

NARRATIVE

Greulich's Automotive

APN # 501-12-942

16641 W BELL RD, SURPRISE, AZ, 85388.

09/13/16

This request is for conditional use permit in anticipation of design review approval for construction of a new one story building on the unimproved infill site located at 16641 W. Bell Rd., Surprise, AZ, 85388.

The majority of the existing perimeter site improvements are intended to remain.

The new structure will house a single tenant, minor automotive service center.

Minor automotive service center is defined as a facility where the sale of automotive fuels or oils and the incidental repair and replacement of parts and motor services to automobiles are performed but not including any operation specified under Automobile Service Center, Major. Major automobile service is defined as a facility where the following types of services are performed: engine or drivetrain rebuilding or major reconditioning and collision service including body frame or fender straightening or repair and/or painting of vehicles.

The new structure will occupy the noted parcel and its site improvements will include modification to the main drive aisle as well as improved site parking on that parcel. The exterior appearance is a contemporary look, primarily exposed concrete masonry and masonry with stucco finish with clean lines, significant architectural detailing and several finer finish material elements. Prefinished steel banding will accent the exterior like grillwork in automobiles. A strong but small color accent is intended to liven up the architecture.

Site circulation patterns are being improved for large trucks and supports intended uses. Traffic across the site and a total reduction of parking will result. The excess parking provided for the property/use exceeds the use requirements. Trash and recycling enclosures are oriented away from public street views.

Rainwater storage design is resolved in the surprise marketplace. Site surface drainage will follow and support the existing historic patterns and master drainage design/plan.

Landscaping improvements will be an extension of the established patterns and plant palette for superstition marketplace. The building perimeter includes "green screens" and trees on the west elevation.

Water and sewer services are existing and will be extended to serve the future as stubs as well as this new structure.