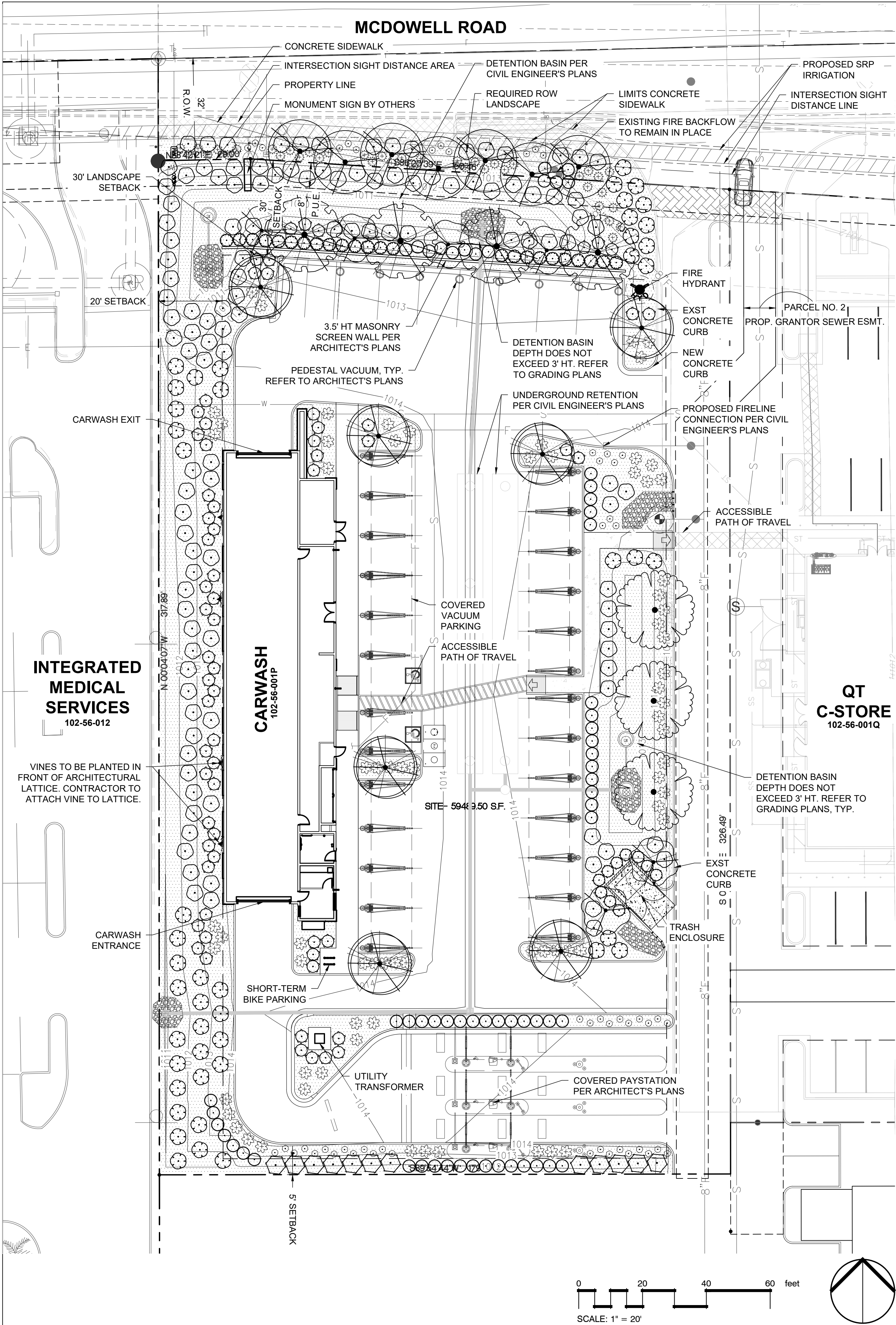
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22065

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DRAWN BY:
DESIGN BY:
CHECK BY:
DATE:

SEE PLAN
NONE
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01/20/2023

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2 OF 7 SHEETS

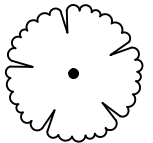
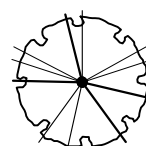
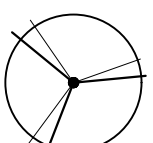
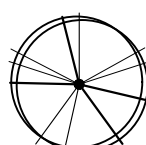
APPLICATION PL-22-0308



REFERENCE NOTES SCHEDULE

SYMBOL	Aggregate Surfacing DESCRIPTION	QTY	DETAIL
	3/4" Screened - 2" Depth Color: Mahogany	19,094 sf	

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
	6	Caesalpinia cacalaco Cacalaco	24" Box	1.0"-1.5"	5.0'-8.0'	3.0'-4.0'	15' x 15'
	3	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	1.0"-1.5"	5.0' x 8.0'	3.0'-4.0'	25' x 25'
	4	Prosopis x 'Phoenix' Hybrid Mesquite	24" Box	1.25"-1.5"	5.0'-7.0'	6.0'-7.0'	30' x 30'
	7	Quercus virginiana Southern Live Oak	24" Box	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'	30' x 30'
	7	Ulmus parvifolia Evergreen Elm	24" Box	1.0"-1.5"	7.0'-9.0'	3.0'-4.0'	30' x 30'
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE				
	123	Acacia redolens 'Desert Carpet' Desert Carpet Bank Catclaw	5 gal				
	12	Dodonaea viscosa Hop Bush	5 gal				
	47	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	5 gal				
	66	Eremophila hygrophana 'Blue Bells' Blue Bells Emu Bush	5 gal				
	75	Hesperaloe parviflora Red Yucca	5 gal				
	39	Hesperaloe parviflora 'MSWNPerma' Desert Dusk® Red Yucca	5 gal				
	52	Lantana x 'New Gold' New Gold Lantana	5 gal				
	10	Leucophyllum frutescens Texas Sage	5 gal				
	62	Ruellia peninsularis Desert Ruellia	5 gal				
	24	Tecoma stans 'Gold Star' Gold Star Yellow Bells	5 gal				
VINES	QTY	BOTANICAL / COMMON NAME	SIZE				
	4	Callaeum macropterum Yellow Orchid Vine	15 gal				

WEEK

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WERK, LLC.
17200 E 2nd Street, Suite 104
Scottsdale, AZ 85251
P: 602-263-1100
www.werknolandesign.com

FRANCIS & SONS
EXPRESS
CARWASH

BY DATE APPR

DESCRIPTION

REV

LANDSCAPE PLAN

FRANCIS & SONS
EXPRESS CARWASH
PREPARED FOR
SWC 107TH AVE AND MCDOWELL RD
AVONDALE
ARIZONA

PROJECT No.
22065

SCALE (H): SEE PLAN

SCALE (V): NONE

DRAWN BY: JRS

DESIGN BY: JRS

CHECK BY: BAS

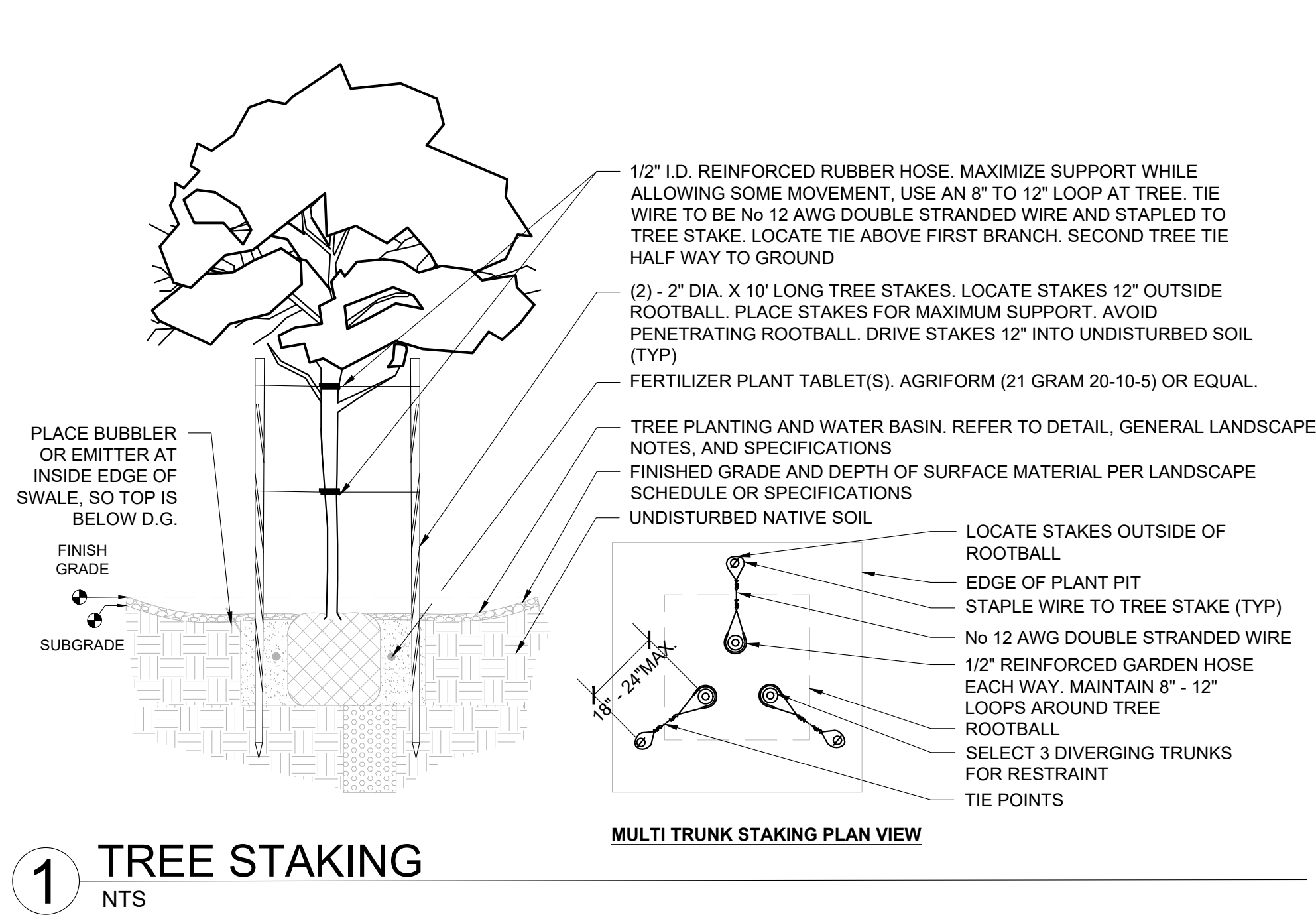
DATE: 01/20/2023

REQUIRED LANDSCAPE
CERTIFICATION
DATE: 12/31/23
EXPIRES: 12/31/24
22065.0.dwg

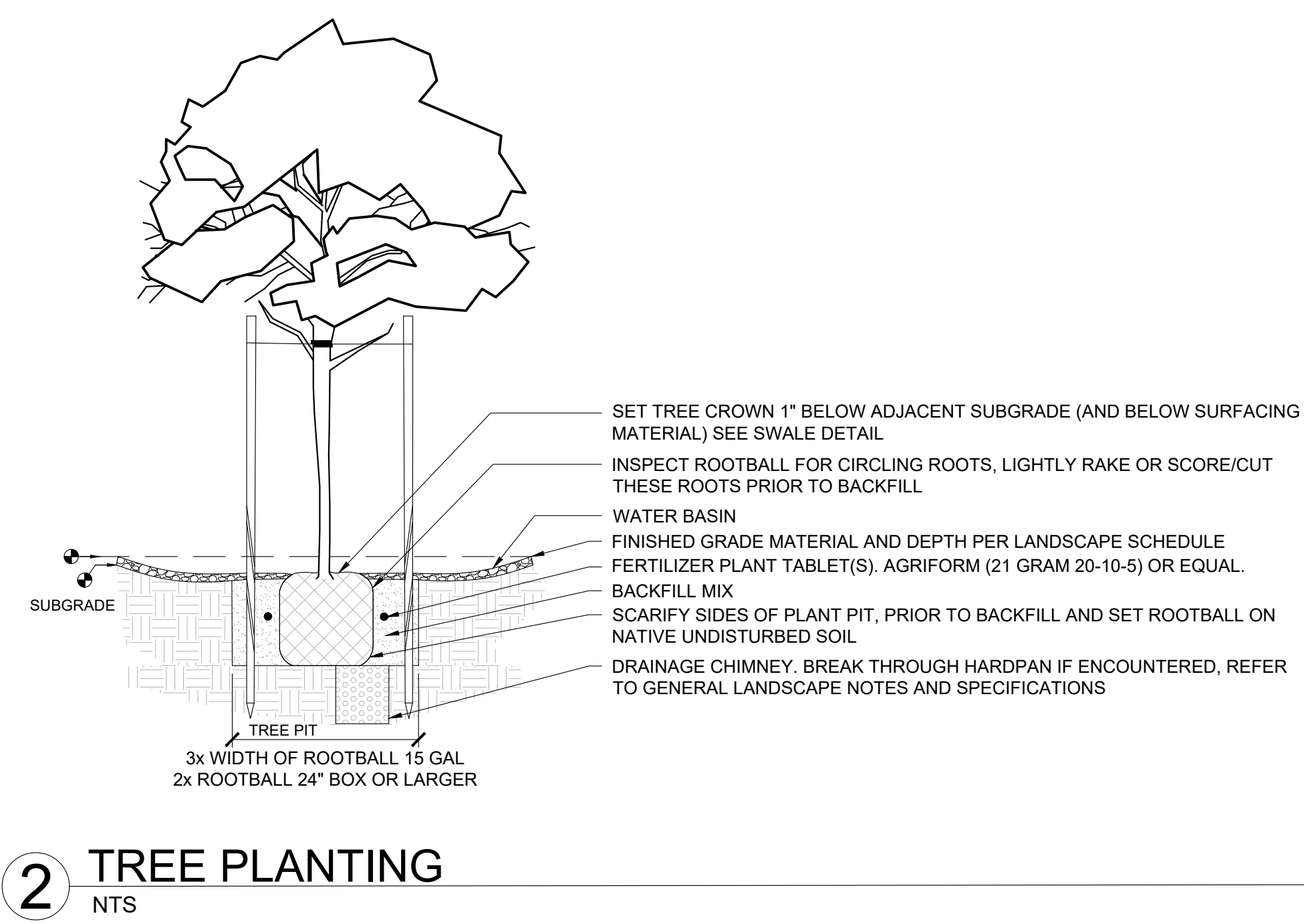
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(OUTSIDE MARICOPA COUNTY)

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3 OF 7 SHEETS

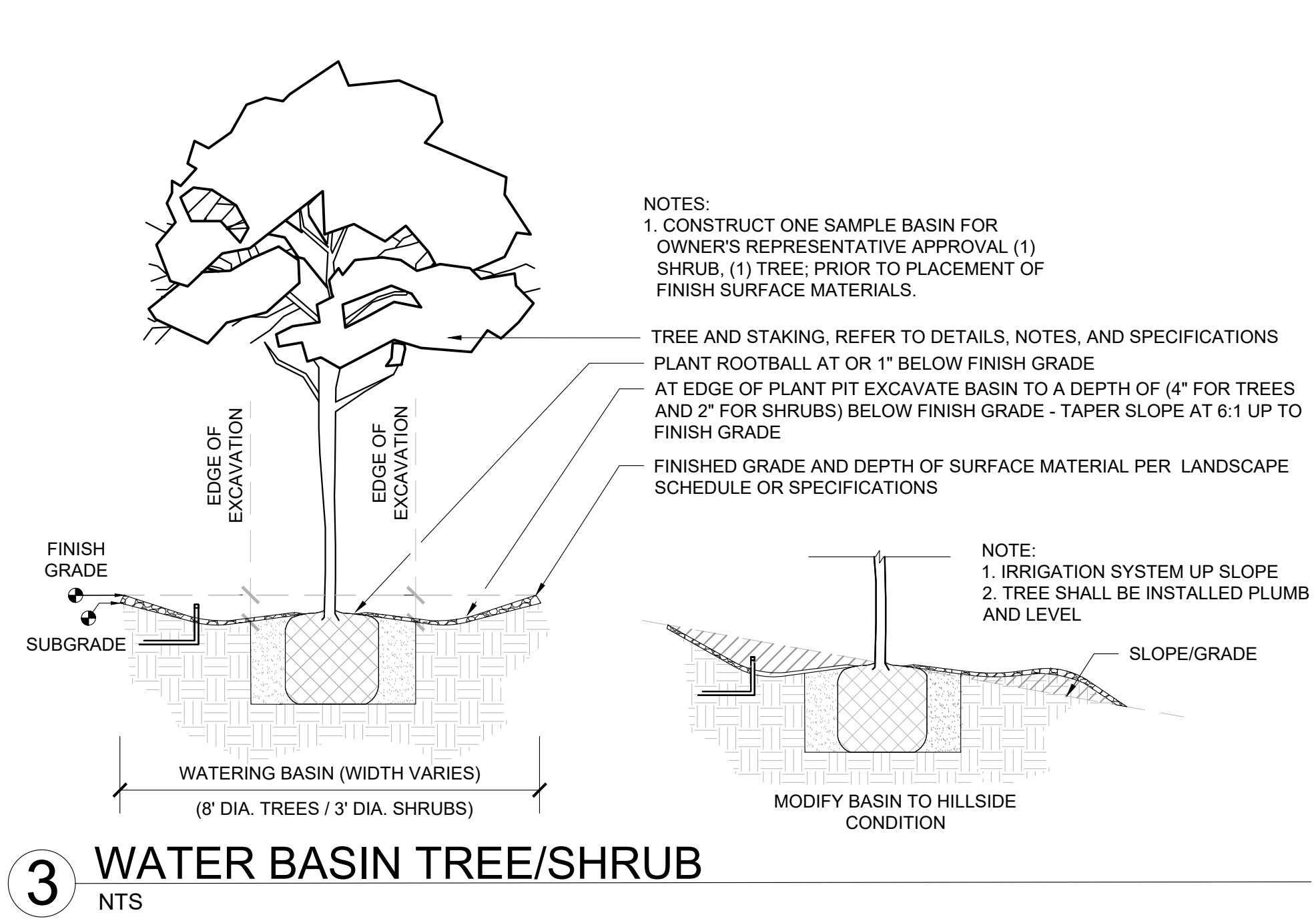
APPLICATION PL-22-0308



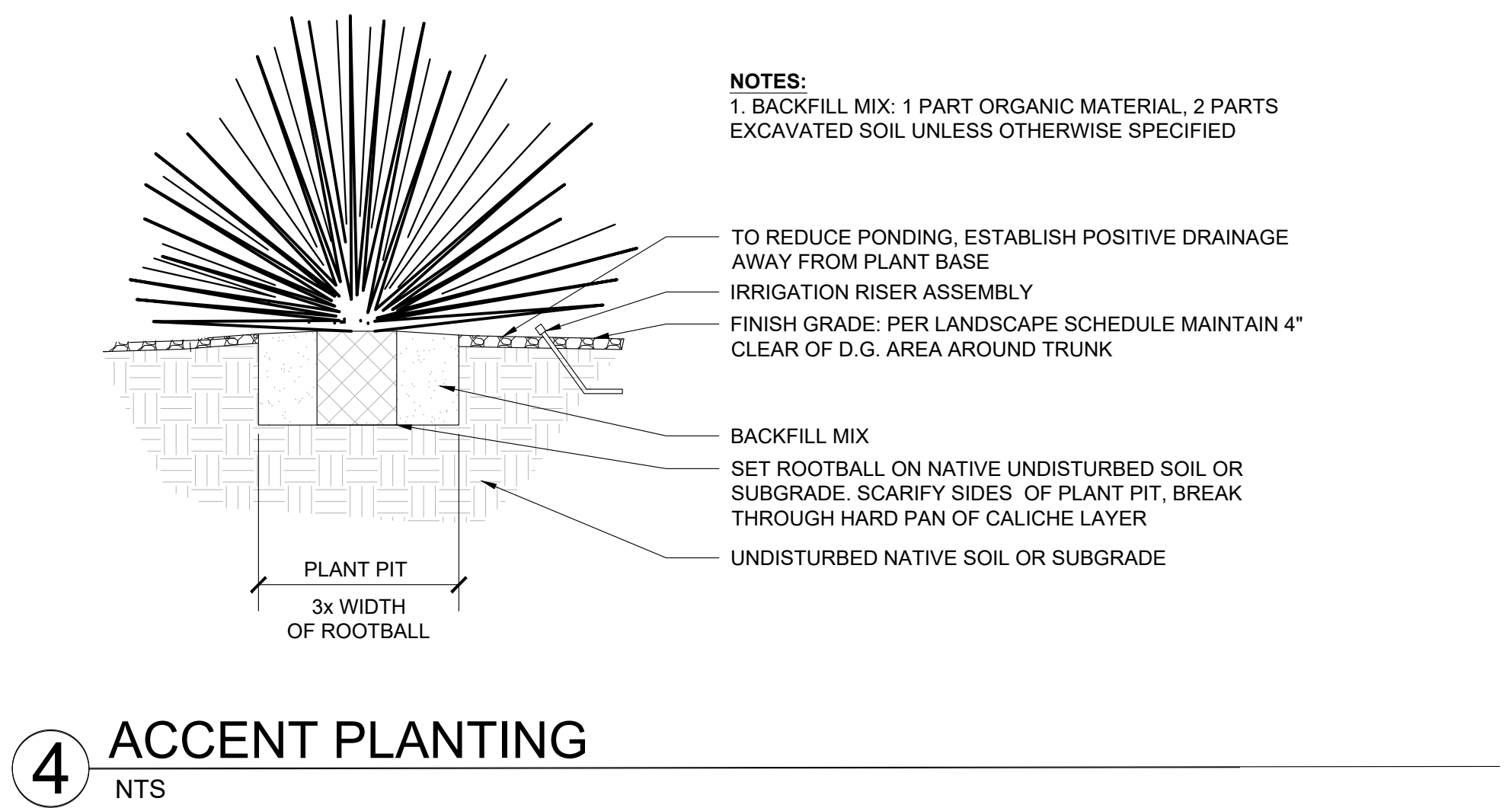
1 TREE STAKING
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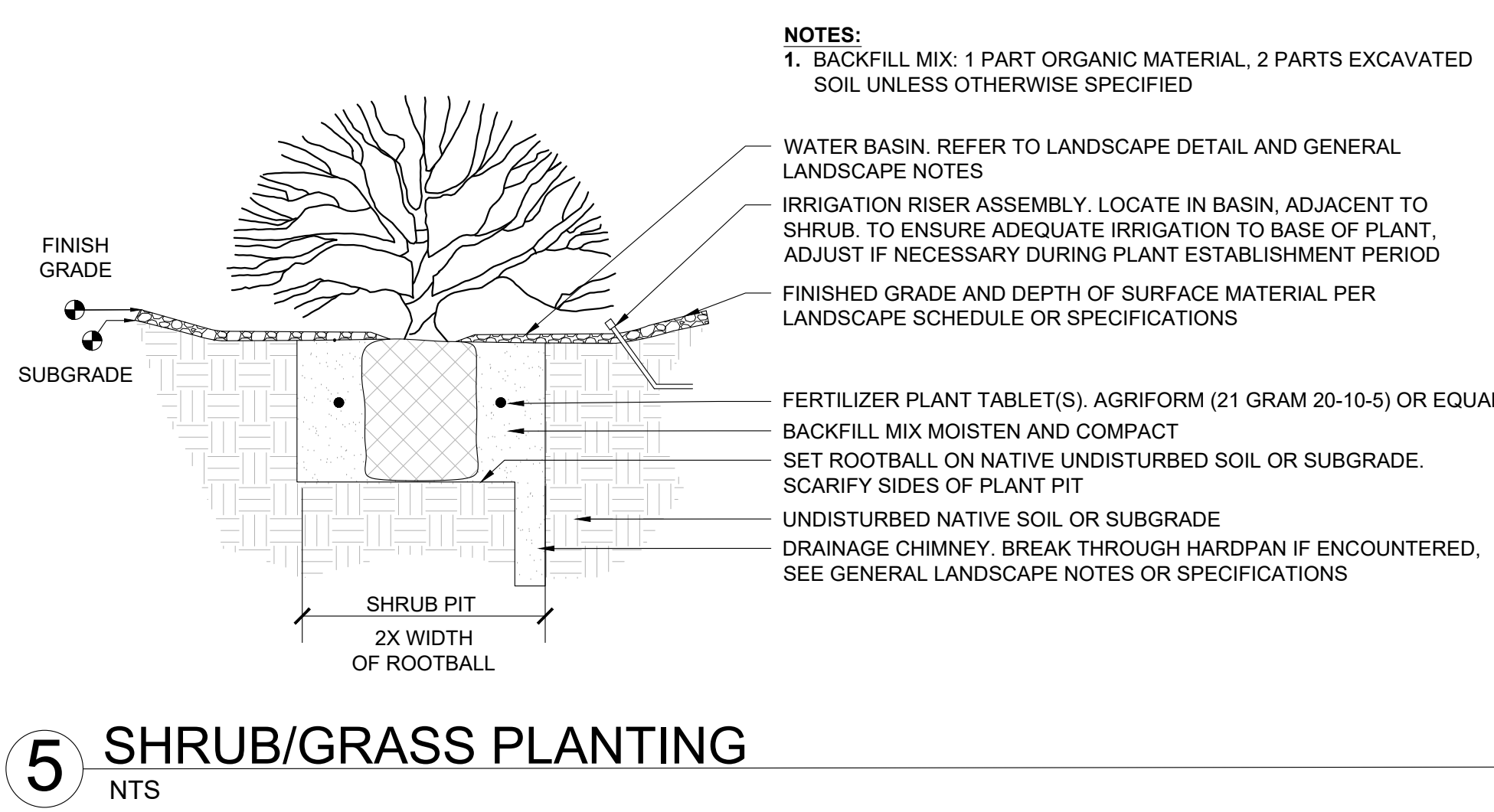
2 TREE PLANTING
NTS



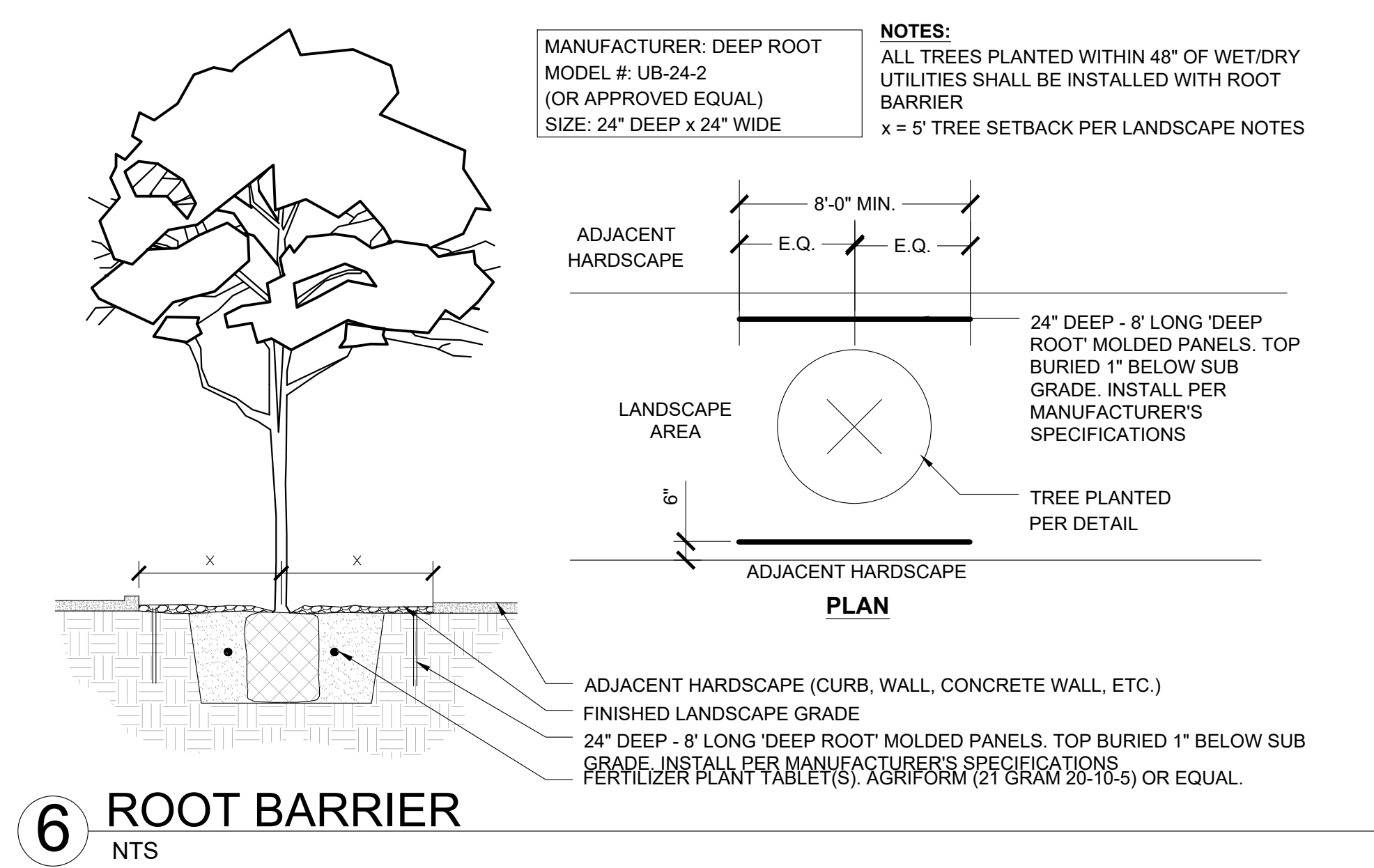
3 WATER BASIN TREE/SHRUB
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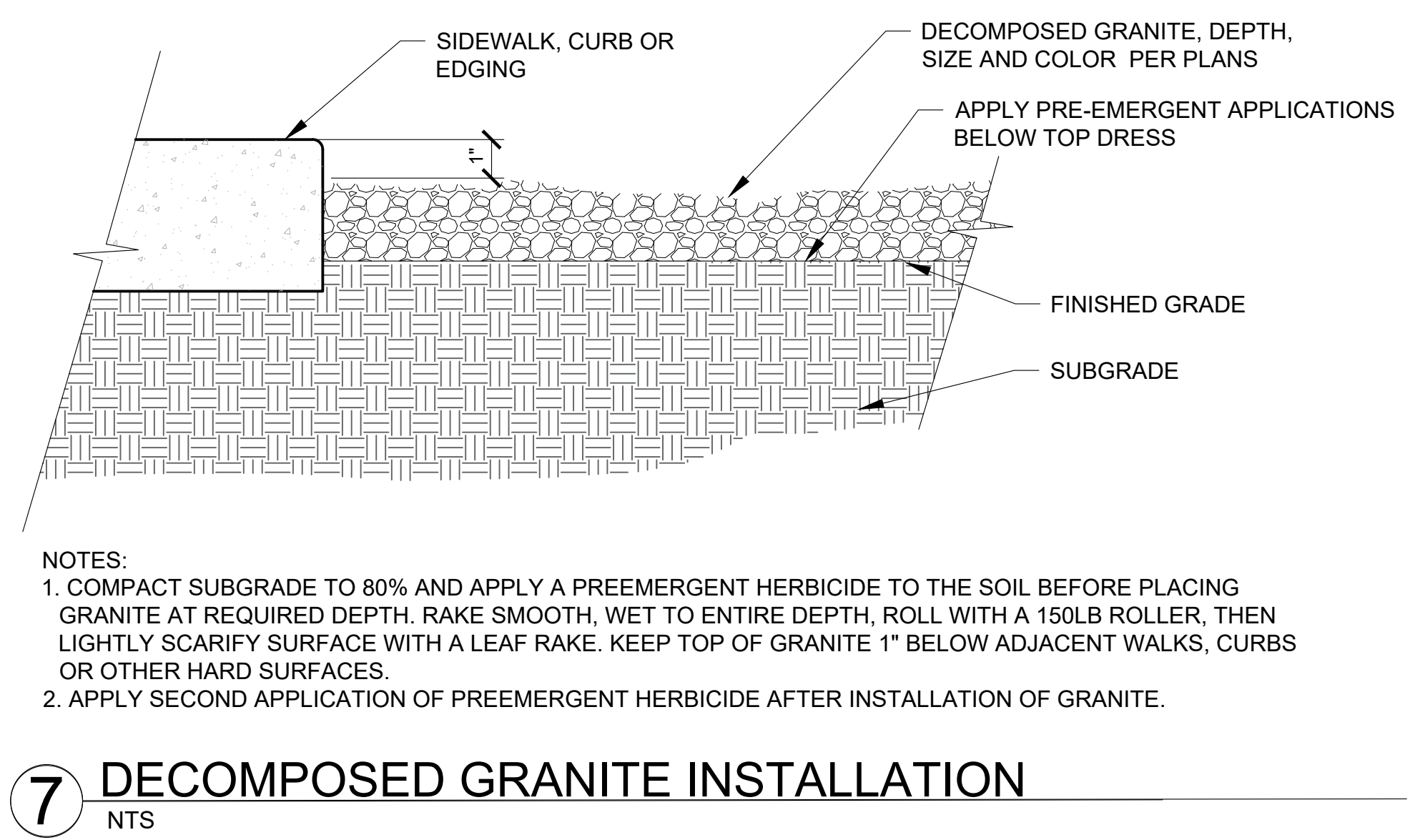
4 ACCENT PLANTING
NTS



5 SHRUB/GRASS PLANTING
NTS



6 ROOT BARRIER
NTS



7 DECOMPOSED GRANITE INSTALLATION
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FRANCIS & SONS

EXPRESS

CARWASH

REV	DESCRIPTION	BY	DATE	APPR

LANDSCAPE

DETAILS

FRANCIS & SONS

EXPRESS CARWASH

PREPARED FOR

SWC 107TH AVE AND MCDOWELL RD

AVONDALE

ARIZONA

PROJECT No.

22065

SCALE (H):

SEE PLAN

SCALE (V):

NONE

DRAWN BY:

JRS

DESIGN BY:

JRS

CHECK BY:

BAS

DATE:

01/20/2023

REGISTERED LANDSCAPE ARCHITECT

NO. 12345

STATE OF ARIZONA

EXPIRES 12/31/2024

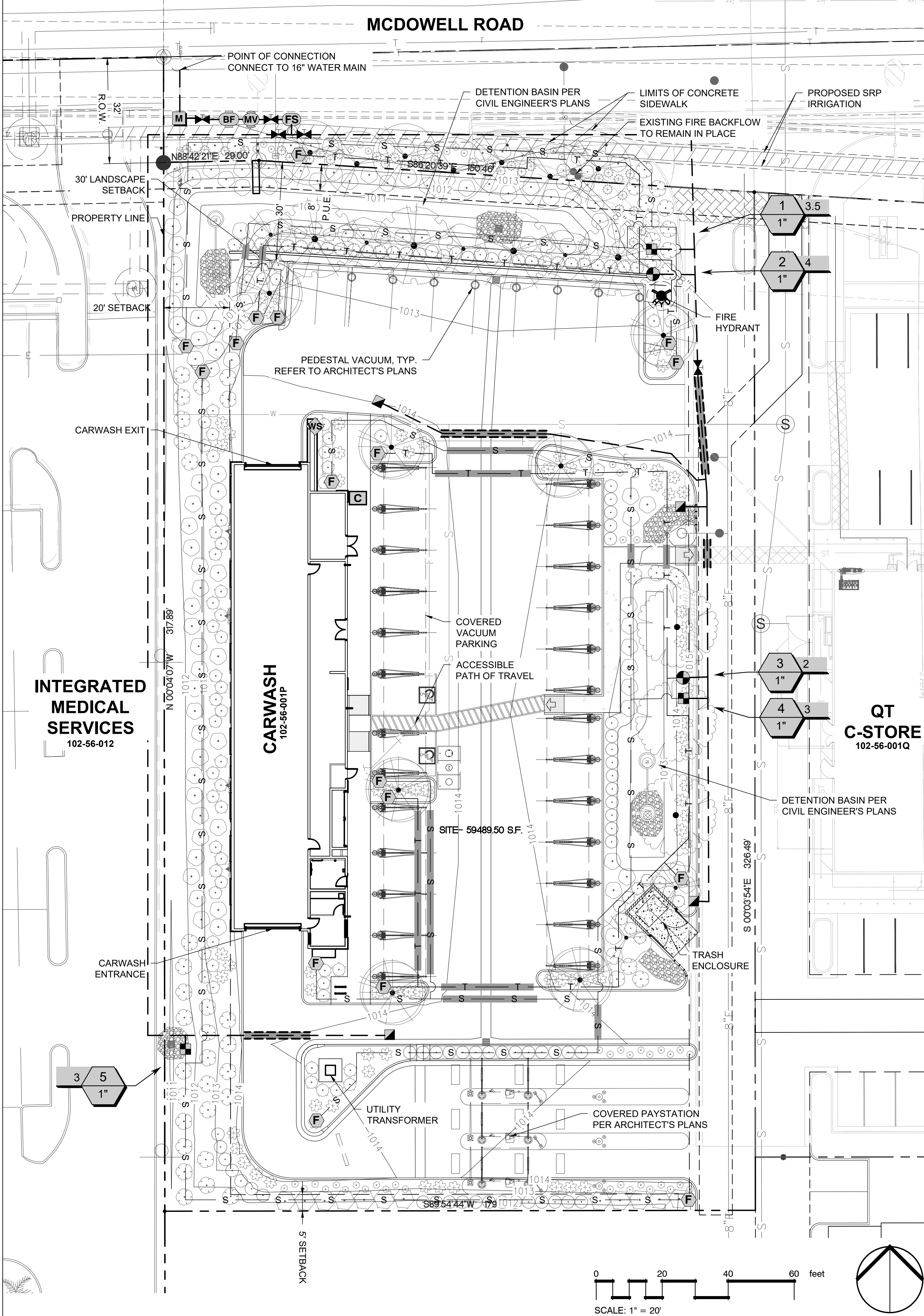
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4 OF 7 SHEETS

APPLICATION PL-22-0308

Client: Jason Shaw/WERK, Design: WERK/Urban Design, Inc., CIVIL, Francis and Sons, 107th and McDowell, Avondale, AZ 85042/Plm22065-5-SET.dwg
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SHRUB IRRIGATION NOTE

- EMITTERS FOR SHRUBS AND ACCENTS NOT SHOWN FOR PLAN LEGIBILITY.
- PROVIDE MULTI-PORT EMITTERS FOR ALL NEW SHRUBS AND ACCENTS ACCORDING TO THE EMITTER SCHEDULE. IT IS ACCEPTABLE TO IRRIGATE MULTIPLE PLANTS FROM ONE MULTI-OUTLET EMITTER.
- SHRUB AND TREE LATERALS CAN SHARE A SLEEVE.

1 PIPE SIZE SCHEDULE

PIPE	PIPE SIZE	GAL/MIN
SCHEDULE 40	1/2"	0-5
SCHEDULE 40	3/4"	6-10
SCHEDULE 40	1"	11-15
SCHEDULE 40	1-1/4"	16-25
SCHEDULE 40	1-1/2"	26-35

NOTE:
1. IN SOME CASES, IRRIGATION PIPE SIZES SHOWN ON IRRIGATION PLANS ARE LARGER THAN THE SIZE SHOWN ON PIPE SCHEDULE DUE TO HYDRAULIC LOSSES. USE PIPE SIZES AS SHOWN ON IRRIGATION PLANS WHERE APPLICABLE.

IRRIGATION GENERAL NOTES

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE IF THERE ARE ANY PRESSURE CONCERNS REGARDING THE RENOVATION. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER PLAN DETAILS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS. WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- AS NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
- REFER TO DETAILS FOR INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
- ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY OPERABILITY OF EXISTING IRRIGATION SYSTEM.
- CONTRACTOR SHALL OPERATE THE EXISTING IRRIGATION SYSTEM DURING THE COURSE OF CONSTRUCTION TO KEEP EXISTING PLANTS ALIVE.
- IRRIGATION PLAN IS DIAGRAMMATIC, SOME COMPONENTS MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS FOR CLARITY ONLY. ALL PIPE AND EQUIPMENT MUST BE INSTALLED IN LANDSCAPE AREAS EXCEPT WHERE SLEEVED UNDER PAVEMENT. AVOID CONFLICTS WITH UTILITIES.
- ALL QUANTITIES PROVIDED ARE APPROXIMATE. PROVIDE AND INSTALL ALL LENGTHS, FITTINGS, AND RISERS AS NECESSARY FROM LATERAL PIPE TO EMITTER INSTALLATION AT EACH PLANT (SEE DETAILS).
- RECLAIMED WATER IRRIGATION SYSTEM SPRINKLER HEADS, VALVE BOXES AND COVERS AND FLOW CONTROL HANDLES ON VALVES SHALL BE PURPLE.
- WHERE NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ALL ROOTS TWO (2) INCHES AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE OR CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS OPERATED CLOSE TO TREES WITH ROOTS SMALLER THAN TWO (2) INCHES IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH. ROOTS ONE (1) INCH AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO (2) COATS OF TREE SEAL, OR EQUAL. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

COMMON NAME	GPH PER PLANT
TREES (IRRIGATED WITH 2 RZWS)	
CACALACO	12
DESERT MUSEUM PALO VERDE	12
HYBRID MESQUITE	12
SOUTHERN LIVE OAK	12
EVERGREEN ELM	12
SHRUBS, GROUND COVER AND VINES	
DESERT CARPET CATCLAW	1
HOP BUSH	1
OUTBACK SUNRISE EMU BUSH	1
BLUE BELLS EMU BUSH	1
RED YUCCA	1
DESERT DUSK RED YUCCA	1
NEW GOLD LANTANA	1
TEXAS SAGE	1
DESERT RUELLIA	1
GOLD STAR YELLOW BELLS	1
YELLOW ORCHID VINE	1

2 EMITTER SCHEDULE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Drip Control Zone Kit: Hunter ICZ-101-25-LF, Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	3
	Flush Cap Assembly: Hose end flush cap in Carson round valve box (910)	17
Not shown on plans	Drip Emmitter: Bowsmith ML200 Series. Multi Outlet Emmitter, six open outlets, 1/2" FPT inlet, 0.6 GPH - 2.0 GPH flows, Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH.	Refer to emitter schedule
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Remote Control Valve: Hunter ICV-G-FS, 1" Plastic Electric Remote Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet and Filter Sentry.	2
	Quick Coupler: Hunter HQ-33DLRC. Quick coupler valve, yellow locking rubber cover, red brass and stainless steel, with 3/4" NPT inlet, 2-piece body.	4
	Shut Off Valve PVC ball valve, Nibco or equal.	5
	Master Valve 1" Contractor to install Hunter ICV-G Plastic Electric Master Valve	1
	Backflow Preventer 3/4" Contractor to install new Febco 825YA backflow device.	1
	Irrigation Controller: Hunter I2C-0800-M, 8 Station Outdoor Modular Controller. No Module Required. Commercial Use. Metal Cabinet.	1
	Weather Sensor: Hunter WSS, Wireless Solar, rain freeze sensor with outdoor interface. Install per manufacturer's recommendations, at least 10' from finish grade.	1
	Flow Sensor: Creative Sensor Technology FSI-T10-001, 1" PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: .86 GPM - 52 GPM.	1
	Water Meter 1"	1
	Irrigation Lateral Line: TREE - Schedule 40 PVC	726.8 l.f.
	Irrigation Lateral Line: SHRUB - Schedule 40 PVC	1,470 l.f.
	Irrigation Mainline: PVC Schedule 40 MAIN	960.2 l.f.
	Pipe Sleeve: PVC Schedule 40 4" SPEAR	89.8 l.f.
	Pipe Sleeve: PVC Schedule 40 2" SLEEVE	243.1 l.f.



FRANCIS & SONS
EXPRESS
CARWASH

REV	DESCRIPTION	BY	DATE	APPR

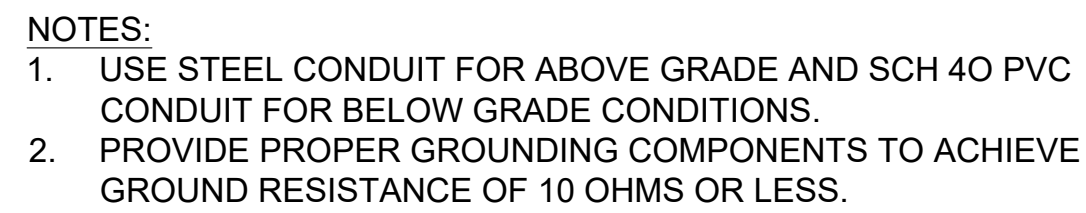
IRRIGATION PLAN

FRANCIS & SONS
EXPRESS CARWASH
PREPARED FOR
SWC 107TH AVE AND MCDOWELL RD
AVONDALE
ARIZONA

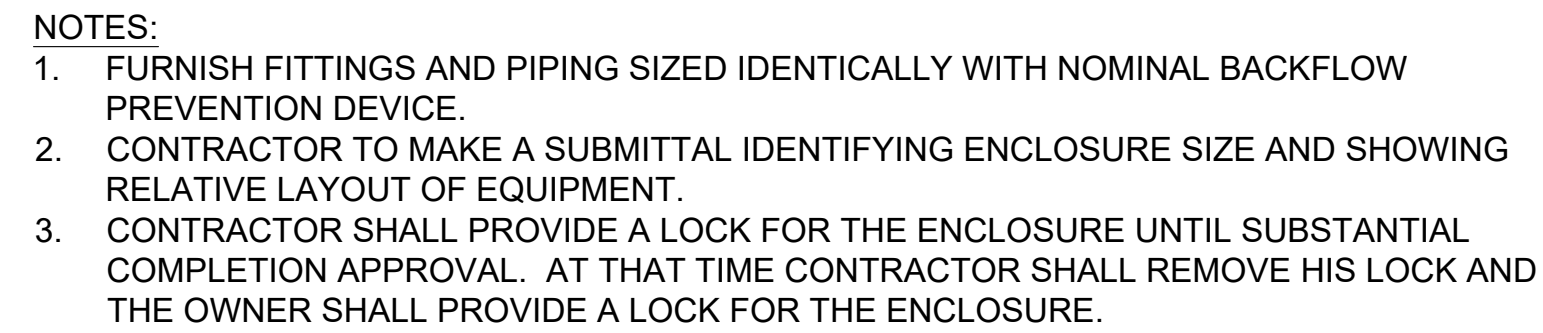
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APPLICATION PL-22-0308



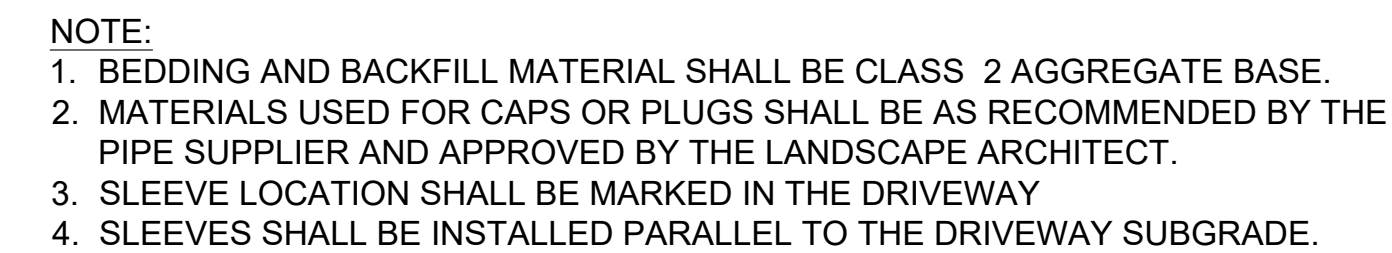
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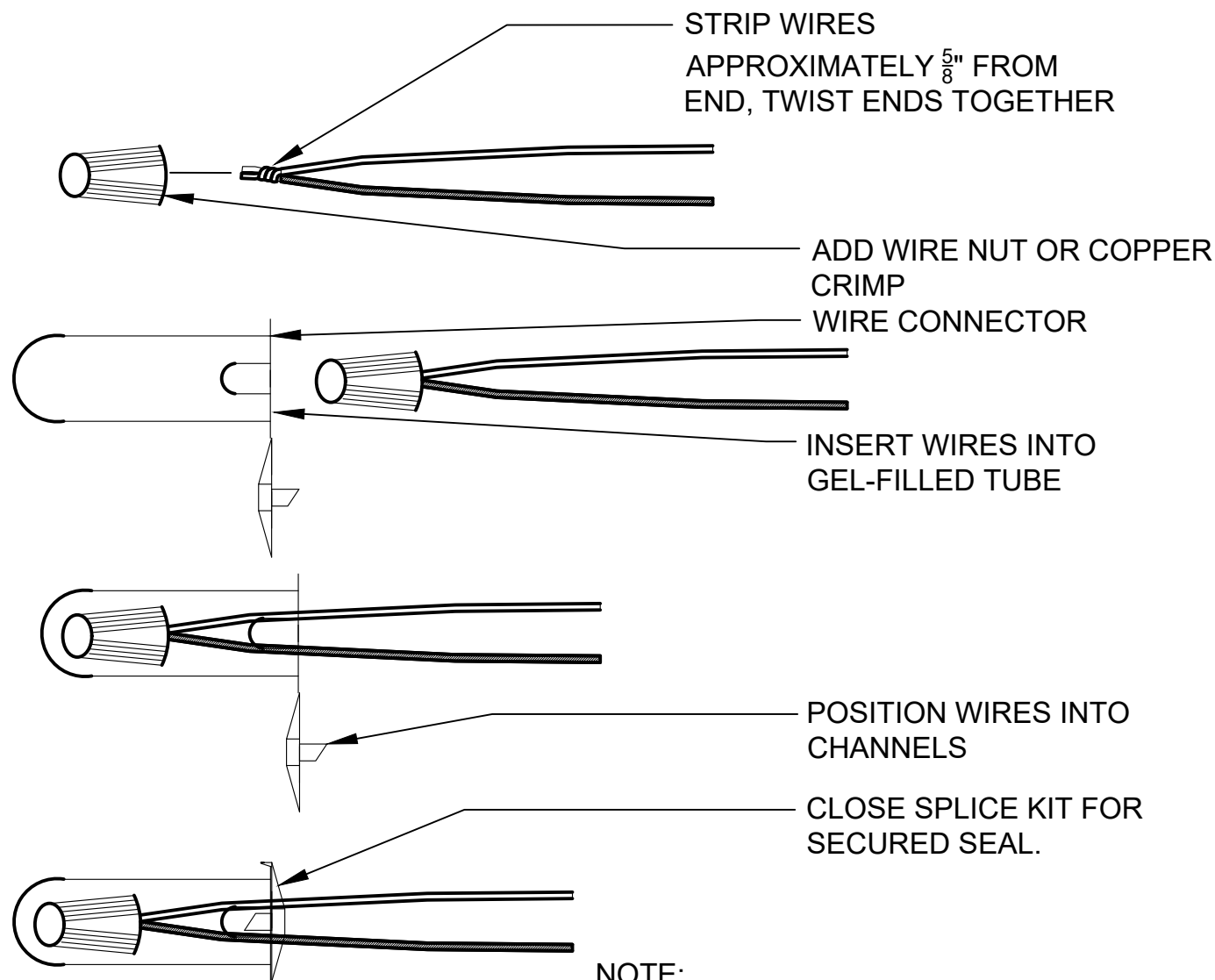
- NOTE:**
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX
 2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
 3. QUICK COUPLER SHALL HAVE YELLOW LOCKING RUBBER COVER
 4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

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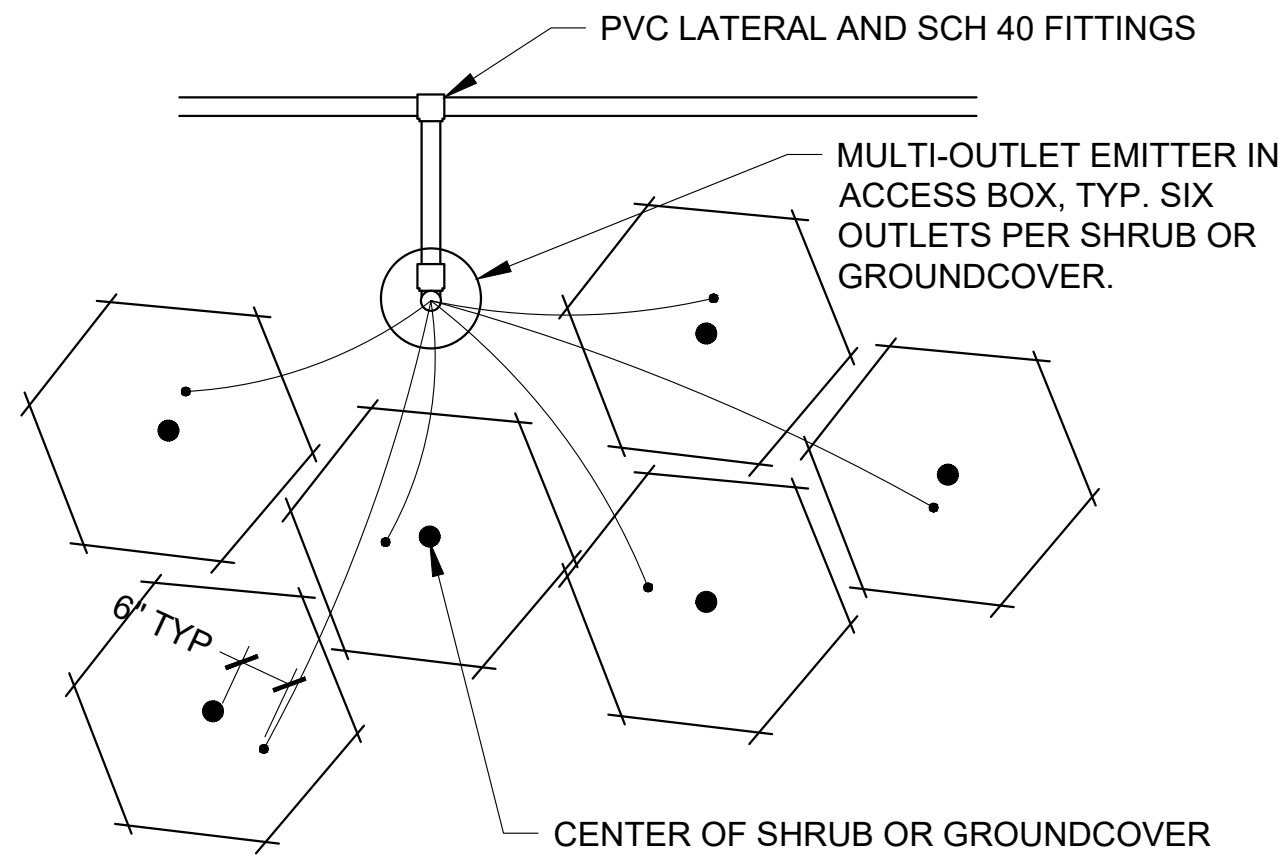
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- NOTE:
1. FOR ALL WIRE SIZES NO. 14, 12, & 10
 2. ALL CONNECTIONS IN VALVE BOX ONLY

1 TYPICAL WIRE SPLICE

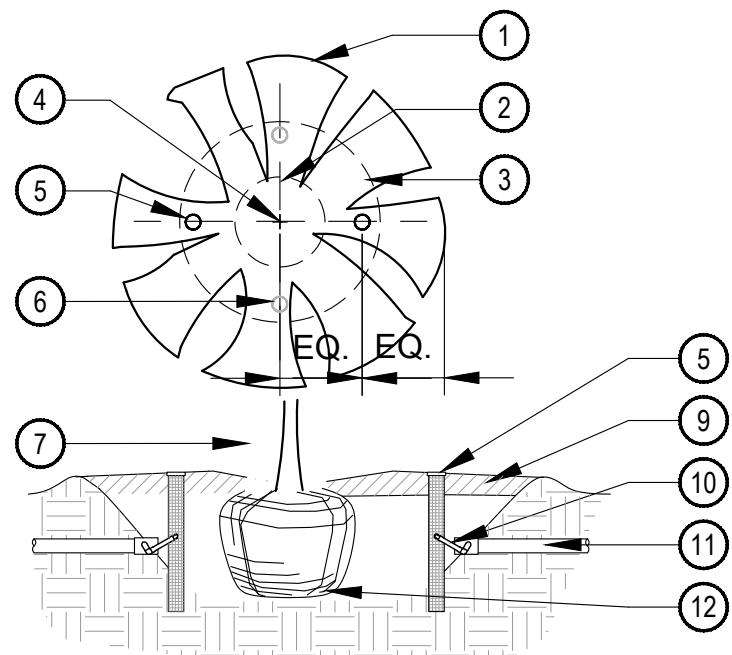
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- NOTES:
1. LENGTH OF DISTRIBUTION TUBING SHALL NOT EXCEED 5'-0". REFER TO LOCAL JURISDICTIONAL REQUIREMENTS; MAXIMUM ALLOWABLE LENGTH MAY BE LESS.
 2. LAYOUT DISTRIBUTION TUBING AS SHOWN AND LOCATE DISCHARGE POINT 2" ABOVE FINISHED GRADE.

4 EMITTER DISTRIBUTION TUBING LAYOUT-SHRUBS

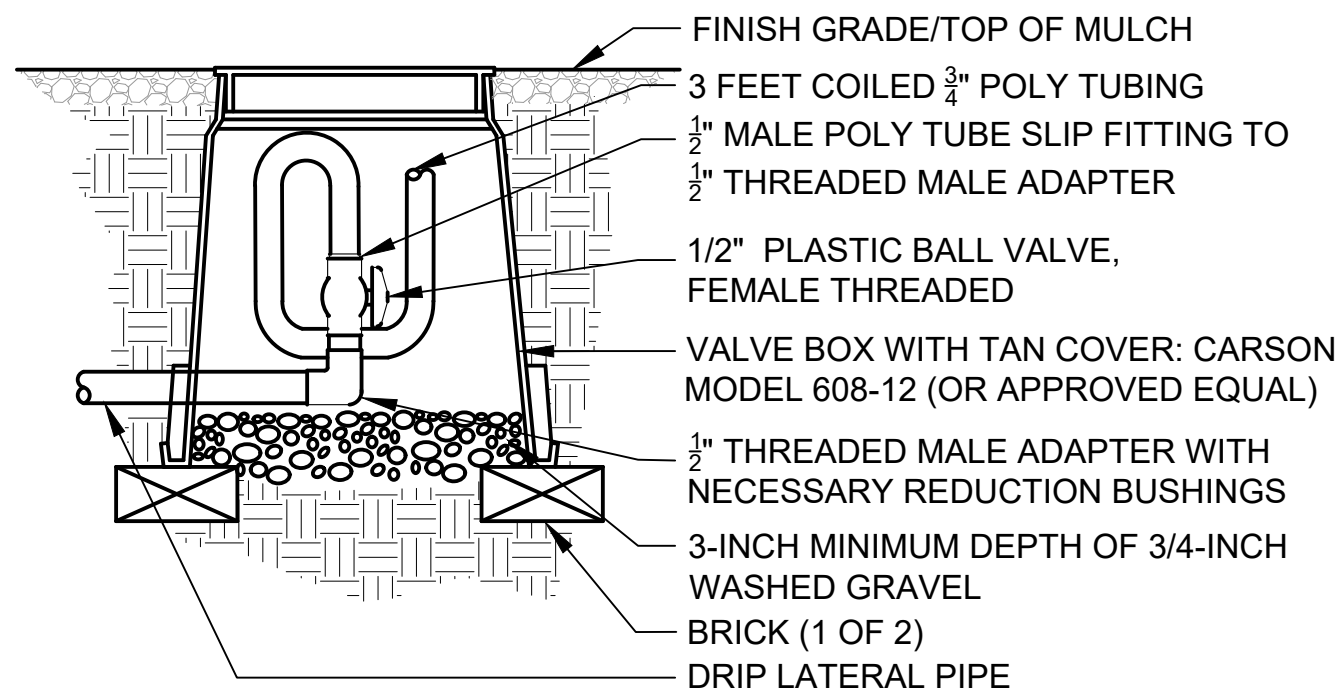
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- NOTE:
1. INSTALL TWO (2) RWZ CANISTERS PER ONE (1) SYMBOL SHOWN ON IRRIGATION PLAN.
 2. SALVAGE TREES MAY REQUIRE UP TO FOUR (4) RWZ CANISTERS PER TREE.
 3. PROVIDE WATER VIA RWZ TO PRESERVED TREES IN THE QUANTITIES IDENTIFIED ON THE PLAN.

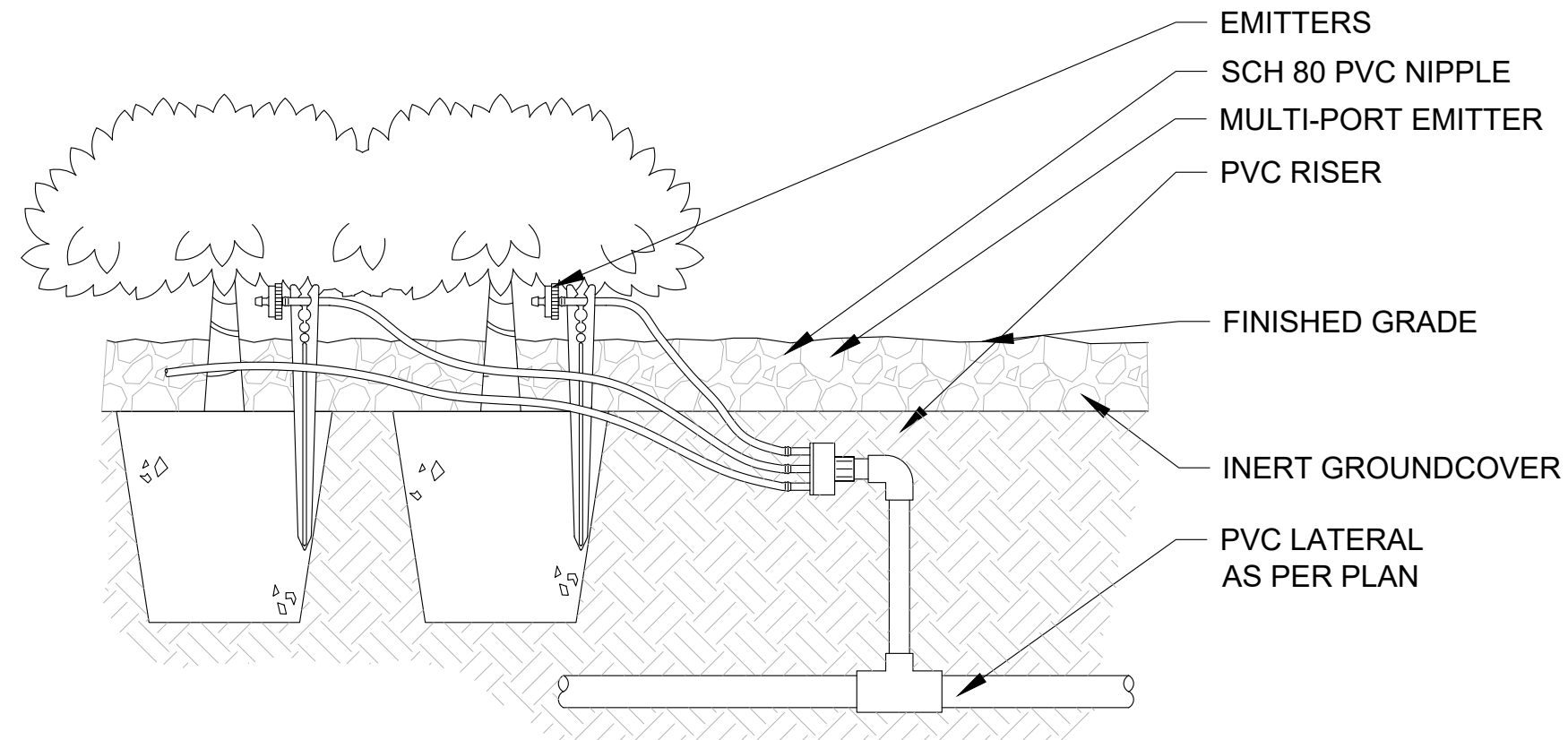
2 ROOT ZONE WATERING

NTS



5 FLUSH CAP ASSEMBLY

NTS



3 MULTI-OUTLET EMITTER - SHRUB

NTS

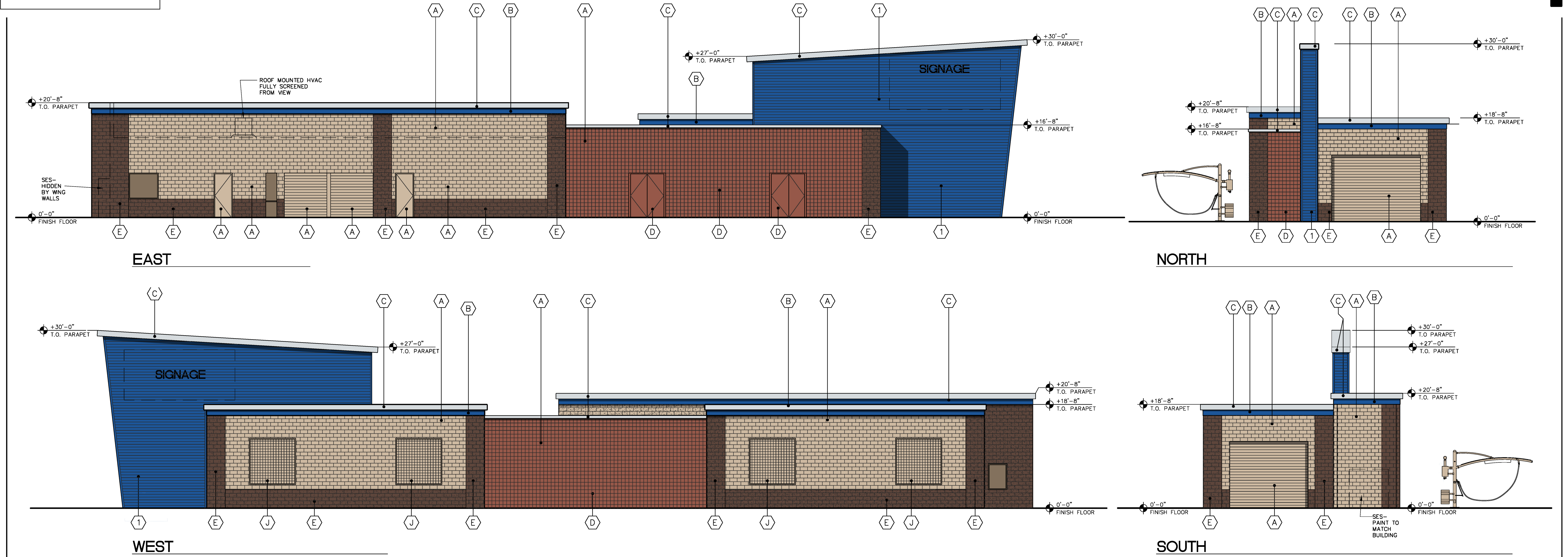
REV	DESCRIPTION	BY	DATE	APPR

IRRIGATION DETAILS

**FRANCIS & SONS
EXPRESS CARWASH**
PREPARED FOR
SWC 107TH AVE AND MCDOWELL RD
AVONDALE
ARIZONA

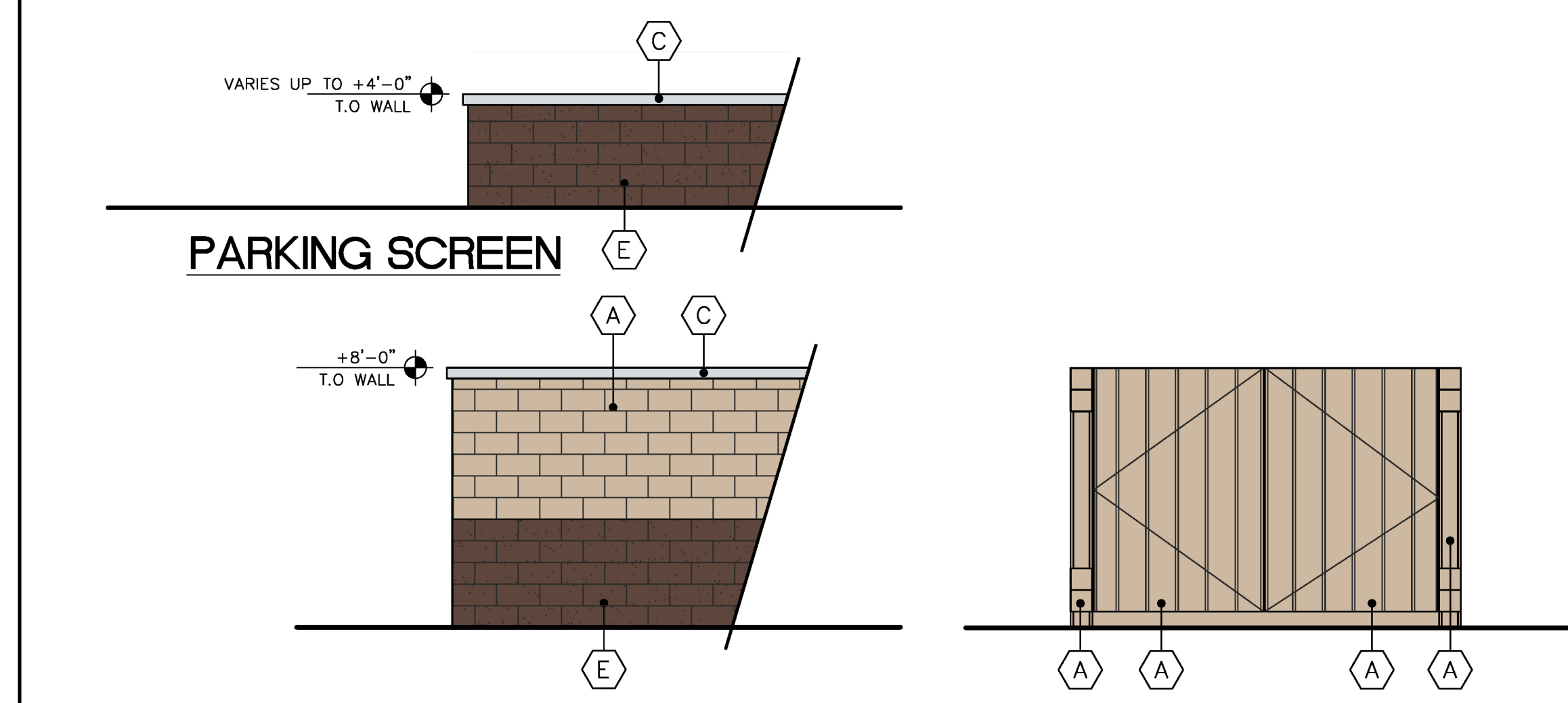
PROJECT No.	22065
SCALE (H):	SEE PLAN
SCALE (V):	NONE
DRAWN BY:	JRS
DESIGN BY:	JRS
CHECK BY:	BAS
DATE:	01/20/2023





BUILDING ELEVATIONS

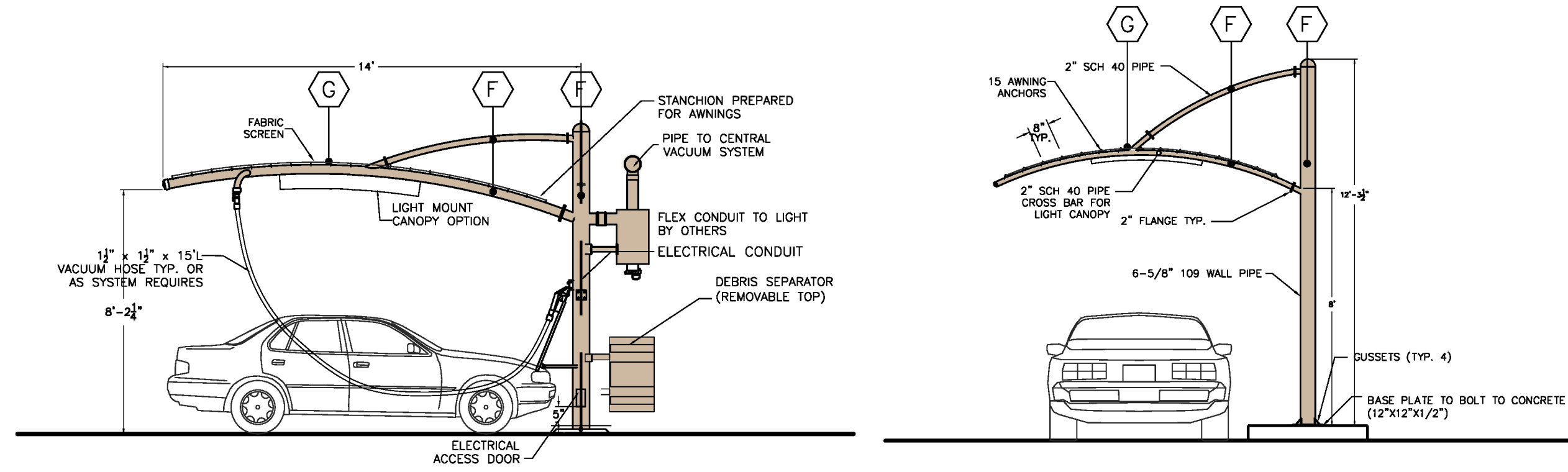
1/8"=1'-0"



PERIMETER / REFUSE

SITE WALL ELEVATIONS

1/4"=1'-0"



SINGLE STANCHION

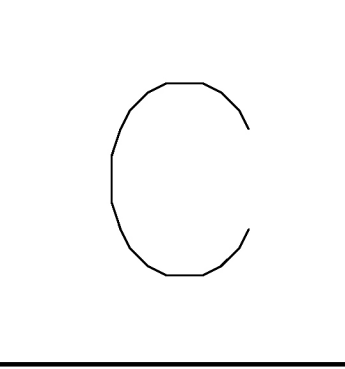
CANOPY ELEVATIONS

1/4"=1'-0"

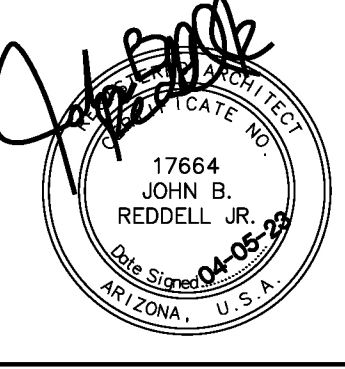
COLOR SCHEDULE		
STANDARD CMU & METAL DOORS	PAINTED DUNN EDWARDS DE 6129 RUSTIC LAUPE	A
10" WIDE STANDARD CMU FASCIA	PAINTED DUNN EDWARDS DE 5867 BLUE CHIP	B
10" WIDE STANDARD CMU FASCIA	PAINTED DUNN EDWARDS DE 6374 SILVER POLISH	C
CENTERSCORE CMU	PAINTED DUNN EDWARDS DET 440 RUSSET LEATHER	D
SPLITFACE CMU	PAINTED DUNN EDWARDS DEA 158 NORTHERN TERRITORY	E
VACUUM CANOPY	PODWER COATED TAN	F
VACUUM CANOPY SCREEN	BLUE	G
PANEL COVERING	METAFOR (HORIZONTAL) BRILLIANT BLUE	I
LANDSCAPE LATTICE	PAINTED DARK BRONZE	J
NOTE: ALL WINDOW FRAMES SHALL BE ANODIZED BRONZE W/ BRONZE TINTED GLASS		

Francis and Sons Express Carwash
107TH AVE + MCDOWELL RD
AVONDALE, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
4992 S. 158th Street Gilbert, AZ 85298
(602) 531-2854 Email: john@reddellarchitects.com



Date: _____
Revisions: _____



05/18/2023 Francis & Sons Express Car Wash

W SWC 107th Avenue & McDowell Road

(PL-22-0308)

Neighborhood Meeting Summary

Attendees

Jeff Francis – Francis and Sons
John Reddell – Reddell Architects
Brian Greathouse – Burch & Cracchiolo
Leslie Chatburn – Burch & Cracchiolo
Michelle Simerdla, Senior Planner
Maxine White, Council Member

Neighbors Who Attended: None

Overview

On May 18, 2023 at 6:00 p.m., a virtual Neighborhood Meeting was conducted via Zoom videoconferencing. There were no neighbors who attended the meeting.

A PowerPoint presentation was made to Council Member Maxine White regarding the proposed self-service car wash which included a Site Plan and Conceptual Elevations, as well as Francis & Sons' request to downzone the Site from C-3 to PAD with C-2 less intensive uses which permits a self-service car wash subject to a Conditional Use Permit. Following the presentation, Council Member White did not have any questions and expressed her support for the proposed self-service car wash.

End of meeting.

LEGAL DESCRIPTION for zoning purposes

BEING A PORTION OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2020-0302750 IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, TOGETHER WITH THE ADJACENT HALF RIGHT-OF-WAY OF MCDOWELL ROAD, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SECTION 6 FROM WHICH A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS SOUTH 88 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 2638.17 FEET;

THENCE SOUTH 88 DEGREES 48 MINUTES 15 SECONDS WEST, A DISTANCE OF 335.91 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 03 MINUTES 45 SECONDS EAST, A DISTANCE OF 386.17 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 44 SECONDS WEST, A DISTANCE OF 179.01 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 45 SECONDS WEST, A DISTANCE OF 382.70 FEET;

THENCE NORTH 88 DEGREES 48 MINUTES 15 SECONDS EAST, A DISTANCE OF 179.05 FEET TO THE POINT OF BEGINNING.

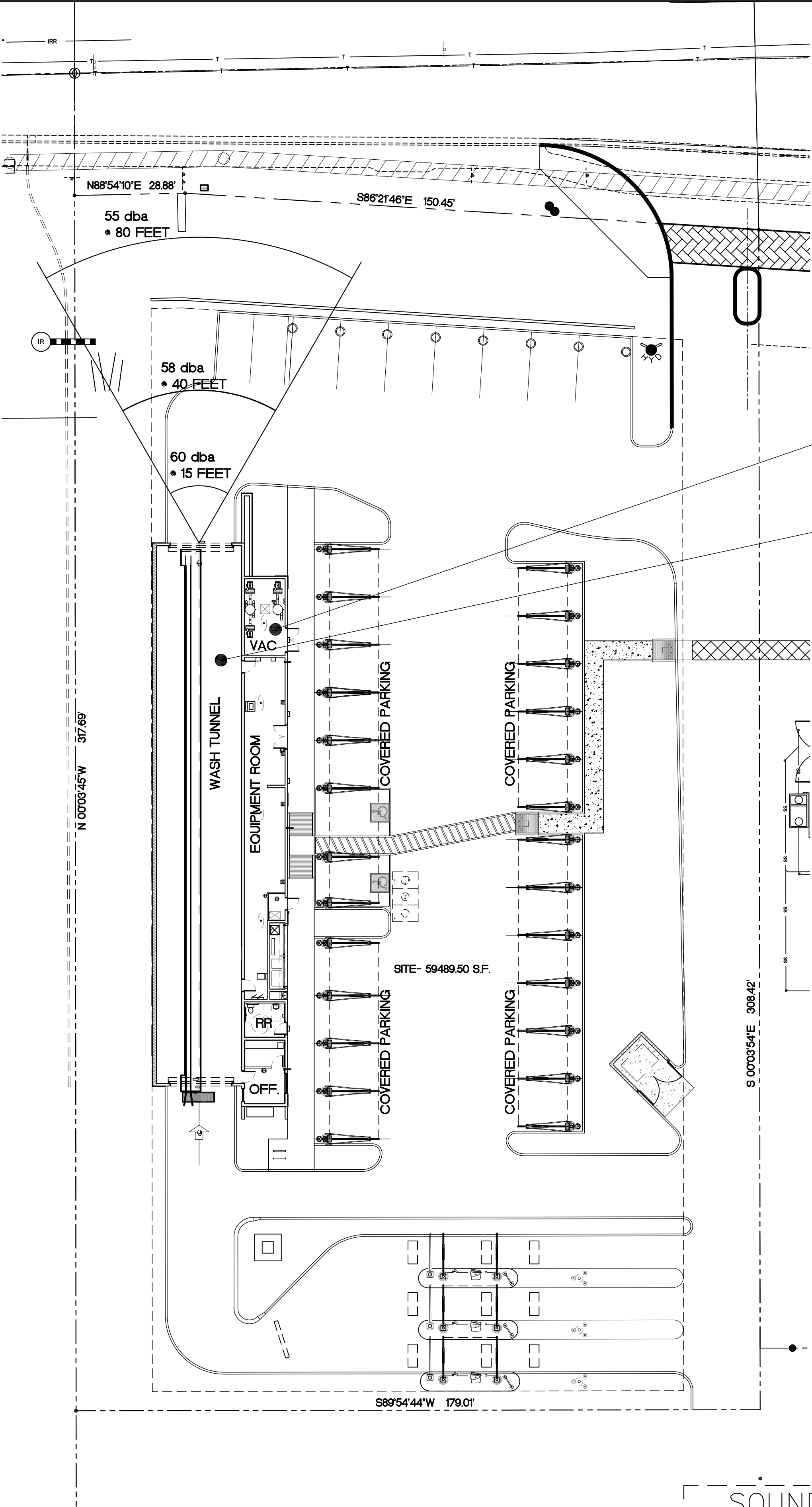
SAID PARCEL CONTAINS 68,818 SQUARE FEET OR 1.580 ACRES MORE OR LESS.

PROJECT DESCRIPTION

THIS PROJECT IS FOR A NEW CAR WASH FOR FRANCES AND SONS EXPRESS CARWASH. THE SITE IS CURRENTLY VACANT. THIS PARCEL IS A LOT SPLIT FROM PARCEL 102-56-001L.

CITY OF AVONDALE STANDARD NOTES

- SITE PLAN NOTES
- a. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
 - b. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
 - c. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2'(SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
 - d. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
 - e. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN.
 - f. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
 - g. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS



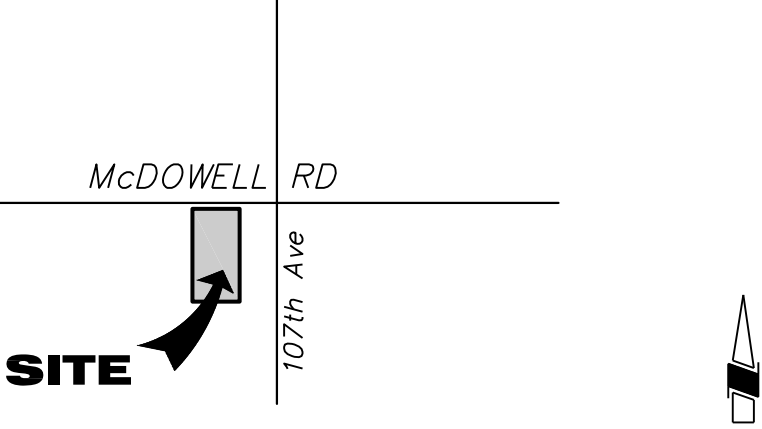
NOTE:
VACUUM MOTORS ARE ENCLOSED WITHIN THE MASONRY BUILDING.

NOTE:
DRYER MOTORS ARE LOCATED WITHIN THE TUNNEL STRUCTURE

ALL DRYER MOTORS SHALL BE INSTALLED WITH NOISE REDUCER AIR GATES.

NOTE:
STANDARD ENVIRONMENTAL NOISE LEVEL IS 70 dba (STANDARD CAR NOISE)

VICINITY MAP



PROJECT DATA:

FRANCIS & SONS EXPRESS CARWASH 107TH AVE & MCDOWELL ROAD AVONDALE, AZ	
OWNER: JEFF FRANCIS 16414 N. 91ST STREET #102 SCOTTSDALE, AZ. 85260 480-390-9191 EMAIL: jeff@francisandsons.com	ARCHITECT: JOHN REDDELL ARCHITECTS 4992 S. 158th St. GILBERT, AZ. 85298 602-531-2854
ZONING ORDINANCE EXISTING ZONING: REQUESTED ZONING: CITY CODE:	City of Avondale AG PAD 2018 IBC International Building Code 2018 IMC International Mechanical Code 2018 IPC International Plumbing Code 2018 IECC International Energy Code 2018 IFGC International Fuel Code 2018 IFC International Fire Code 2017 NEC National Electric Code 2010 ADA
PARCEL # SITE AREA:	A PORTION OF 102-56-001L GROSS AREA: NET AREA: 56,220 SQ. FT. (1.291 AC)
BUILDING AREA: WASH TUNNEL EQUIPMENT ROOM / VENDING OFFICE / RESTROOMS VACUUM ROOM TOTAL CARWASH BUILDING	
CANOPY AREA: EXPRESS PAY STATION CANOPIES VACUUM CANOPY #1 VACUUM CANOPY #2 VACUUM CANOPY #3 VACUUM CANOPY #4 TOTAL CANOPIES	
LOT COVERAGE TOTAL LANDSCAPE AREA TOTAL LANDSCAPE COVERAGE	
PARKING LOT LANDSCAPE AREA PARKING LOT ASPHALT AREA PARKING LOT LANDSCAPE COVERAGE	
BUILDING OCCUPANCY BUILDING CONSTRUCTION TYPE MAX. BUILDING HEIGHT: SETBACK REQ:	
PARKING REQUIRED: 1 SP. PER MAX NUMBER OF EMPLOYEES ON SITE 3 PLUS 1 ADA ACCESSIBLE SPACE 4 EMPLOYEES MAX / 1 = 4.0 SP. + 1 ADA EMPLOYEE PARKING PROVIDED: 9 PARKING SPACES + 2 ADA	

SOUND EXHIBIT

SCALE: 1"= 20'



Francis and Sons Express Carwash
107TH AVE + MCDOWELL RD
Avondale, AZ

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Date: _____
Revisions: _____

