

Staff Summary Report

Development Review Commission Date: 09/28/10

Agenda Item Number: ___

SUBJECT: Hold a public hearing for two (2) Use Permits and a Development Plan Review for **QUIK TRIP # 1400** located at 2150 East University Drive.

DOCUMENT NAME: DRCr_QuikTrip1400_092810.doc **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **QUIK TRIP # 1400 (PL100107)** (Dave Mason, University LLC, property owner; Juan Romero, Quik Trip Corporation, applicant) consisting of a 6,071 s.f. convenience store with a 7,670 s.f. fuel sales canopy on a +/- 1.97 acre site, located at 2150 East University Drive in the GID, General Industrial District. The request includes the following:

- ZUP10082** – Use Permit for fuel sales and convenience store in the GID District.
- ZUP10083** – Use Permit for vehicle parking quantity in excess of 125% of required parking quantity.
- DPR10148** – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Kevin O'Melia, Senior Planner (480-350-8432)

REVIEWED BY: Lisa Collins, Deputy Community Development Director-Planning (480-350-8989) 

LEGAL REVIEW BY: Teresa Voss, Assistant City Attorney (480-350-8814)

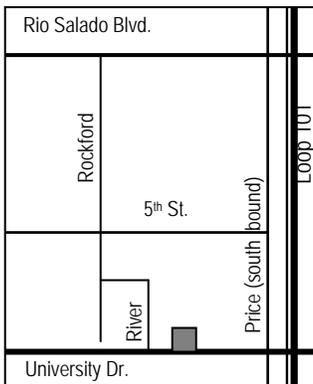
DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:

Gross/Net site area	+/- 1.97 acres
Total Building area	6,071 s.f. building, 7,670 s.f. canopy
Lot Coverage	16.0 % bld'g. & canopy (100.0 % maximum allowed)
Building Height	23.0 ft. parapet to top street curb (35.0 ft. maximum allowed) 25.0 ft. canopy to top street curb
Building Setbacks	56.0 ft. front (column), 80.0 ft. side (column), 52.0 ft. rear (bld'g.). 25.0 ft. front, 0.0 side, 0.0 rear are the minimum required setbacks
Landscape Coverage	21.0 % (10.0 % minimum required)
Vehicle Parking	67 spaces provided per Use Permit request (20 minimum required)
Bicycle Parking	7 spaces (7 minimum required in Bike Commute Area)



This redevelopment includes removal of four modular model homes and related site improvements in order to make way for a new convenience store and fuel station. The case has been advertised by the City of Tempe including site posting, newspaper notice and mailings to neighboring property owners. A neighborhood meeting is not required for the use permit requests. There has been no public comment received by staff regarding the case as of the publication of this report.

- PAGES:**
1. List of Attachments
 - 2-4. Comments
 - 5-7. Reasons for Approval / Conditions of Approval
 - 8-10. Code/Ordinance Requirements
 10. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 - 3-6. Project Narrative
 - 7-8. Site Plan & Project Data
 - 9-11. Landscape Project Data, Landscape Plan & Plant Materials Schedule
 - 12-13. Building Floor Plan & Longitudinal Section
 - 14-15. Convenience Store and Fuel Canopy Elevations
 - 16-18. Photographs

COMMENTS:

This site is located on the north of University Drive to the west of the Loop 101 Freeway. To the north is the Eaton University Business Park. River Drive, which feeds into the business park, is separated from this site by one property to the west. The site is within the General Industrial District.

The site currently contains four modular model homes in a grassy commons that is oriented to University Drive. There is one driveway from University at the southeast site corner which serves a small parking area on the east of the site. This driveway also serves a vacant reserve area on the northern edge of the site. This reserve area is separated from University Drive by a wall and gate but is readily accessible to pedestrians from adjacent industrial properties to the north and west. The modular homes are not currently for display but until very recently have been utilized by Saint John the Evangelist Eastern Orthodox Church. A special update on the church website, dated August 9, 2010, indicates the church will relocate from the site on September 4, 2010 and has been given the option from the current owner to remove the existing modular homes from the site for their own use.

There are no existing planning entitlements for this property that will remain in effect.

The proposal by Quik Trip # 1400 includes the following requests:

- Use Permit for a fuel station and convenience store in the GID District.
- Use Permit to allow on-site vehicle parking quantity in excess of 125 % of the minimum required parking quantity.
- Development Plan Review for site plan, exterior building elevations and landscape plan for a project which includes a 6,071 s.f. convenience store and a 7,670 s.f. fueling canopy on a 1.97 acre site.

The applicant is requesting the Development Review Commission take action on the items listed above.

PUBLIC INPUT

- A neighborhood meeting is not required for the planning entitlement being sought.
- Public input has not been received by staff concerning the proposed development or the entitlement requests. Public input has also not been received regarding the exit of the church from the site.

PROJECT ANALYSIS

USE PERMITS

The business operation is a 24 hour convenience store with self service fuel sales. This enlarged convenience store model includes side (east and west) entrances as well as a central (south) entrance for the store. A large operational staff with typical staffing by more than one employee during all shifts is a standard business practice that helps to facilitate natural surveillance and deter crimes of opportunity. Following the provisions of the Zoning and Development Code, a Security Plan will be established for this business operation by Quik Trip in conjunction with the COT Police Department.

A Use Permit is requested for a diesel and gasoline fuel station with a retail convenience grocery store in a GID District. As indicated in the applicant's Project Narrative, Quik Trip has selected this site on a major east-west arterial within Eaton University Industrial Park near the Loop 101 due to its convenience to dense industrial and commercial uses to the north and northwest as well as multi-family residential and commercial uses to the south, across University Drive. The proposal will utilize or rebuild an existing driveway and will add a second driveway on University. Overall, the proposal appears to fit well with the neighborhood context.

A Use Permit is requested for vehicle parking quantity in excess of 125 percent of required parking quantity. For this site and store, 20 vehicle spaces are required including one disabled accessible parking space. Quik Trip proposes 67 parking spaces including three disabled accessible parking spaces. One additional space is dedicated for an air station. As indicated in the Project Narrative, Quik Trip desires the additional parking to support a large operational staff and to minimize on-site congestion even during peak hours of operation. The disadvantage of additional paved area for parking is offset in the following ways: a) use of concrete paving in lieu of dark, asphaltic concrete, b) landscape islands separating parking rows of no more than 12 spaces in line, c) increased plant shading on paved surfaces in accordance with ZDC Sec. 4-704 A 2, and d) large quantity of paving in afternoon shade due to fuel canopy and tree rows to south and west of paving areas.

Section 6-308 E Approval criteria for Use Permit:

1. The granting of the Use Permits ... *will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general* ... as identified by the following factors:
 - a. *Any significant increase in vehicular or pedestrian traffic.* Quik Trip seeks to attract and return vehicles to University Drive. The site does not have a direct vehicular connection to any roadway other than this arterial street. Traffic will be increased but is directed to a roadway of size that is designed to handle high traffic volume.
 - b. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* Increase in pavement area beyond that required for parking is offset by increased shade from trees and fuel shade canopy. The general increase in oxygen-producing plant material will offset the presence in carbon dioxide emissions at a fuel station.
 - c. *Does the proposed use contribute to the deterioration of the neighborhood or to the downgrading of property values, or does the proposed use conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan?* The proposal is the re-development of a site where the previous commercial use has been closed. While the site is not currently vacant, the utilization of this site once again as an active commercial business is of benefit to the general public in terms of job creation and natural visual surveillance in addition to increased convenience and choice of services.
 - d. *Compatibility with existing surrounding structures and uses.* Physically, the building form and landscape fits in well with adjacent two-story garden office/warehouse developments to the east and west. From a business standpoint, Quik Trip does seek to compete with a nearby convenience store and fuel station at the northwest corner of the northbound Price frontage road and University Drive.
 - e. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The business has a vested interest in creating a safe, orderly site that is attractive to a wide range of customers. The business utilizes more than one employee per shift to help ensure adequate visual surveillance of the site and store. Staff will be provided in quantity to monitor the three store entrances. Employees are outside to maintain the fuel area and other parts of the site in a clean condition, a practice which also assists with visual surveillance. A Security Plan is required with the Police Department to assist with safe business operation.

DEVELOPMENT PLAN REVIEW

Site Plan

The site is located on the north of University Drive. A two story office building is located to the east and a one story office/warehouse is located to the west. The fuel canopy and pump lanes face University and the convenience store is behind. Vehicles access to the site is from driveways near the southeast and southwest site corners. There is no proposed vehicle drive connection to the adjacent properties to north, east or west. Vehicle parking is arrayed on the east and west sides of the site and along the south, east and west sides of the convenience store. The site is separated from its neighbors with an 8'-0" fence that assists with access control and addresses a grade break at the rear of the site. A drive wraps around the rear of the building which is used for refuse pick-up, service delivery staging and as an emergency (fire) lane. A disabled accessible pedestrian walkway directly connects the sidewalk on University Drive to the west business entrance. Rainwater is conveyed from the paved site surface to a long L-shape basin along the west side and rear of the property. The retention structure is underground beneath paving to the west of the store and canopy. Buried fuel tanks are located beneath the drive aisle on the east of the fuel canopy.

Building Elevations

The convenience store is a low, long box form, with concealed roof behind parapet. The center portion of the south elevation is raised to lend prominence to the covered main southern entrance and storefront. This store type contains a rear room that is the length of the store and is capped at either end with covered business entrances on the east and west elevations. The highest portion of the elevations is 19'-5" above finish floor and is approximately 23'-0" above the top of curb on University in the center front of the property. The center portion of the roof is a raised parapet that houses the mechanical equipment. The building walls and canopy columns are exposed masonry, including split face and smooth face fields. A white sand exterior plaster paneling system and a continuous red light band adorn the upper part of the building walls and the canopy fascia. The top of the canopy fascia is a maximum 23'-0" above finish paving and is approximately 25'-0" (maximum) above the top of curb on University in the center front of the property.

Landscape Plan

As with other Quik Trips, the landscape concept is weighted to create a tree grove that, as the trees mature, create a collective canopy that frames the view from the street to the fuel pumps and store beyond. Canopy trees are added to the site perimeter, particularly along the parking row on the west side and in the frontage adjacent to the drive aisle south of the canopy, in order to provide afternoon shade on the south and west portions of the paving field as a compensating exchange for the parking quantity use permit request.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* the building and canopy are sited to maximize business visibility from the street.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The store is sited with long elevations to north and south. The site features a large paving field that is typical of a fuel station. The area of pavement is mitigated by canopy tree rows to the south and west and a large fuel canopy in the center of the site.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The predominant exposed concrete unit masonry of the building walls and canopy columns along with the exterior plaster paneling of the upper building and canopy fascia are appropriate finishes for this climate and fit in architecturally with the commercial and industrial character of the surroundings. The concrete pavement field, typical for fueling stations, is installed for durability.
4. *Buildings, structures, and landscape elements are appropriately scaled relative to the site and surroundings;* The building and canopy are of a similar size to the structures of the Eaton University Business Park. The tree quantity proposed for this site is similar to the tree density that prevails within the business park.
5. *Building mass is sufficiently articulated to relieve monotony and features a well-defined base and top. Placement of entrances foster an enhanced pedestrian experience on site;* The store concept with three business entrances on three of the four building elevations increases the business invitation to the public on site and adds interest to the building elevations.
6. *Building elevations provide architectural detail and interest overall including special treatment of windows, entries and walkways. Design attention is paid to proportionality, scale, materials and rhythm in the building elevations;* The corporate architecture is pleasant and is designed to invite use by customers. The design of the pedestrian plaza pavement and parking bollards on which the convenience store rests is a recent refinement in corporate design brand.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* while customers are typically on site to fuel private vehicles, the convenience store is located to take advantage of patrons using the bus transit system on University Drive.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation;* Disabled accessible on-site walkway connecting the convenience store with the public right of way sidewalk is routed to avoid the vehicle paving field except at narrow, demarcated locations.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* While the three entrances create a challenge to crime prevention, Quik Trip proposes to meet this challenge with quantity of employees and level of employee activity per each work shift that dampens potential crime attacks.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* Landscape consisting of pedestrian paving and parking bollards on the front and sides of the convenience store distinguishes this area from the vehicular paving field. Landscape consisting of tree rows south and west of site provide afternoon shade on pavement; tree rows elsewhere on site distinguish the boundary of this site from adjacent sites.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located.* Refer to the presentation elevations.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Refer to existing Quik Trip sites built in Tempe, including the store, fuel canopy and corporate office located on Broadway at Terrace and at the similar site located on Baseline east of Rural.

Conclusion

Based on the information provided by the applicant, staff recommends approval of the requested Use Permits and Development Plan Review. The requests meet the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project fulfills the commercial component of the General Plan Projected Land Use for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for Use Permits and Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

ZUP10082**CONDITION OF APPROVAL**

1. Provide a unified convenience store floor plan with a central cashier station that communicates visually with all three store entrances or satisfy the Police Department during the creation of the Security Plan that the store operation allows complete staff coverage of all entrances and store areas during all shifts.

ZUP10083**CONDITIONS OF APPROVAL**

2. Provide all trees of minimum 1-1/2" caliper size at installation.

DPR10148**CONDITIONS OF APPROVAL****General**

3. Submit construction documents to the Community Development Building Safety Division for building permit by September 28, 2011 or Development Plan Review approval will expire. Subsequently, an expiration of the building plan check period or issued building permit will result in expiration of the development plan review approval.
4. Prepare a final subdivision plat is required for this property. Process the subdivision plat through City Council. Place the subdivision plat in proper format and record the subdivision plat prior to issuance of building permit. In the final subdivision plat indicate the separation of this property from the rest of Lot 149. Lot 149 is as described in the "Final Subdivision Plat Eaton University Industrial Park Subdivision of Tract 'C'," which was approved by City Council on April 12, 1979.

Site Plan

5. Reorient bike parking on east side of convenience store so pedestrians may walk between bike parking and the vehicle parking bollards. Divide bike parking between east and west building elevations so at least seven parking spaces, each of 2'-0" by 6'-0" size, are created. Locate bike parking so there is natural visual surveillance including from business entrances and the vehicle parking field to the bike parking areas.
6. Provide 8'-0" high steel vertical picket fence along north property line as is indicated on drawing and additionally along back portion of west and east property lines. Terminate fence on west and east property lines at a line 25'-0" south of front building elevation.
7. Mountable curbs with override pavers at ends of parking landscape islands are allowed if the planting portion of the landscape island extends to the end of the adjacent parking space.
8. Refuse enclosure gates are not required. If they are provided, indicate gates of steel mesh, steel frame with vinyl fabric as was proposed on Quik Trip at 1190 West Elliot, steel panel as is indicated on drawing or similar construction. Where a gate is steel panel and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls.
9. Provide upgraded paving at each installed driveway apron consisting of clay unit or concrete unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20'-0" on site and from curb to curb at the drive edges.

10. Apply diagonal paint stripes to the parking space adjacent to the air station so it is reserved for air station use. Do not include this striped area as one of the parking spaces.
11. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry screen wall following the requirements of Standard Detail T-214.
12. Paint utility boxes in a neutral color that compliments the building color. Do not paint over warning decals or other identifiers.

Building Elevations

13. Provide glazed storefront with direct visibility into store in addition to glass entrance door at east and west store elevations. Do not provide spandrel glass at these elevations as is indicated on drawing.
14. The materials and colors are approved as presented:
 - a. Exposed Masonry Accent: Autumn Brown – Smooth Face Concrete Masonry Unit
 - b. Exposed Masonry Field: Tierra Brown – Split Face Concrete Masonry Unit
 - c. Exterior Plaster Field: Amarillo White – medium texture
 - d. Storefront Window Frame: Dark Bronze Anodized Aluminum
 - e. Door Frame at Entrances: Stainless Steel
 - f. 3M5674 Red: Metal Accent Band. Awning to match accent band.Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process.
15. Provide secure roof access from the interior of the building. Do not expose roof access to public view. Conceal roof drainage system within the interior of the building. Incorporate lighting, address signs, fire department connection and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Do not locate exposed conduit, piping, or similar features on the exposed surfaces of the building.
16. Concealment of electrical service entrance section inside a masonry enclosure on the north of the store as indicated on the drawing is allowed.

Lighting

17. Use of horizontal red accent band lighting on building and canopy elevations, following the built example on the Quik Trip at Broadway and Terrace, is allowed.
18. Illuminate building entrances including the west service door from dusk to dawn.
19. Public Restroom Security Lights:
 - a. Provide 50% night lights.
 - b. Activate by automatic sensors, key or remote control mechanism

Landscape

20. Provide landscape and irrigation construction documents that are prepared and sealed by a landscape architect registered in the State of Arizona.
21. Provide one additional Sissoo and five additional groundcovers at each of the two parking landscape islands near the southeast and southwest convenience store corners.
22. Provide minimum fifty percent (50%) mature canopy plant cover (trees and plant groundcovers) in University Drive frontage on either side and between the driveways. Provide plant material west of west drive to west property line, east of east drive to east property line, between the driveways, and between sidewalk and curb.

23. Provide one sissou at the north end of the west parking row, near the northwest corner of the site. Adjust location of transformer to accommodate installation of this tree.
24. Where existing olive, thevetia and oleander remain along the east property line on this property, trim the understory of these specimens to create a minimum 3'-0" high canopy for the oleanders and a minimum 7'-0" high canopy for the olives and thevetia to limit opportunity for urban camping at the base of these plants.
25. Irrigation notes:
 - a. Consider conversion of an existing site water meter into a dedicated landscape water meter. A meter dedicated exclusively for landscape irrigation will not have a recurring charge for sewer use.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing or within the building.
 - d. Conceal valve and power conduits within the wall cavity. Exposed conduit is not allowed.
 - e. Hardwire power source to controller. A receptacle connection is not allowed.
 - f. Configure irrigation system so the public right of way is also irrigated from this site.
 - g. During construction period, do not allow plants to go through a period without irrigation. Provide temporary irrigation system for existing plant specimens that remain on site. Design irrigation so existing plants are irrigated as part of the reconfigured system.
26. Remove soil compaction in planting areas. Remove construction debris from planting areas prior to landscape installation.
27. Top dress planting areas with a decomposed granite application of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic. Do not introduce rock between greater than 2" and less than 12" diameter unless each piece is secured two-thirds into concrete bedding.

Signage

28. Provide address signs on the building elevations as follows: one on the canopy west elevation near the northwest corner, one on the canopy east elevation near the northeast corner, one on the store south elevation near the southeast corner of the parapet and one in the store north elevation in the center of the parapet. Conform to the following for building address signs.
 - a. Compose address sign of street number only, do not include street name.
 - b. Compose of 12" high, individual mount, metal reverse pan channel numbers.
 - c. Provide dedicated light source: either halo illuminate numbers or illuminate numbers from above. If the latter, place light source 18" above the numbers and do not exceed the height of the adjacent parapet or top of canopy.
 - d. Place address signs near top of elevations at locations indicated and coordinate location of signs with position of trees to avoid potential visual obstructions.
 - e. Do not affix number or letter to the building or canopy in a manner that might be mistaken for the address.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review dated April 21, 2010. Direct questions that arise related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm. The enclosure details are under Civil Engineering & Right of Way.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/bsafety/Applications_Forms/HandoutsFAQs/Water_Conservation.pdf. Contact Public Works Water Department Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **SECURITY REQUIREMENTS:**
 - Design building entrances to maximize visual surveillance of vicinity. Limit height of nearby walls and shrubs. Design corners to discourage opportunity for ambush. Provide distances of at least 21'-0" between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
 - Follow design guidelines listed under ZDC Appendix A. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at west service exit door consisting of a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the threshold. Refer to ZDC Sec. 4-406. An alternative to vision panel, such as a 360 degree viewer, may be used but is subject to Police Department and Planning Division approval during building plan check process.
 - As part of the Use Permit for convenience store with fuel sales in the GID District, the Owner is required to prepare a security plan for this commercial project with the Police Department. Contact Bill Gallauer (Police Department / Licensing Specialist, 480-350-8749 or bill_gallauer@tempe.gov). Include the design team in the preparation of the Security Plan to verify any modification that would require design revisions. Among other items, address the three points of entry, the rear drive and transient activity in the area. To avoid revisions to permitted construction documents, hold the first meeting with the Police Department for the security plan before or during the building plan check process.
- **FIRE:**
 - Layout and details of fire lanes are subject to Fire Department approval. Install fire lane signage behind building. Ensure there is a 20'-0" bypass around vendor truck unloading areas. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures.
 - Install fire department connection on main response side of building.
 - Locate fire hydrants per IFC 2006 Section 508.
- **BUILDING**
 - Clearly indicate property lines, the dimensional relation of the buildings and canopy to the property lines and the separation of the building and canopy from each other.

- Measure height of building and canopy from top of curb at a point adjacent to the center of the front property line.
- Raise parapets as needed or otherwise screen roof mount mechanical equipment on four sides.
- LAND SERVICES:
 - Submit subdivision plat for processing through the City Council. Indicate city public utility easements on plat. Dimension public right of way adjacent to property.
 - Indicate public utility easements on plat. If any new public utility easements are established, dedicate those easements "hereon" the plat. Any new public water or sewer lines require dedications of easements prior to Engineering Division approval. If existing public utility lines and easements are abandoned, remove these easements by separate City Council process through Land Services.
 - Provide current title report as part of subdivision plat submittal.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line.
 - Cap any abandoned water and sewer line services at main.
 - Coordinate site layout with public and private utility providers and provide adequate access easements.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property. Coordinate retention design with requirements of the Engineering Division. An "Envibro" type system is needed for fueling area runoff. A dual-chamber drywell is needed for storage dissipation (runoff). The design as configured requires inflow rate verification. A precipitation rate of 2.7" may be used.
 - No structures, lights, poles, deep-rooted trees or plants, and etc., are allowed in easements or above underground utilities.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
 - Gates for refuse enclosure is not required. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- TRAFFIC:
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated on drawing, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering. Reuse of existing east driveway is subject to Traffic Engineering approval.
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limit for University Drive at the site frontage. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls, freestanding signs or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
 - Provide streetlight on University Drive in conformance with Standard Detail T-651. Locate streetlight approximately 90'-0" east of west property line.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Provide parking loop/rack per Standard Detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights

and trees or other site features in order to maintain illumination levels for exterior lighting. Provide minimum 20'-0" separation between light standard and adjacent tree trunk.

- **LANDSCAPE:**
 - Select shrubs and groundcovers of maximum 2'-0" natural mature height when they are located within 6'-0" of pedestrian paving and parking.
 - Select shrubs and groundcovers of maximum 3'-0" natural mature height when they are located within 12'-0" of pedestrian paving and parking.

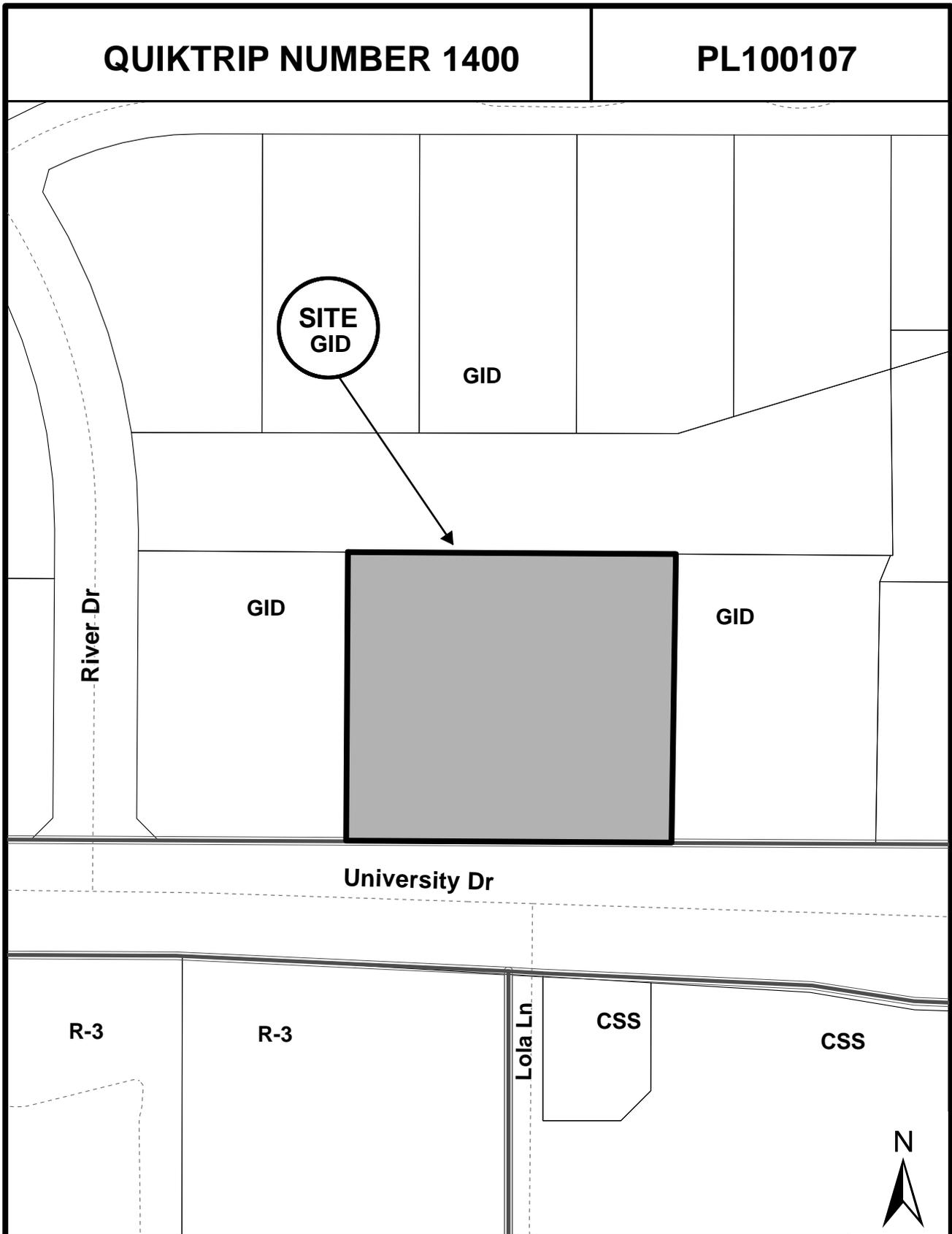
- **SIGNS:**
 - Obtain sign permit for building mount and freestanding identification signs.
 - Freestanding signs: Do not locate in the public right of way, in utility easements, or within sight visibility triangles for driveways.
 - Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

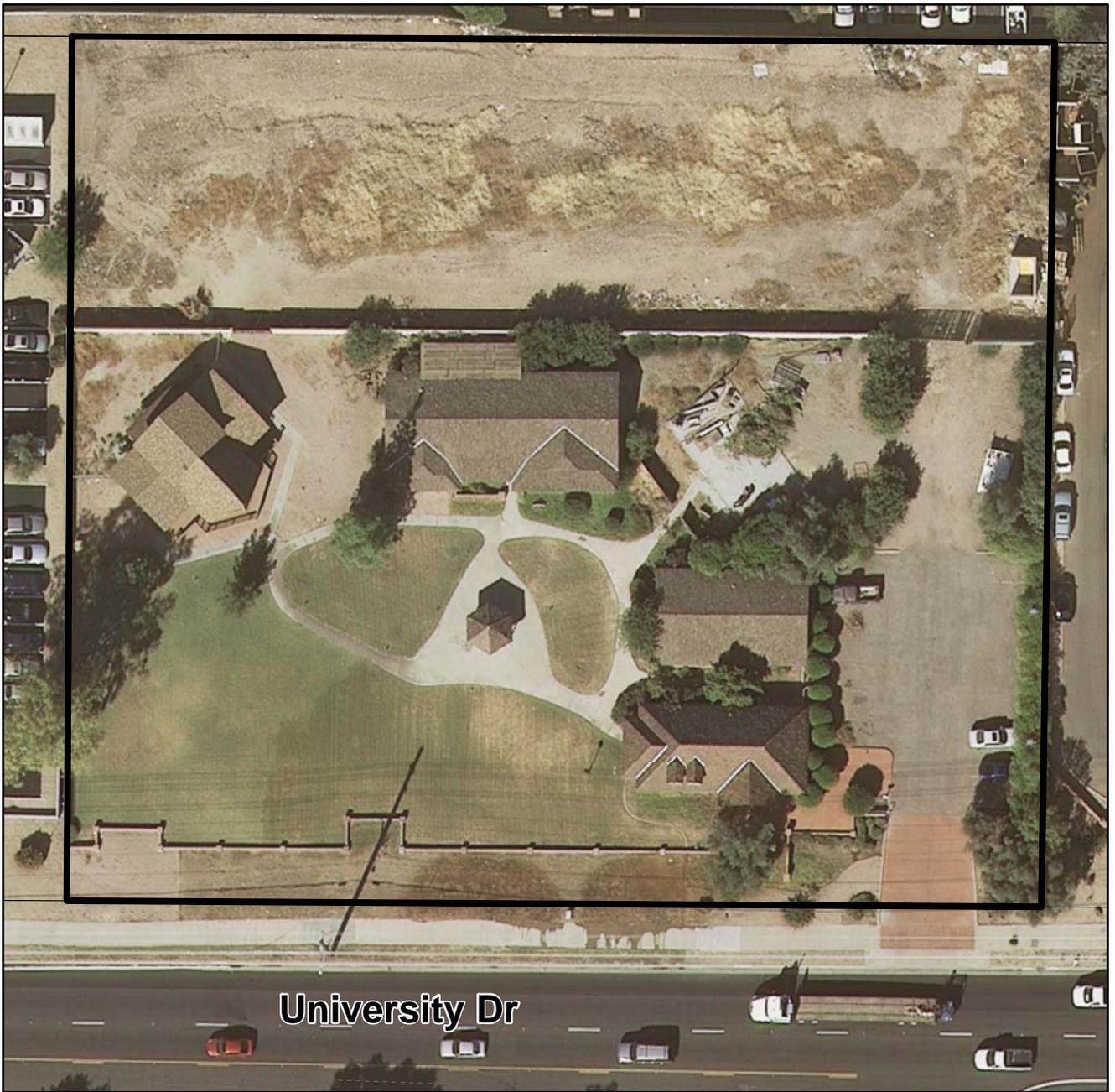
- | | |
|------------------|--|
| January 24, 1974 | The City Council approved the Final Subdivision Plat for Eaton University Industrial Park. This subdivision is bounded by Smith Road on the west, First Street on the north, Price Road on the east and University Drive on the south. The subject property is included within Tract "C" of this subdivision. |
| April 12, 1979 | The City Council approved the Final Subdivision Plat Eaton University Industrial Park Subdivision of Tract "C." The subject property is included within Lot 149 of this subdivision.
Note: Lot 149 was subsequently subdivided without City Council processing. |
| April 17, 1996 | The Hearing Officer approved the Use Permit request by True Value Homes to construct a model home "shell structure" for sales display purposes. True Value Homes prepared a similar proposal in the 1980's, but this is the one that was built. The site is located at 2150 East University Drive in the I-1, Light Industrial District. |

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit



Location Map



QUIKTRIP NUMBER 1400 (PL100107)



PROJECT NARRATIVE

Proposed QuikTrip #1400
2150 East University Drive
Tempe, Arizona

Introduction

The QuikTrip proposed for the north side of University Drive just west of Price is a 2+/- acre site. The site is part of the Eaton University Industrial Park and is currently zoned GID. This area along University Drive consists of dense industrial and commercial uses as well as some high density multi-family residential zoning. The QuikTrip would replace an existing modular home sales business.

We seek approval of a Development Plan Review, a Use Permit for gasoline/convenience sales and a Use Permit for parking.

Development Plan Review

QuikTrip proposes to develop a retail convenience grocery store with gasoline and diesel fuel dispensing capabilities on this site.

As with other existing locations, QuikTrip's design applies high quality contemporary commercial design and materials. The building will be orientated toward the south (University Drive) and the ground level windows provide a visual interest and increase security of the outdoor spaces by maximizing natural surveillance and visibility. The materials used for the building and canopy will be of superior quality and the entire lot will be made up of concrete which has a much lower rate of deterioration than asphalt and will reduce the amount of heat gain.

This location will be part of an existing industrial park and care has been taken to provide connectivity within the site for pedestrians and automobiles. Pedestrian connectivity will be provided from University Drive on the west side of the property, this will also serve as an accessibility route; this route provides access to and from the bus stop located on University Drive. Bicycle parking will also be provided on site. Uncongested automobile circulation is a high priority for QuikTrip and we provide significant space around the pumps and store front that allow for easy mobility and accessibility to the ingress and egress points.

The landscaping pallet will be consistent of other QuikTrips in the valley and will conform to the City of Tempe's ordinances for landscaping. Some of the existing landscaping will remain as part of the QuikTrips pallet and the maturity of the onsite existing plants will help with the cohesiveness of the new development with the surrounding sites. QuikTrip also prides itself on



PROJECT NARRATIVE

working with the Crime Prevention through Environmental Design office as well as directly with the Tempe Police to provide a safe and secure facility. The lighting of the QuikTrip will be designed in accordance with the other various ordinances that would pertain to the site.

Use Permits

Per the City of Tempe ordinances a Use Permit is required for the convenience use. The proposed QuikTrip development will include the construction of a new 5,600 +/- square foot retail convenience grocery store oriented toward University Drive with 8 gasoline and 2 diesel dispensing pumps with a canopy above the fueling stations. It will provide numerous needed consumer products inside the store as well as the fuel under the canopy. As this is an already highly dense industrial/commercial node our development will fit into the area and provide area residents and consumers with a needed service. The QT would be compatible with the surrounding uses.

We also seek a Use Permit for parking. QuikTrip is requesting the ability to provide more parking than the amount of spaces allowed as the maximum under the code. This will allow QuikTrip to be able to provide employee parking on site without hindering the upfront parking that is provided for our customers. Our stores could have as many as 8 people working at a given time. These employees need a place to park on site without taking spots away from the customers that frequent the store. The additional parking count requested is conducive to the updated QuikTrip store design. Based on a combination of research and actual findings, the additional parking is needed to meet the high demand of the offerings. The extra spaces will not cause additional traffic to the site.

Uses Adjacent to the Site



The property immediately to the east is zoned GID and is currently a multi tenant office building.

The property to the west is also zoned GID and is a multi tenant office building.

The property immediately to the north is zoned GID and is currently an industrial manufacturing/warehouse called Jabil Circuit Inc.

The property to the south on the other side of University Drive is zoned both R-3 and CSS and is currently multifamily residential and another retail strip center.

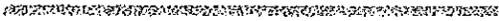


PROJECT NARRATIVE

Project Team

<u>Developer</u> QuikTrip Corporation Attn: Juan Romero, Real Estate Project Manager 1116 E. Broadway Road Tempe, AZ 85282 (480)648-7077	<u>Applicant</u> Charles Huellmantel PO Box 1833 Tempe, Arizona 85280 (480) 921-2800
<u>Civil Engineer</u> Atwell, LLC Attn: Todd Leslie 4700 E. Southern Avenue Mesa, AZ. 85206 480-218-8831	<u>Architect</u> JMS & Associates Attn: Kim Filuk 4001 N 3 rd St. Suite 130 Phoenix, AZ 85012 (602) 234-1868 (602) 234-1413

SITE LEGEND

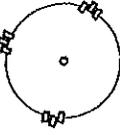
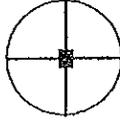
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER.
	FIRE LANE
	MOUNTABLE CURB W/PAVER WHERE INDICATED
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING:	PCC-2
PROPOSED USE:	CONVENIENCE/FUELING
<u>SITE AREA INFORMATION:</u>	
GROSS AREA:	85,738S.F. 1.97 AC.
NET AREA:	85,738S.F. 1.97 AC.
QUIKTRIP BUILDING:	6,071 S.F.
QUIKTRIP FUELING CANOPY:	7,670 S.F.
PARCEL COVERAGE:	16% (BLDG. & CANOPY)
PARKING REQUIRED:	
PARKING PROVIDED:	67 PLUS 3 ACCESSIBLE
<u>MAX BUILDING HEIGHT:</u>	19'-5"± AT FRONT DOOR (1207.42±)
<u>SETBACKS</u>	
FRONT SETBACK: CANOPY COLUMN FACE TO FRONT R.O.W. LINE: 56.51'	
SIDE SETBACK: CANOPY COLUMN FACE TO NEAREST SIDE PROP LINE: 80.36'	
REAR SETBACK (BLDG. FACE TO REAR PROP LINE): 52.25'	
LANDSCAPE SHADE COVERAGE: 21%	
BUILDING COVERAGE: 7%	
BIKE PARKING: 4 SPACES	

	Provided Size/Quantity	Required Size/Quantity		Provided Size/Quantity	Required Size/Quantity															
Front Yard/Street ROW Setback Trees @ 1 per 30 lf	11	11	Shrubs @ 5 per tree	55	55															
100% 1 1/2" Cal.	11	11																		
Interior Landscape Area Trees @ 1 per 30 L.F. 100% 1 1/2" Cal.	17	17	Shrubs @ 5 per tree.	85	85															
Parking Islands 1 Islands per 12 spaces	7	7	Shrubs @ 5 per Island	35	35															
<p>Project Site Area = <u>85,736</u> s.f./100% Required Landscape Area = 17,147 s.f./20.0% Provided Landscape Area = 18,387 s.f./21.5% Front Yard/Street ROW = <u>311</u> lf</p> <p><u>LANDSCAPE SITE DATA TABLE</u></p> <table> <tr> <td>Total Site Area</td> <td><u>85,736</u> s.f.</td> <td>1.97AC.</td> </tr> <tr> <td>Total Building Area</td> <td><u>6,071</u> s.f.</td> <td>7.08% of Total Site Area</td> </tr> <tr> <td>Total Landscape Area</td> <td><u>18,387</u> s.f.</td> <td>21.5% of Total Site Area</td> </tr> <tr> <td>Total Turf Area</td> <td><u>0</u> s.f.</td> <td>0% of Total Landscape Area</td> </tr> <tr> <td>Inorganic/Granite</td> <td><u>18,387</u> s.f.</td> <td>100% of Total Landscape Area</td> </tr> </table> <p>PARKING AREAS= 47,861 SF TREE CANOPY AND SHADE STRUCTURES= 10,990 SF (47,861)(.22)=10,529 SF REQUIRED < 10,990 SF PROVIDED</p>						Total Site Area	<u>85,736</u> s.f.	1.97AC.	Total Building Area	<u>6,071</u> s.f.	7.08% of Total Site Area	Total Landscape Area	<u>18,387</u> s.f.	21.5% of Total Site Area	Total Turf Area	<u>0</u> s.f.	0% of Total Landscape Area	Inorganic/Granite	<u>18,387</u> s.f.	100% of Total Landscape Area
Total Site Area	<u>85,736</u> s.f.	1.97AC.																		
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Total Turf Area	<u>0</u> s.f.	0% of Total Landscape Area																		
Inorganic/Granite	<u>18,387</u> s.f.	100% of Total Landscape Area																		

Landscape Concept Plant Materials

TREES		Size	Quantity
	<i>SISSOO</i> <i>Dalbergia</i> <i>sissoo</i>		6
	<i>MESQUITE</i> <i>Prosopis hybrid</i> <i>'Phoenix'</i>	1 1/2" Cal.	32

SHRUBS

	<i>CHIHUAHUAN SAGE</i> <i>Leucophyllum laevigatum</i>	5 Gallon	18
---	--	----------	----

	<i>RED BIRD OF PARADISE</i> <i>Caesalpinia pulcherrima</i>	5 Gallon	18
---	---	----------	----

	<i>PETITE SALMON</i> <i>OLEANDER</i> <i>Oleander</i>	5 Gallon	18
--	--	----------	----

	<i>AGAVE</i> <i>Agave parryi Parry</i>	5 Gallon	18
---	---	----------	----

	<i>BAJA RUELLIA</i> <i>Ruellia peninsularis</i>	5 Gallon	18
---	--	----------	----

	<i>BLUE RANGER</i> <i>Leucophyllum</i> <i>zygophyllum</i>	5 Gallon	18
---	---	----------	----

GROUND COVER

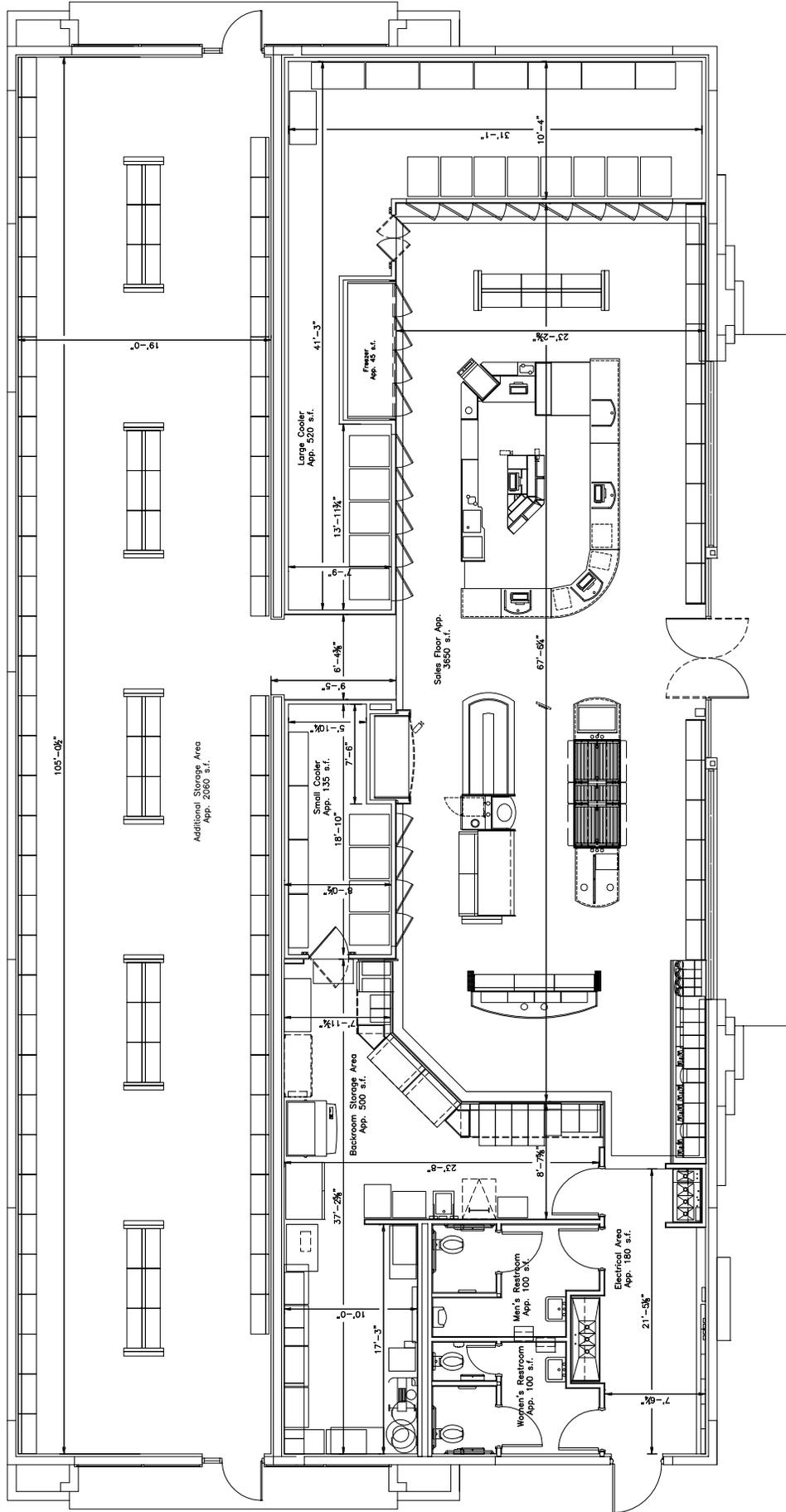
	<i>"NEW GOLD"</i> <i>LANTANA Lantana</i> <i>montivedensis</i>	1 Gallon	16
---	---	----------	----

	<i>PURPLE TRAILING</i> <i>LANTANA</i> <i>Lantana montevidensis</i>	1 Gallon	16
---	--	----------	----

DECOMPOSED GRANITE - GOLD
3/4" PLUS SCREENED - 2" 18,387 S.F.
DEEP

IRRIGATION

4" PVC CONDUITS
(2)



QuikTrip.
 4705 South 19th East, Ave.
 Tulsa, OK 74119-3475
 P.O. Box 1473
 (918) 418-2475

Building Plan

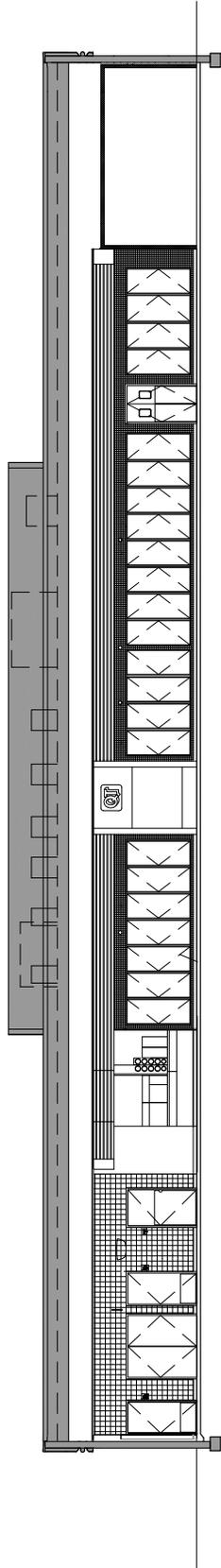
QuikTrip Store No. :1400

2150 East University Drive

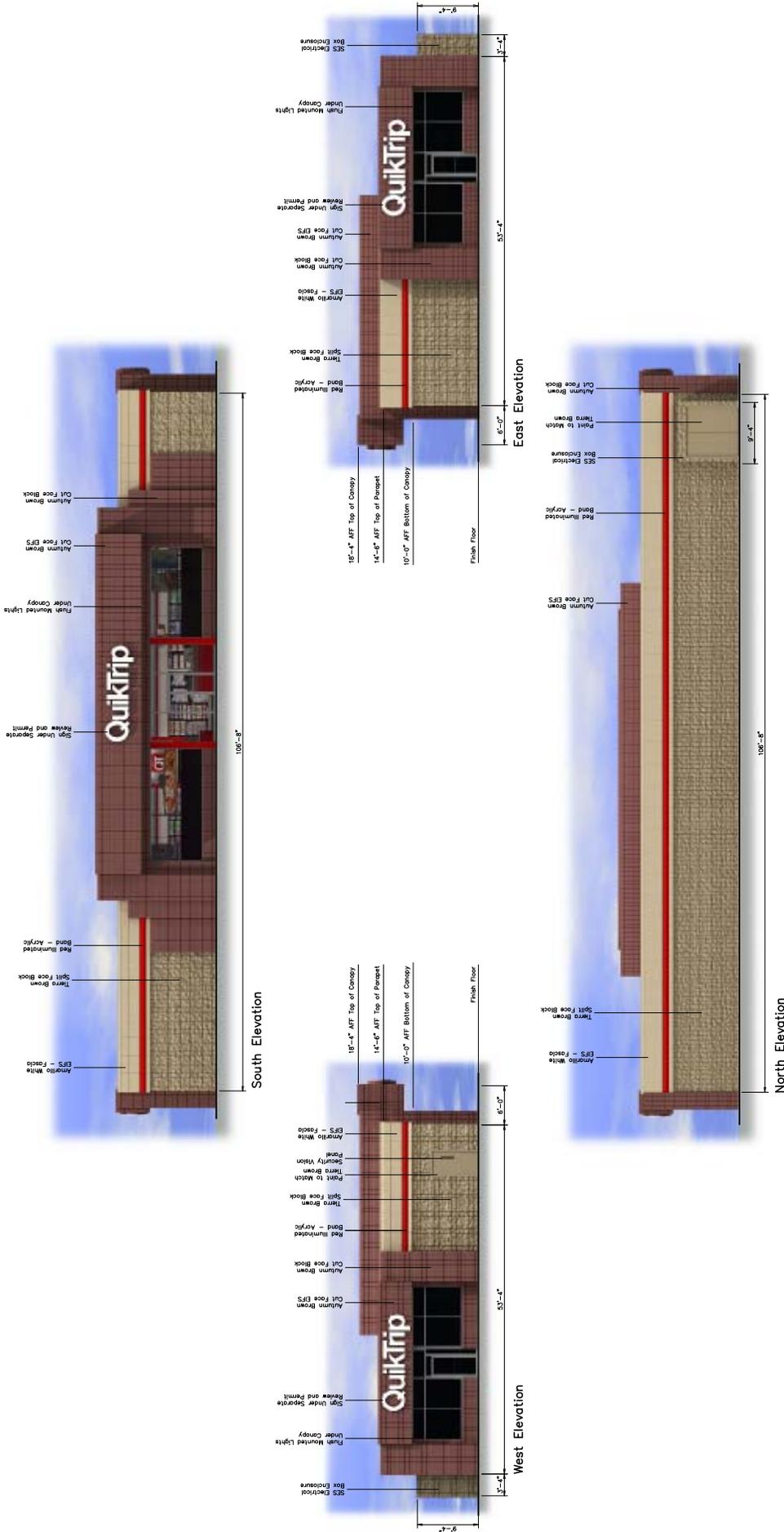
Tempe, AZ

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STORE No.	1400
SCALE	AS SHOWN
DRAWN BY	JJK
ISSUE No.	06/08/10
SERIAL NUMBER	00-01
Presentation Exhibit	QuikTrip Store
SHEET	1
OF	1



	 <p>4111 W. University Dr. Tempe, AZ 85281 (480) 948-2475 (480) 948-2475</p>	<p>QuikTrip Store No. :1400</p> <p>Building Section</p> <p>Street: 2150 E. University Dr. City, State: Tempe, AZ</p>	<p><small>COPYRIGHT © QUIKTRIP CORPORATION OR QUIKTRIP STORES, THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION. ALL RIGHTS RESERVED. THESE PLANS ARE PREPARED IN THE COURSE OF THE PROFESSIONAL SERVICES AND UNLESS OTHERWISE SPECIFIED, ALL UNDIMENSIONED DIMENSIONS SHALL BE IN ACCORDANCE WITH THE PROFESSIONAL CODE OF ETHICS AND PRACTICE OF ARCHITECTURE.</small></p>	 <p>4001 N. Third St., Suite 100 Phoenix, AZ 85018 P 602-234-1848 F 602-234-1433 KDF/JMS Architects, LLC</p>	<p>Building Section</p> <p>STORE NO.: 1400</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: 11/11/11</p> <p>DATE: 03-09-2010</p> <p>1 of 2</p>
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QuikTrip.
 4705 South 19th East, Apt. 1008
 Tempe, AZ 85282
 Phone: 480-947-2475
 (602) 947-2475

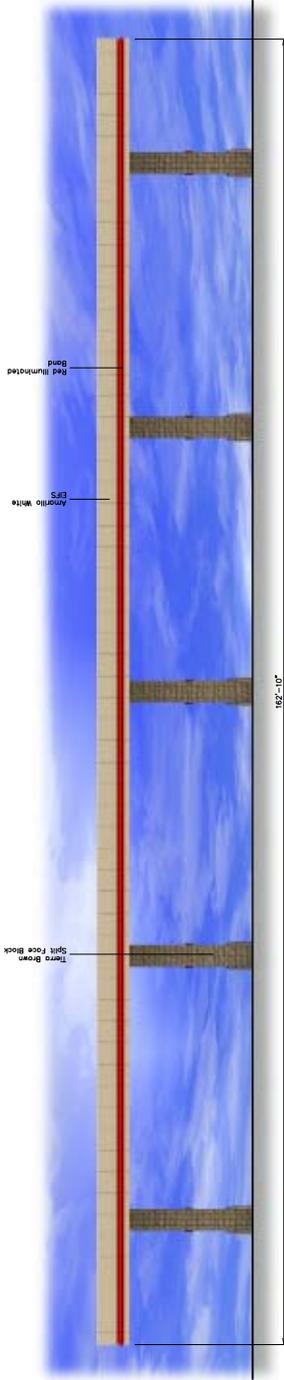
Building Elevations

QuikTrip Store No. :1400 2150 East University Drive Tempe, AZ

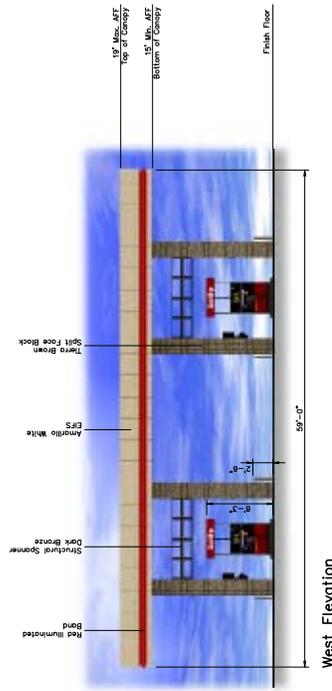
Presentation Exhibit
 QuikTrip Store

STORE No. 1400	SHEET
SCALE: NTS	1
DRAWN BY: JJK	
ISSUE DATE: 06/06/10	
SERIAL NUMBER: 24252BET00-02	OF 1

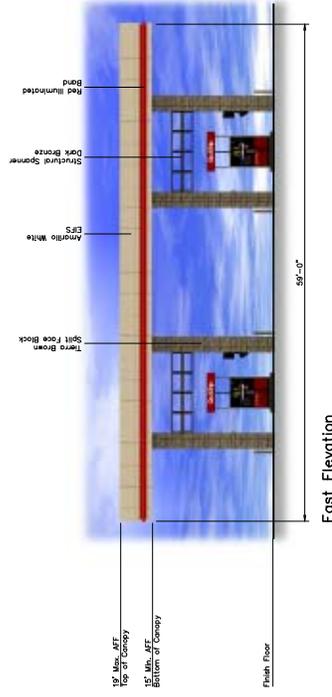
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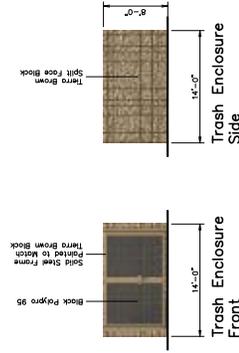
South Elevation



West Elevation



East Elevation



14'-0" High, 14'-0" Long, 8'-0" Wide
 14'-0" High, 14'-0" Long, 8'-0" Wide
 Bottom of Canopy
 Bottom of Canopy
 Finish Floor

Red Illuminated Band
 Structural Spanner
 Dark Bronze
 Amorphio White
 EPS
 Terra Brown
 Split Face Block
 Terra Brown
 Split Face Block
 Dark Bronze
 Structural Spanner
 Red Illuminated Band



QuikTrip
 4705 South 19th East, Ave.
 Tempe, AZ 85282
 P.O. Box 13475
 Tempe, AZ 85282
 (602) 944-2475

Gas Canopy Elevations

QuikTrip Store No. : 1400

2150 E University Dr.

Tempe, AZ

Presentation Exhibit
 AZ DSD10 Gas Canopy

STORE No. 1400
 SCALE: NTS
 DRAWN BY: JNK
 ISSUE DATE: 06/08/10
 SERIAL NUMBER: 24030CE100-02

SHEET **1**
 OF 1

Tab 1

SITE PHOTO TEMPLATE

PHOTOGRAPHS OF SITE & SURROUNDING AREA

Store No: 1400

Date: _____

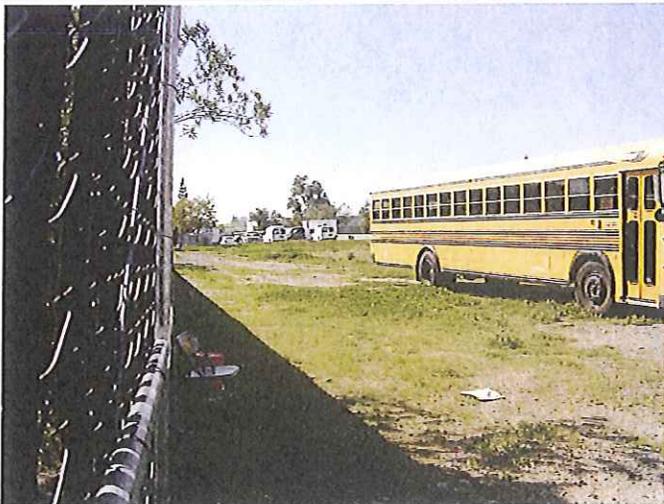
Location: 2150 E. University Drive

Unavailable for picture, same as NWC looking N

Unavailable for picture, screenwall blocking

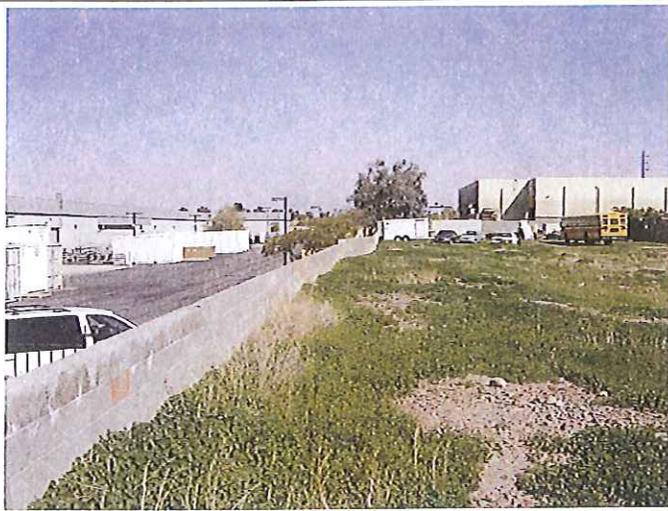
Photograph #1 NEC looking East

Photograph #2 NEC looking North

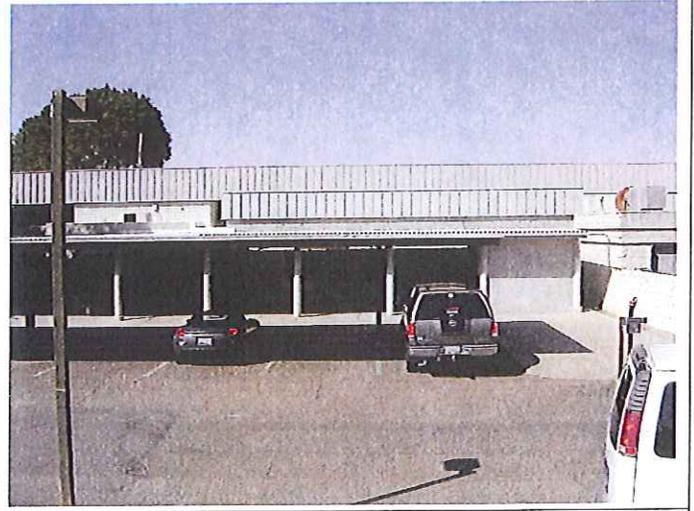


Photograph #3 NEC looking West

Photograph #4 NEC looking South



Photograph #1 NWC looking East



Photograph #2 NWC looking North



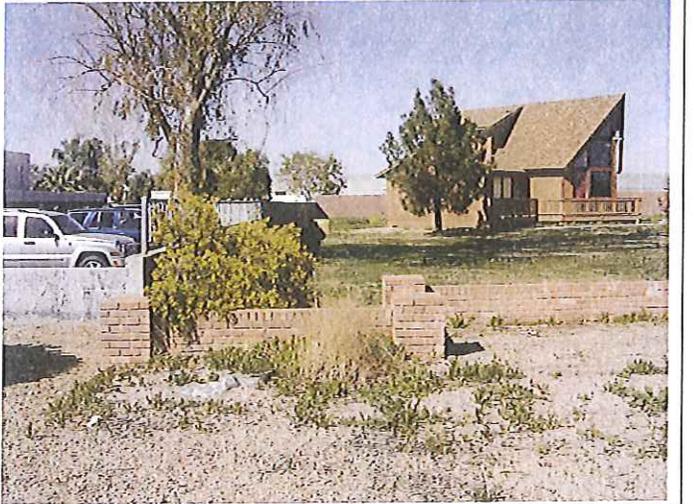
Photograph #3 NWC looking West



Photograph #4 NWC looking South



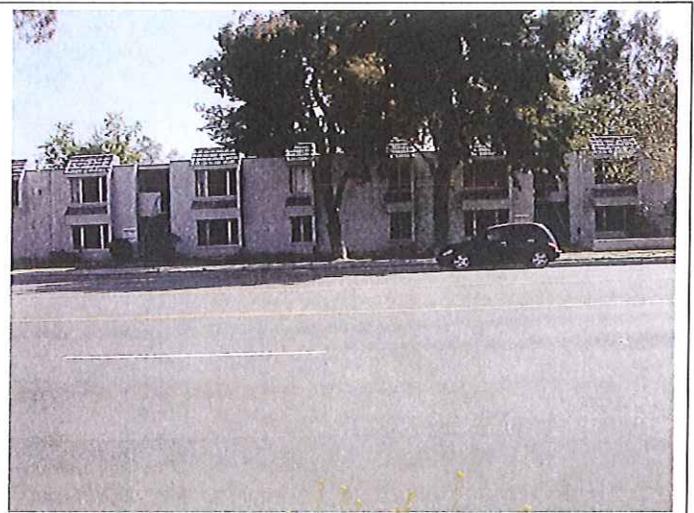
Photograph #1 SWC looking East



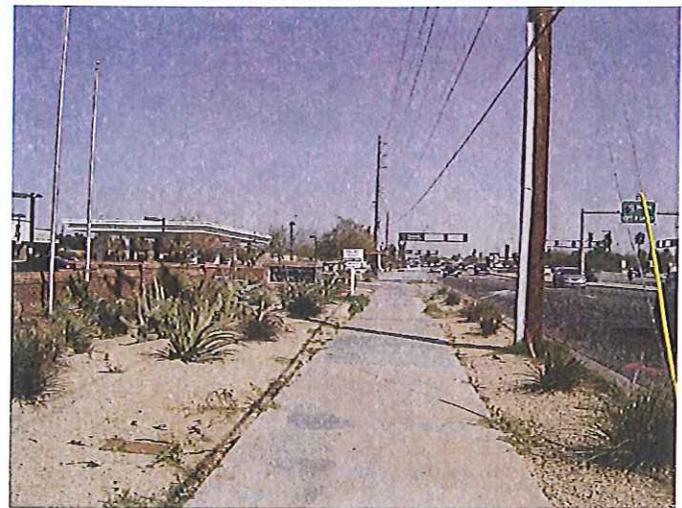
Photograph #2 SWC looking North



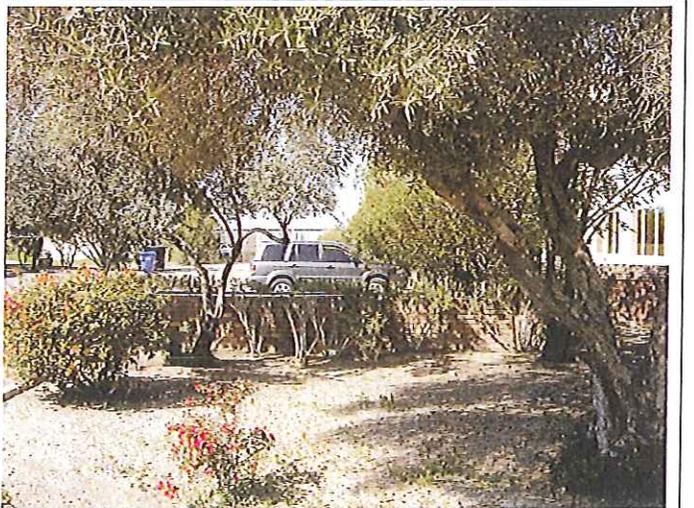
Photograph #3 SWC looking West



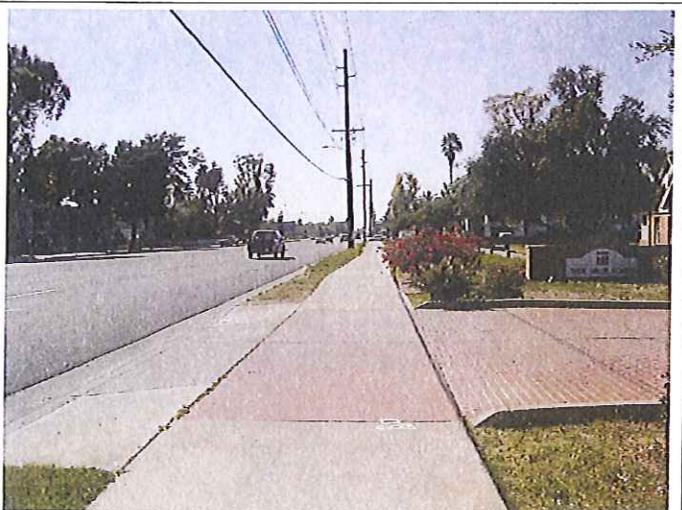
Photograph #4 SWC looking South



Photograph #1 SEC looking East



Photograph #2 SEC looking North



Photograph #3 SEC looking West



Photograph #4 SEC looking South