
MEMORANDUM

TO: Eric Stein, SB&W Investments

FROM: Jose A. Macias, Planner/GIS
Community Development Department, Planning & Zoning

RE: El Mirage Express Car Wash

DATE: February 14, 2022

Mr. Stein,

Please see the comments from El Mirage Technical Advisory Committee (TAC) for the proposed car wash on Thunderbird Road.

BUILDING & SAFETY

1. Provide restroom facilities for employees and the public.
2. A one hour rated wall assembly is required on the west exterior wall due to its proximity to the property line and adjacent building.

ECONOMIC DEVELOPMENT

3. Economic Development supports this project. This type of development (Carwash) should be an exception to the Thunderbird Overlay District. The car wash building needs to be strategically placed beyond overlay distance requirements to control traffic and ensure cars are not waiting on Thunderbird. The distance requirements from the street were designed for urban restaurants, bakeries, and boutique shops.

ENGINEERING

4. See attached memorandum.

EPCOR WATER

5. No comment.

FIRE DEPARTMENT

6. Fire suppression system
7. Safety devices to exit car wash to prevent vehicle from causing vehicle accidents on thunderbird road

PLANNING & ZONING

8. Confirm the employee parking requirement.

9. The applicant shall in writing consent to the following zoning stipulations by adding them to the construction design site plan.
 - a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the Conditional Use Permit procedure.
 - b. All the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors or assigns.
 - c. All conditions specifically stated under any conditional use listed in Zoning Code Chapter 154 shall apply and be adhered to by the owner of the land, his or her successors or assigns.
 - d. All the special conditions shall be consented to in writing by the applicant.
 - e. The proposed Auto/RV Sales/Services shall not generate noise, vibrations, and odors that may become a nuisance to the general public.
 - f. No expiration date of the Conditional Use Permit is being proposed by staff; however, failure to meet and maintain these stipulations will result in revoking the Conditional Use Permit.
 - g. The applicant shall obtain a business license prior to Certificate of Occupancy issuance.

POLICE DEPARTMENT

10. No comment.

PUBLIC WORKS

11. No comment.

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: El Mirage Express Car Wash - Development Application Review
DATE: 02-09-22

Below are the Engineering Department's comments for the above referenced submittal provided in January 2022. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

1. The Narrative states that the site will have a maximum of 3 employees so there will be three employee parking spaces, however, the Site Plan only shows two employee spaces and one is an ADA space. How will the employees be accommodated?

The below items will have to be addressed during the Construction Plan Submittal.

Site Plan/Civil Plans

2. The following shall be shown on the plans:
 - a. Topographic contours at a minimal interval of two feet
 - b. Utilities and utility easements including electric, gas, telephone and cable
 - c. Exterior signs
 - d. Exterior refuse collection areas
 - e. Exterior lighting
3. Color photographs of the subject site and surrounding improvements shall be provided with photo reference numbers shown on the Context Plan.
4. The existing curb cuts shall be replaced with driveways per MAG or City details. A stop sign at the driveways is recommended.
5. A portion of the proposed west driveway encroaches on to the neighboring property. Signed permission from or an agreement with that property owner will be required and a copy shall be provided to the City.
6. The accessible ramps adjacent to the proposed east driveway do not appear to be necessary.
7. A minimum throat distance of 50 feet is required from the face of curb in Thunderbird Road East to the first parking space. If the current design is desired, fill out and submit the attached Request for Design Exception Form with your Construction Documents.
8. When parking spaces are adjacent to a sidewalk, the sidewalk shall be 6 feet wide or 5 feet wide with parking blocks. Provide dimensions on the plans.
9. Parking spaces shall be a minimum of 9' wide x 18' long. Provide dimensions on the plans.

10. Six inch MAG type curbing is required around all parking lots and driveways.
11. Any portion of the on-site drive aisle(s) that is part of a fire access path shall be designed to handle 75,000 lbs.
12. Plans shall include applicable City Notes. Call out MAG, City, etc. details to be used. Use the City's Design & Development Standards Manual (DDSM) as a guide for the final design.

Grading & Drainage Plan

13. The west side of the subject property is draining towards the west wall/neighboring property. This area shall drain to the drive aisle or to a swale, between the wall and curb, that drains towards Thunderbird Road East.
14. The east side of the subject property is draining towards the east wall/alley. This area shall drain to the drive aisle or to a swale, between the wall and curb, that drains towards Thunderbird Road East.
15. The footer of the proposed wall shall be completely on the subject property. The structural plans for the retaining wall shall be reviewed by the Building Safety Division.
16. Is the area on the south side of the property labeled "Bottom = 22.8" a basin? If so, provide the high water level, depth, volume provided and show how it drains. Any basin more than one foot deep requires a dry well. No portion of any retention basin shall be located within an easement or building setback line.
17. Side slopes adjacent to the public right of way, within a PUE or within a basin with pedestrian access shall be 6:1 or flatter. There shall be at least two feet of level ground between any sidewalk, wall or vertical obstruction and the top of any side slope grading.

Utility Plan

18. The domestic, landscape and fire services all require their own tap of the water main and their own backflow preventer. The domestic and landscape services require their own meter. The meter boxes shall be within the right of way and the backflow preventers shall be on private property but not within the PUE. The service lines shall not be located under any portion of the driveway or concrete aprons.
19. The fire service to the building shall be a minimum of 6 inches.
20. A 6-inch sewer service is required for the proposed site. The existing 4 inch service may not be used. The service line shall not be located under any portion of the driveway or concrete aprons.
21. All water and sewer mains and services within the site, outside of any public easements, will be considered private. Any hydrants within the project site will be private and painted "Safety Red" per City Detail EM-360. The hydrant proposed along Thunderbird Road East will be public and painted "Safety Yellow" per City Detail EM-360. All hydrants require markers per MAG Detail 122.
22. A backwater valve per City Detail EM-442 shall be provided on service connections to major sewer lines, at manholes where there is potential for the migration of sewer gas into the service line and at locations where the finish floor is not 12-inches higher than the upstream manhole. Backwater valves shall be located on private property and shall be accessible for maintenance by the property owner.
23. All utility crossings shall be labeled on the plans and shall adhere to MAG Detail 404 and City Detail EM-402.
24. All overhead utility lines, 13kV and under, along the project frontage shall be placed underground.

25. Runoff generated from washing vehicles and equipment shall conform to “Arizona Department of Environmental Quality – NOI supplement for Type 3.03 General Aquifer Protection Permit for Vehicles and Equipment Washes” (A.A.C. R18-9-D303).
26. The site will require a grease interceptor for the proper handling of liquid wastes containing grease or oil. See Section 6-3 of the City’s Design and Development Standards Manual (DDSM).
27. A streetlight is recommended along the project frontage.
28. A Photometric Plan will be required that addresses the following:
 - a. Any lighting used to illuminate an off-street area shall be arranged so as to deflect light away from any adjoining residential zone or from the public streets. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. The foot candles generated from the proposed site shall be 0.0 at the residential property line to south of the site.
 - b. Any light or combination of lights which cause light on a public street, other than lights specifically intended for that purpose, shall not exceed one foot candle as measured from the center line of the street. Show the foot candles along the centerline of Thunderbird Road East to verify that the proposed lighting will not exceed the maximum limit.

Preliminary Landscaping Plans

29. Misc. Note #2 - Fire hydrant clearance shall be 6 feet per City Detail EM-361.
30. No trees shall be placed within 5 feet of any public sidewalk or curb. No trees shall be placed in any utility easement or within 6 feet of any City utility line. At least one tree appears to be within the PUE.
31. The decomposed granite shall also extend into the right of way.
32. Add a note to the plans that the maintenance for all landscaping and irrigation shown on the plans will be the responsibility of the property owner.
33. Irrigation plans will be required.

Drainage Report

34. The site is located within Zone “X” (shaded).
35. Note that the finished floor elevations shall be a minimum of 12 inches above the high-water level of any adjacent retention basin and 14 inches above the low outfall of the site.
36. If a basin is proposed the following comments will apply:
 - a. The City requires the use of 2.4 inches for the 100 year storm event.
 - b. A Tributary Area Map will be required to show what portion of the property flows to the basin and verify that it has enough volume to store the flow directed to it. If it does not have enough volume, show how the overflow will be routed through the site.

Title Report

37. No comments.

ALTA Survey

38. Legal Description on Sheet 1 – Revise to “...in the office of the County **Recorder** of Maricopa County..” The City agrees that the portion of the Legal Description that states “...and except 5 feet and..” is an error and should be reviewed by title as suggested in Surveyor’s Note 13.
39. Schedule “B” Items on Sheet 1 - The City agrees that Schedule “B” Item 4 appears to have the wrong recording information. This should also be reviewed by title.

40. Access on Sheet 1 – This street is actually called West Thunderbird Road East.
41. Flood Zone on Sheet 1 – the Flood Zone is “X” (shaded) and the FIRM Map No. 04013C1680L.
42. Basis of Bearings in Sheet 1 – Should the first bearing be measured or calculated?
43. The Certification and Sheet 2 shall be signed and stamped.
44. The 8-foot alley is per Book 52, Page 37.
45. The lot east of the alley shall be Lot 1 per Book 52, Page 37.
46. Meyer Lane should be Myer Lane.

Phase I Environmental Site Assessment

47. The Phase I ESA is noted as “Draft”. Please provide a final version.
48. Section 2.3 & 4.2 – The City does not provide solid waste services.

Preliminary Water & Sewer Reports

49. Where did the 2,400 car washes per month statistic come from?
50. The calculations are based on a 16 hour day but the Narrative shows no more than 11 hours in a day. Update the calculations accordingly.
51. The developer is required to perform their own flow test. The City’s Fire Department (623-583-7968) shall be contacted as a witness. Also notify the Public Works Department (623-876-4251) one week prior to the test.
52. A 6-inch sewer service is required for the proposed site. The existing 4 inch service may not be used.
53. The calculations appears to be only for the car wash operation as there are no references to domestic flows. What are the domestic estimates for both sewer and water?

Traffic Impact Statement (TIS)

54. Table 3 – Access A should show “Westbound Left” and “Eastbound Right”. Verify the volumes are correct.
55. Auxiliary Lane Analysis – Is the existing two way left turn lane sufficient to handle the left turning traffic into the site? Is there enough storage in both the east and westbound directions for vehicles trying to access the site?
56. Drive-Through Queuing Analysis – If 140 feet of drive through lane is recommended, how much does the site provide? Based on the amount of traffic expected during the peak times, is the provided queue length sufficient?

Miscellaneous

57. A Final Plat or similar instrument shall be reviewed and approved by the City and recorded by the applicant prior to Certificate of Occupancy. The Plat shall show all right of way and easement dedications.
58. A Geotechnical Report will be required to provide on-site pavement sections. Verify the proposed pavement sections can handle 75,000 lbs. if they are part of a fire access lane.
59. A Haul Permit will be required if 500 cubic yards or more of material will be brought into or out of the site. This will require a separate application, an exhibit showing the haul route and insurance from the company performing the haul. The fee is \$300.
60. A Dust Control Permit from the County will be required prior to the City’s construction permit approval.
61. An Approval to Construct (ATC) will be required from MCESD for the water and sewer line extensions.
62. Any cutting of the pavement in Thunderbird Road East will require Pavement Cut Fees per the most current Fee Schedule.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.



DEVELOPMENT SERVICES
ENGINEERING DIVISION
10000 N. El Mirage Road
El Mirage, AZ 85335
Phone: 623-876-2974
www.elmirageaz.gov

REQUEST FOR DESIGN EXCEPTION

Applicant Information

Name: Telephone:

Address: City: State:

E-mail:

Name of Development: Permit No.:

Describe the Request:

- 1. Cite City of El Mirage Design & Development Standard or condition of approval that you are requesting the Design Exception for.
2. Reason that the Exception is needed.
3. Impacts of granting the Exception.
4. Alternatives to granting the Exception.

Applicant

Date

For Office Use Only

APPROVED DENIED

Comments:

City Engineer or Assigned Designee

Date