

# Staff Summary Report



Development Review Commission Date: 06/22/10

Agenda Item Number: \_\_\_

**SUBJECT:** Hold a public hearing for a Planned Area Development Overlay, Use Permits and Development Plan Review for **QUIK TRIP # 1420**, located at 1190 West Elliot Road.

**DOCUMENT NAME:** DRCr\_QUIKTRIP1420\_062210.doc **PLANNED DEVELOPMENT (0406)**

**COMMENTS:** Request for **QUIK TRIP # 1420 (PL090493)** (Rodney Loyd, Quik Trip Corporation, property owner; Juan Romero, Quik Trip Corporation, applicant) for a 5,014 sf. convenience store with a 6,190 sf. fuel sales canopy on a +/- 1.43 acre site located at 1190 West Elliot Road in the PCC-2, Planned Commercial Center General District and the SWOD, Southwest Tempe Overlay District. The request includes the following:

- PAD10006** – Planned Area Development Overlay to establish development standard for rear yard building setback.
- ZUP10041** – Use Permit for fuel sales in the PCC-2 District.
- ZUP10058** – Use Permit for vehicle parking quantity in excess of 125 percent of required parking quantity.
- DPR10062** – 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, Development Services Planning Director (480-350-8989) *LC*

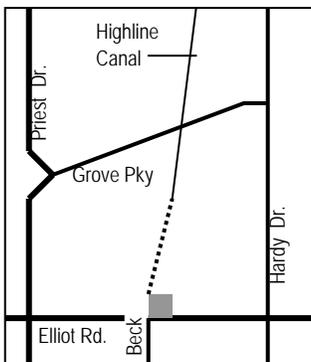
**LEGAL REVIEW BY:** Teresa Voss, Assistant City Attorney (480-350-8814)

**DEPARTMENT REVIEW BY:** Chris Anaradian, Development Services Manager (480-858-2204)

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval, subject to conditions

**ADDITIONAL INFO:**



Gross/Net site area	+/- 1.43 acres
Total Building area	5,014 sf. building, 6,190 sf. canopy
Lot Coverage	10.0 % (50.0 % maximum allowed)
Building Height	19.42 ft. (40.00 ft. maximum allowed)
Building Setbacks	68.00 ft. front (column), 65.00 ft. side (column), 10.00 ft. rear (building, per P.A.D. request) & 6.67 ft. rear (S.E.S. enclosure per P.A.D. request). 0.0 ft. front, 30.0 ft. side, 20.0 ft. rear are the minimum required setbacks
Landscape Coverage	27.0 % (15.0 % minimum required)
Vehicle Parking	17 spaces (27 provided per Use Permit request)
Bicycle Parking	2 spaces (2 minimum required)

This redevelopment involves removal of an existing restaurant and site improvements in order to make way for a new convenience store and fuel station. The case has been advertised including site posting, newspaper notice and mailings to neighboring property owners. A neighborhood meeting is not required for the Planned Area Development Overlay request since the site is remote from residential development.

**PAGES:**

1. List of Attachments
- 2-5. Comments / Reasons for Approval
- 6-9. Conditions of Approval
- 10-12. Code/ordinance Requirements
13. History & Facts / Zoning & Development Code Reference

**ATTACHMENTS:**

- 1-2. Ordinance No. 2010.19
- 3-5. Waiver of Rights and Remedies form
6. Location Map
7. Aerial Photo
- 8-10. Letter of Explanation
11. Site Data
- 12-13. Chili's Site Demolition Plan and Quik Trip Site Plan
- 14-15. Building Elevations and Canopy Elevations
- 16-17. Building Section and Floor Plan
- 18-19. Landscape Plan and Plant Materials Schedule
- 20-23. Photographs

**COMMENTS:**

The site vicinity is along the Elliot Road commercial corridor to the east of Interstate 10. The Tempe Autoplex is nearby to the south. The site, originally Pad 3 of the Groves Power Center, is located on the north side of Elliot Road midway between Hardy Drive and Priest Drive at the east side of the Beck Avenue alignment. Beck and Elliot is a signalized intersection. Beck Avenue does not extend north of Elliot, however, a private entrance drive into the Groves Power Center completes this intersection. The site is located in the PCC-2, Planned Commercial Center General District and is within the SWOD, Southwest Tempe Overlay District.

The site contains a Chili's Restaurant, now closed. There are substantial landscape areas in the front yard adjacent to Elliot and the west side yard adjacent to the Groves entrance drive. Existing entitlements for this property are a Variance (SGF-92.22) to reduce the rear (north) yard building setback to 20'-0". The Variance would be removed if the proposed Planned Area Development request is approved. A 22'-6" wide landscape, traffic control and public utility easement is located along the Elliot right of way.

This request includes the following:

1. Planned Area Development for a rear yard setback reduction.
2. Use Permit for fuel sales in the PCC-2 District.
3. Use Permit for vehicle parking quantity in excess of 125 percent of required parking.
4. Development Plan Review including a 5,014 sf. convenience store with a 6,190 sf. fuel sales canopy on a 1.43 acre site.

The applicant is requesting the Development Review Commission take action on the items 2, 3, and 4 listed above, and provide a recommendation to City Council for item 1.

**PUBLIC INPUT**

- Neighborhood meeting is not required due to the remoteness of the site from residential development.
- No public input has been received by staff concerning the proposed development or the entitlement requests.

**PROJECT ANALYSIS**

**PLANNED AREA DEVELOPMENT**

A Planned Area Development overlay is proposed for this site for only one standard--that of rear yard building setback. The table below indicates current standard (Variance SGF-92.22) and the proposed reduction. The design purpose behind the PAD overlay request is preservation of the entire width of landscape frontage that was developed for Chili's and is now contains mature plant specimens. The Groves Power Center at its inception included by easement a 22'-6" wide landscape strip along Elliot Road. Chili's increased the landscaped front yard width to 27'-2". Under the current development standards, the driveways and canopy could be moved forward (south) approximately 5'-0", and the site layout could be contracted another 5'-0" to place the building 10'-0" forward of its proposed position and preserve the 20'-0" rear yard setback that was previously established for the site. The disadvantage of this course would be the removal of a portion of the existing landscaped front yard. Quik Trip proposes instead to maintain the entire, existing mature landscaped yard and move the convenience store closer to the main parking field of the Groves Power Center. Due to its size, the parking field will not be visually crowded by the store.

Building & Site Standard	PCC-2 District Standard	PCC-2 (SWOD) EXIST'G STANDARD	PCC-2 (PAD) (SWOD) PROPOSED STANDARD
Setback:			
.....Building			
.....front (south)	0.0 ft.	0.0 ft.	0.0 ft.
.....side (east & west)	30.0 ft.	30.0 ft.	30.0 ft.
.....rear (north)	30.0 ft.	20.0 ft. (Variance)	10.0 ft. (bld'g. wall)
			6.67 ft. (SES enclosure)
.....Vehicle Parking & Maneuvering			
.....front	20.0 ft.	22.50 ft. (Easement)	27.0 ft.

Section 6-305 (D): approval criteria for P.A.D. Overlay District:

1. *The allowable land uses in Part 3* include a convenience store and (upon receipt of Use Permit) fuel sales.
2. *The development standards listed above, as established as part of the PAD Overlay District process, as well as the standards allowed by Use Permit in Part 4* will be standards that are utilized in the redevelopment of this site.
3. *Any applicable overlay district provisions in Part 5*, specifically the overlay district provisions for the Southwest Tempe Overlay District (SWOD) will be provisions utilized in the redevelopment of this site.
4. *The decision-making body may impose reasonable conditions to ensure conformance with these provisions.* These conditions include augmentation of the existing plant material in the west side yard as well as a line of trees in the planting strip between the building and rear property line. Additional landscape in the side yard will help to shade the adjacent Quik Trip drive aisle and the line of trees along the north property line will shade the adjacent Groves Power Center drive aisle.

## USE PERMITS

The business operation is a 24 hour convenience store with self service fuel sales. In accordance with ZDC Sec. 3-202, a Security Plan is required between the business and the COT Police Department to help facilitate store operation in a safe manner. The central store entrance and typical staffing by more than one employee are standard business practices that help to facilitate natural surveillance and deter crimes of opportunity.

A Use Permit is requested for fuel sales in a PCC-2 District. In his letter of explanation, the applicant indicates the location of fuel sales is an appropriate location on an arterial street within a dense commercial node. The site utilizes an existing signalized intersection and does not propose new driveways directly onto the arterial. The site does propose one driveway onto the Groves entrance drive that is aligned with Beck Avenue in addition to retaining two of the three existing access points to the drive aisle north of the site. Overall, the proposed use appears to be a good fit to the commercial neighborhood.

A Use Permit is requested for vehicle parking quantity in excess of 125 percent of required parking quantity. For this site and store, 17 vehicle spaces are required. Quik Trip proposes 18 customer parking spaces directly opposite the business entrance. As an offset to this request, the parking spaces in front of the store will be reduced by one to make way for an additional landscape island in accordance with ZDC Sec. 4-704 (A). Quik Trip would also like 10 additional parking spaces on-site to the east for use by employees and customers. The disadvantage of additional paved area for parking is offset in three ways: a.) use of concrete paving in lieu of dark, asphaltic concrete, b.) increased plant shading on paved surfaces in accordance with ZDC Sec. 4-603 and 4-704 (A) and c.) large quantity of pavement area in shade due to the fuel canopy.

Section 6-308 (E) Approval criteria for Use Permits:

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...* as identified by the following factors:
  - a. *Any significant increase in vehicular or pedestrian traffic.* Quik Trip does anticipate an increase in vehicle and pedestrian traffic patterns over that currently experienced for a vacant restaurant site. Quik Trip will see more even flow of customers than lunch and dinner time peaks of a restaurant use. Customers attracted to a fuel and convenience store may in turn park and shop at adjacent businesses in the Groves Power Center, which is beneficial to all parties involved.
  - 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 caused by landscape and fuel shade canopy. Amount of pavement proposed is similar to that of the existing restaurant use.
  - c. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* This proposal is a re-development of a vacated site. The replacement of a closed business with one that is open is of benefit to the general public.
  - d. *Compatibility with existing surrounding structures and uses.* As mentioned by the applicant, Quik Trip will be located immediately west of an auto shop. The building form fits in with the commercial development on both sides of Elliot along this commercial corridor. The size of the building and canopy does not distract from the larger commercial buildings that are set back from Elliot Road.

- 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. 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 fuel canopy faces Elliot Road and the convenience store is behind. The canopy and store act to shield some of the Groves Power Center parking field from view on Elliot without obscuring the larger building storefronts of the center. Vehicle site access is from the west side via the Groves Power Center entrance drive. This drive in turn connects to Elliot Road at a signalized intersection near the southwest site corner. A continuous, broad landscape front yard separates the paved site portion from Elliot Road. There is no direct site vehicle access to Elliot. The site is slightly depressed in grade with respect to the Elliot roadbed.

### Building Elevations

The convenience store is a low, long box form, with concealed roof behind parapet. The center portion is raised to lend prominence to the southern entrance and storefront. The highest portion of the elevations is 18'-0" above finish floor. The center portion of the roof is a raised parapet that houses the mechanical equipment. The building 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 canopy fascia is a maximum 23'-0" above finish floor.

### Landscape Plan

The central feature of the site landscape is the existing mature front yard along Elliot Road. The site is designed to preserve the entire width of this yard and not interrupt the yard with driveways. The bulk of the existing west yard facing the Groves Power Center driveway will be preserved as well, although one driveway will be added to this feature. Additional plant material is added by condition to augment the existing landscape and provide a compensating exchange for the over parking use permit request and the reduced rear yard setback P.A.D. Overlay 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 respect the existing mature front yard landscape and shield the Groves Power Center parking field from public view.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The site features a large paving quantity typical of a fuel station. The amount of pavement is mitigated by large landscape areas to 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 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 character of the surroundings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The low profile of building and canopy and the slightly depressed nature of the site allow a visual connection between Elliot Road and the major commercial buildings in the Grove Power Center to the north of the site.
5. *Building mass is sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level.* The corporate architecture is pleasant and is designed to invite use by customers.
6. *Building facade provides architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions.* There is no doubt as to the location and importance of the business entrance.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* There is a pedestrian connection between the store and Elliot Road. This connection in turn provides access between the store and the bus system on Elliot Road.

8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* Pedestrian access is maintained between Elliot and the store entrance. Additionally, a pedestrian connection is established from the entrance via the east side of the store to the Groves Power Center parking field to the north. There are no nearby residential uses.
9. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* A single store entrance and storefront provides a portal for surveillance of the pumps and customer parking.
10. *Landscape accents and provides delineation from parking, building, driveways and pathways.* Trees in broad landscape areas oriented to south and west of the site paving assist with afternoon shading of the paving. Trees in line to the north of the building assist with shading of the driveway north of the site and provide a visual buffer at the rear of the building
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 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 (north side) at Terrace and the similar site located on Baseline (north side) east of Rural.

### **Conclusion**

Based on the information provided by the applicant, staff recommends approval of the requested Planned Area Development, Use Permits and Development Plan Review. This request meets the required criteria and will conform to the conditions of approval.

### **REASONS FOR APPROVAL:**

1. The project meets 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 Planned Area Development Overlay process was specifically created to allow for greater flexibility in development standards, including reduction of building setbacks, in exchange creative design that enhances the area and its surroundings. In this case the reduction of rear yard setback allows the preservation of the entire width of the existing landscape front yard, including the portion not covered by the landscape easement.
4. The proposed project meets the approval criteria for a Planned Area Development Overlay, Use Permit 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.

### PAD10006 CONDITIONS OF APPROVAL

1. A building permit shall be obtained on or before August 19, 2012 or the zoning of the property may revert to that in place at the time of application, subject to a public hearing.
2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, Owner(s) voluntarily waive(s) any right to claim compensation for diminution in property value under A.R.S. §12-1134 that may now or in the future exist, as a result of the City's approval of this application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Development Services Department no later than September 20, 2010 or the Planned Area Development Overlay approval shall be null and void.
3. The Planned Area Development Overlay document for Quik Trip # 1420 shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Development Services Department prior to issuance of building permits.
4. The rear (north) building setback shall be minimum 10'-0" except a 6'-8" setback shall be allowed for the electrical service entrance section masonry enclosure at the west end of the north elevation.
5. There are six existing Phoenix dactylifera (Phoenix Date Palm) in line on the west of the site, adjacent to the Groves Power Center driveway. These are part of the landscape entrance feature for the Groves Power Center. Preserve, maintain, and as needed transplant these specimens out of way of the proposed Quik Trip driveway so the landscape entrance concept for the Groves Power Center is maintained. The retention of three "palm trees" in the southwest site corner, as indicated on the Preliminary Landscape Plan, sheet 4, is inadequate. Position the driveway to reduce need for transplant of Phoenix dactylifera as much as possible. Where a specimen in transplant dies or indicates probability of dying, replace with a minimum 25'-0" brown trunk Phoenix dactylifera
6. Add four Cercidium Praecox (Palo brae) canopy trees of minimum 48" box installation size to the landscaped yard on the west of the site. The west side of the Groves Power Center entrance driveway has existing Palo brae; the four indicated in this condition are required to visually reinforce the landscape entrance concept for the center. Select upright specimens with a foliage canopy understory of minimum 7'-0" high so the thorns of these trees are not in close proximity with pedestrians.
7. At the reduced rear building setback yard, add a continuous line of Quercus Virginia 'Heritage' (Heritage Live Oak) canopy trees at 25'-0" on center on the north side of the store. This specimen is selected to match the existing Quercus found in the adjacent parking lot. Extend the line of trees to the adjacent driveways that are northeast and northwest of the store. Center the S.E.S. between two adjacent trees in the line to avoid interference between the tree line and access to the S.E.S. doors.

### ZUP10041 and ZUP10058 CONDITIONS OF APPROVAL

8. Locate an intermediate landscape island in the parking row near the southeast building corner, as indicated in Site Plan Review mark-up, dated May 5, 2010. Ensure that no more than twelve (12) parking spaces are in line between landscape islands in front of building or elsewhere on site.
9. Utilizing a mixture of trees, shrubs and groundcovers, provide minimum fifty (50) percent of evenly distributed mature canopy coverage for all planting areas on site including around base of building and in adjacent public right of way, except provide seventy-five (75) percent mature canopy coverage in required parking landscape islands.
10. Provide a landscape area calculation that demonstrates the landscape area within and surrounding the parking area is minimum twelve (12) percent of the entire on-site paved area.

DPR10062  
CONDITIONS OF APPROVAL

General

11. Submit construction documents to the Development Services Building Safety Division for building permit by June 22, 2011 or Development Plan 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.

Site Plan

12. Construct the refuse enclosure in accordance with standard detail DS-116. Use of gates at front of enclosure is not required. If gates are used, metal gates which are translucent by means of a tight metal mesh panel are allowed. These gates do not require a vision panel if the entire translucent panel allows visual surveillance. Refer to the City of Tempe garage refuse enclosure gates at 117 East 5<sup>th</sup> Street (the gates face Forest avenue) for a built example.
13. Locate two bike parking hoops near the south elevation of the store. Separate the hoops so one is near the southeast and one is near the southwest corner of the building. Position the hoops so they are parallel with the face of the south elevation and the 2'-0" by 6'-0" bike parking space associated with each hoop is also oriented parallel with the south elevation. Ensure the hoop and bike parking space are positioned on the walkway so they do not impede pedestrian circulation.
14. Apply diagonal paint stripes to the south 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.
15. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage).
16. Paint utility boxes in a neutral color that compliments the building color. Do not paint over warning decals or other identifiers.

Building Elevations

17. 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
    - e. Entrance Door Frame: Stainless Steel
    - f. 3M 5674 Red: Accent Band and AwningProvide 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.
  18. 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, 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.
  19. Locate the electrical service entrance section (SES) on the north elevation inside a masonry enclosure that matches the masonry of the building. The metal door pair of the SES cabinet shall be exposed and flush with the face of the enclosure. The masonry jambs on the sides of the door pair shall be minimum 8" (nominal) width, or one block width. The masonry lintel that extends over the top front of the SES cabinet shall be minimum 1'-4" (nominal) height above the top of the door pair, or two block courses. A vision panel is not required in the cabinet doors.
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## Lighting

20. 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.
21. Illuminate building entrances including the west service door from dusk to dawn.

## Landscape

22. Preserve and maintain existing plant material to remain including on front (south) and side (west) yards as well as other on-site plants that remain from time of this approval through site demolition, completion of construction period and installation of automatic irrigation system for Quik Trip. In the meantime, provide temporary irrigation to existing plants that remain either through the existing Chili's irrigation system or by some other means. Do not allow plants to go through a period without irrigation.
23. For new trees of this landscape plan, provide canopy trees that are minimum 24" box size at installation. For replacement of existing trees to remain that die or show probability of dying, provide specimens that match existing in species and are minimum 48" box size or minimum 4" in caliper, whichever is greater, at time of installation. For replacement of existing palms that remain or are required to be transplanted on site, provide palms of minimum 25'-0" brown trunk.
24. With the landscape and irrigation construction documents, submit a separate existing plant inventory plan indicating location and size of existing trees, shrubs and desert accents to remain. Identify each specimen to remain by species, approximate size including (for trees) caliper, height and foliage width and (for shrubs and desert accents) height and width. Accurately locate each specimen on the existing plant inventory plan.
25. The concept plant materials schedule indicated on the Preliminary Landscape Plan, sheet 4, relies heavily on taller shrubs which are as listed: Baja Ruellia, Chihuahuan Sage, Dwarf Oleander and Red Yucca. Delete the oleander entirely and develop a plant schedule that utilizes trees that can be trained with understory canopies along with low shrubs and groundcovers, so natural visual surveillance may be maximized throughout the redeveloped site. Indicate each plant location including shrubs and groundcovers by plant symbol on the landscape plan.
26. Irrigation design criteria:
  - a. 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.
  - b. Locate valve controller in a vandal resistant housing or within the building.
  - c. Conceal controller valve and power conduits within the wall cavity. Exposed conduit is not allowed.
  - d. Hardwire power source to controller. A receptacle connection is not allowed.
  - e. Secure backflow preventer in a lockable, pre-manufactured cage.
  - f. Configure irrigation system so the public right of way is also irrigated from this site. Maintain existing through irrigation lines to adjacent public right of way landscape for the Groves Power Center, should any be encountered.
27. Remove soil compaction in planting areas. Remove construction debris from planting areas prior to landscape installation.
28. 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 2" or greater and 12" or less in size unless each piece of this material is secured two-thirds into a concrete bedding.

## Signage

29. Provide address signs on building and canopy as indicated on the presentation elevation exhibits. Conform to the following for building address signs:
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- 1) Compose address sign of street number only, do not include street name.
- 2) Compose of 12" high, individual mount, metal reverse pan channel numbers.
- 3) 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.
- 4) Place address signs near top of elevations at locations indicated and coordinate location of signs with position of trees to avoid potential visual obstructions. Comparison of locations of address signs on presentation and construction document elevations will be made during building plan check process.
- 5) Do not affix number or letter or number 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.

- ZONING AND DEVELOPMENT CODE: Requirements of the Zoning and Development Code apply to any application. Become familiar with the ZDC to avoid unnecessary review time and reduce the potential for multiple plan check submittals. The ZDC may be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchased at Development services.
- STANDARD DETAILS:
  - Tempe Standard "T" details may be accessed through [www.tempe.gov/engineering](http://www.tempe.gov/engineering).
  - Tempe Standard "DS" details for refuse enclosures may be accessed through [www.tempe.gov](http://www.tempe.gov), to [Departments](#), to [Building Safety](#), to [Applications and Forms](#), and the DS details are found under [Civil Engineering](#).
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Review dated January 6, 2010 and May 05, 2010. Direct questions related to specific comments to the appropriate department, and coordinate any necessary modifications with all concerned parties prior to application for building permit.
- BUILDING:
  - Measure height of building from top of curb on Elliot Road along front of property in center of frontage.
  - Raise parapets as needed or otherwise screen roof mount mechanical equipment on four sides.
- 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 the non-residential components of 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](http://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.
- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- 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 distance of at least 21'-0" between a pedestrian path of travel and any hidden area to 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 pedestrian environments and places of concealment.
  - Public Restroom Lights: Provide 50% night lights and activate lights by automatic sensors, key or remote control.
  - 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 bottom edge of the door. Refer to ZDC Sec. 4-406. 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 fuel sales in the PCC-2 District, the Owner is required to prepare a Security Plan for this commercial project with the Police Department. Include the design team in the preparation of the Security Plan to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, hold the first meeting with the Police Department for the Security Plan before or during the building permit plan check period.
  - Process liquor sales license for beer and wine through City of Tempe Sales Tax & License.
- FIRE:
  - Clearly define the fire lane. Ensure there is at least 20'-0" horizontal width and 14'-0" vertical clearance from surface to the underside of tree canopies or overhead structures. Layout and details of fire lane subject to Fire Department approval.

- Locate fire department connection on main response side of building.
- Locate fire hydrants per IFC 2005 Section 508.
- ENGINEERING:
  - Underground electrical utility extensions.
  - Clearly indicate property lines, the dimensional relation of the building and canopy to the property lines and the separation of the building and canopy from each other.
  - Verify location of existing easements or other property restrictions and ensure no conflict exists with the site layout or foundation design. Coordinate site layout with utility provider(s) to provide adequate access easements. Any new public water or sewer lines require dedications of easements prior to Engineering Division approval. Any abandoned water or sewer line services shall be capped at main.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department. Direct all contaminated water to the oil/water separator. If water retention is self-contained in this site, provide grading information for adjacent driveways to indicate that runoff does not leave the site. If cross drainage agreement is being used, verify on-site water retention, dissipation and cross-drainage agreements for the entire Groves Power Center.
- LAND SERVICES: Water and sewer lines and easements which are proposed to be abandoned require separate Public Works request and review including two public hearings at City Council. Any portion of the abandonment which affects another property shall also require the approval of that property owner.
- 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(s) are 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.
- DRIVEWAY:
  - Contact Salt River Project regarding west driveway construction permission over their canal. Provide Engineering Division with a copy of access consent.
  - Correctly indicate clear vision triangles at driveway on the site and landscape plans. Identify speed limits for adjacent Grove Power Center entrance drive. 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 or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- 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.
- PEDESTRIAN ACCESS: Provide a disabled accessible walkway between the public right of way on Elliot and the Quik Trip business entrance. Minimize walkway crossings at vehicular paving.
- 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.
- INCREASE LANDSCAPE OFFSET FOR INCREASED PARKING
  - Reduce requested parking space quantity by one in front of the store so there is no more than twelve uninterrupted spaces in line, in accordance with ZDC Sec. 4-704 (A) (1).

- LANDSCAPE:
  - Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm) . Follow the link to “applications to move a native plant” to “notice of intent to clear land”.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. 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:**

- June 3, 1992                    Design Review Board approved the request (DRB92061) by Chili's Bar and Grill for building elevations, site plan, landscape plan and signage located at 1190 East Elliot Road in the PCC-2, Planned Commercial Center District.
- July 16, 1992                    City Council approved the request (SGF-92.22) by Ellman Development Corporation for the Groves Power Center, 29.68 net acres, including the following:
- a.)        An Amended General Plan of Development for Phase 1 of the Groves Power Center, 13.10 net acres, located at 1250 West Elliot Road.
  - b.)        Variance to reduce the minimum required rear yard setback on Pad 3 from 60 ft to 20 ft.
  - c.)        Variance to waive requirement that landscaping for Phase 2 be installed in Phase 1.
  - d.)        Variance to increase maximum allowed height of lighting used to illuminate parking spaces from 16 ft. to 20 ft. within 125 ft. of the street property lines and 25 ft. on the balance of the site.
- Note: Pad 3 is the subject site at 1190 West Elliot Road. The rear yard setback variance allowed Chili's to be constructed with a 20 ft rear yard setback.
- October 8, 1992                    The Groves Power Center (1<sup>st</sup>) Amended General Plan of Development & Amended Final Plan of Development for Phase 1 & Pad 3 was recorded at the Maricopa County Recorder's Office

**ZONING AND DEVELOPMENT CODE REFERENCE:**

- Section 6-305, Planned Area Development (PAD) Overlay Districts
- Section 6-306, Development Plan Review
- Section 6-308, Use Permit

ORDINANCE NO. 2010.19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, AMENDING THE CITY OF TEMPE ZONING MAP, PURSUANT TO THE PROVISIONS OF ZONING AND DEVELOPMENT CODE PART 2, CHAPTER 1, SECTION 2-106 AND 2-107, RELATING TO THE LOCATION AND BOUNDARIES OF DISTRICTS.

\*\*\*\*\*

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, as follows:

**Section 1.** That the City of Tempe Zoning Map is hereby amended, pursuant to the provisions of Zoning and Development Code, Part 2, Chapter 1, Section 2-106 and 2-107, by adding a Planned Area Development Overlay to the existing PCC-2 (SWOD), Planned Commercial Center General District and Southwest Tempe Overlay and designating it as PCC-2 (SWOD) (PAD), Planned Commercial Center General District and Southwest Tempe Overlay with a Planned Area Development Overlay on +/-1.43 acres.

LEGAL DESCRIPTION

LOT 6, THE GROVES AMENDED, ACCORDING TO BOOK 351 OF MAPS, PAGE 21, AND AFFIDAVIT OF CORRECTION/CHANGE RECORDED IN DOCUMENT NO. 92-0422707, RECORDS OF MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SAID SECTION 9, FROM WHICH A FOUND BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 9 BEARS SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, A DISTANCE OF 2650.67 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 850.06 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 58.20 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ELLIOT ROAD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 6, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE, ALONG THE PERIMETER OF SAID LOT 6, THE FOLLOWING FIVE COURSES:

NORTH 84 DEGREES 36 MINUTES 43 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 68.34 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 39 SECONDS WEST, PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 264.90 FEET, TO A NON TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 78 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 5,695.00 FEET;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH AN ARC LENGTH OF 205.56 FEET, AND A CENTRAL ANGLE OF 02 DEGREES 04 MINUTES 05 SECONDS;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 285.50 FEET;

THENCE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 206.80 FEET, TO THE POINT OF BEGINNING.

TOTAL AREA IS +/-1.43 GROSS ACRES.

**Section 2.** Further, those conditions of approval imposed by the City Council as part of **Case # PAD10006** are hereby expressly incorporated into and adopted as part of this ordinance by this reference.

**Section 3.** Pursuant to City Charter, Section 2.12, ordinances are effective thirty (30) days after adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

**WHEN RECORDED RETURN TO:**  
City of Tempe  
Development Services Department  
31 E. 5<sup>th</sup> Street  
Tempe, AZ. 85281

**WAIVER OF RIGHTS AND REMEDIES  
UNDER A.R.S. §12-1134**

This Waiver of Rights and Remedies under A.R.S. § 12-1134 (Waiver) is made in favor of the City of Tempe (City) by \_\_\_\_\_  
\_\_\_\_\_ **Quik Trip Corporation** \_\_\_\_\_  
\_\_\_\_\_(Owner).

Owner acknowledges that A.R.S. § 12-1134 provides that in some cases a city must pay just compensation to a land owner if the city approves a land use law that reduces the fair market value of the owner's property (Private Property Rights Protection Act).

Owner further acknowledges that the Private Property Rights Protection Act authorizes a private property owner to enter an agreement waiving any claim for diminution in value of the property in connection with any action requested by the property owner.

Owner has submitted Application No. **PL090493** to the City requesting that the City approve the following:

- \_\_\_\_\_ GENERAL PLAN AMENDMENT
- \_\_\_\_\_ ZONING MAP AMENDMENT
- PAD OVERLAY
- \_\_\_\_\_ HISTORIC PRESERVATION DESIGNATION/OVERLAY
- USE PERMITS
- \_\_\_\_\_ VARIANCE
- DEVELOPMENT PLAN REVIEW
- \_\_\_\_\_ SUBDIVISION PLAT/CONDOMINIUM PLAT
- \_\_\_\_\_ OTHER \_\_\_\_\_  
*(Identify Action Requested)*

for development of the following real property (Property):

A.P.N. No. : 301-46-024

\_\_\_\_\_

LEGAL DESCRIPTION

LOT 6, THE GROVES AMENDED, ACCORDING TO BOOK 351 OF MAPS, PAGE 21, AND AFFIDAVIT OF CORRECTION/CHANGE RECORDED IN DOCUMENT NO. 92-0422707, RECORDS OF MARICOPA COUNTY, ARIZONA.

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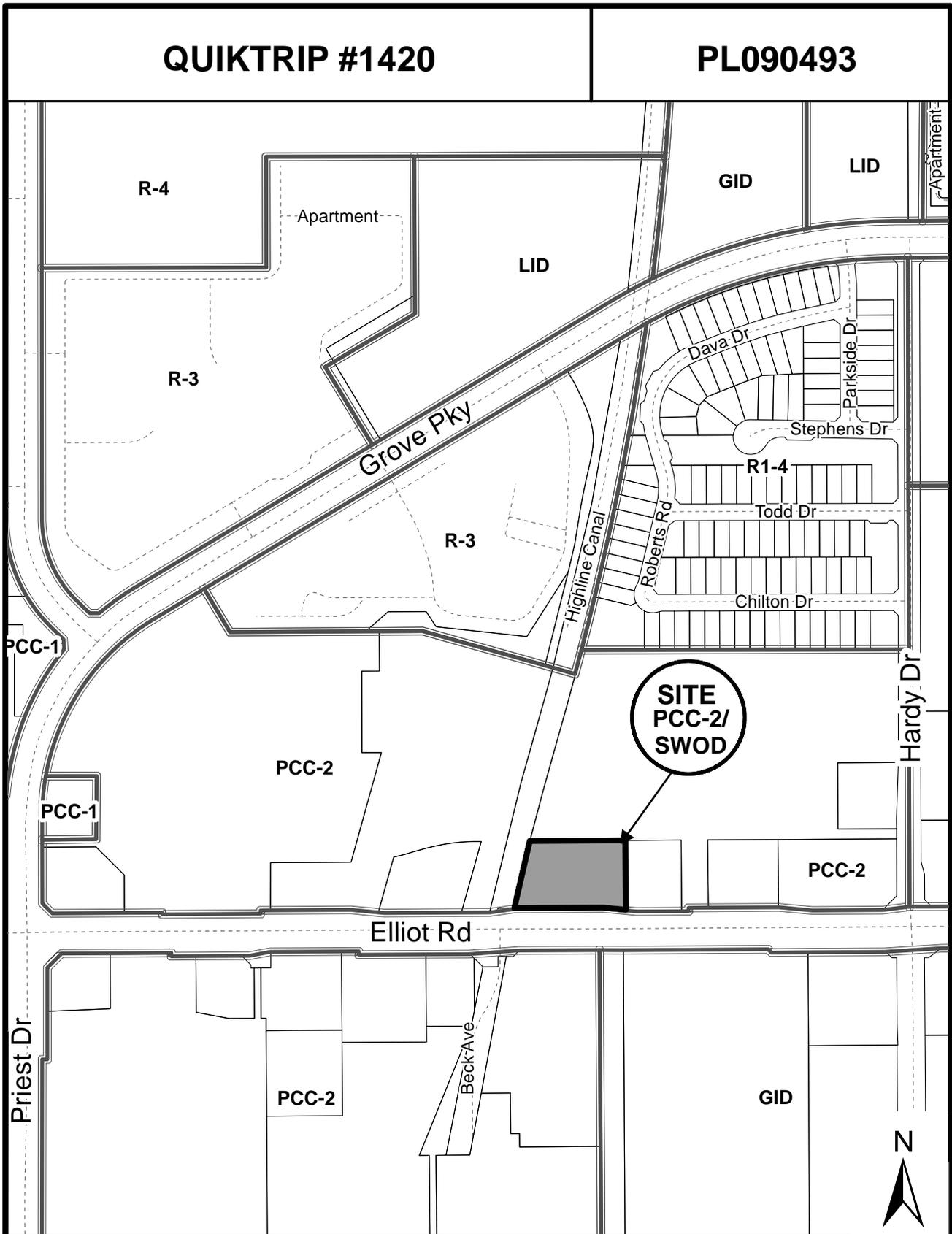
ADDRESS

1190 WEST ELLIOT ROAD TEMPE, ARIZONA 85283



**QUIKTRIP #1420**

**PL090493**



**Location Map**



**QUIKTRIP #1420 (PL090493)**

# PROJECT NARRATIVE

## Proposed QuikTrip #1420 1190 West Elliot Road Tempe, Arizona

### Introduction

The QuikTrip proposed for the north side of Elliot Road along the east side of the Beck alignment is a 1.42+/- acre site. The site is part of the Groves Power Center and is zoned PCC-2. The center has numerous commercial entities including larger anchor shops like Wal-Mart and smaller retail outlets. This area along Elliot Road consists of very high dense commercial uses. The QuikTrip would replace the abandoned Chile's restaurant. QuikTrip would demolition the abandoned restaurant and replace it with a brand new QuikTrip.

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

### Planned Area of Development

The request for a PAD at this location will modify the existing ordinance setbacks and recorded planned area of development for this site. The proposed layout will better allow QT to utilize the area to customer's benefits. The 1991 recorded planned area of development allowed for a 20' setback to the north at this site and the current zoning ordinance setback is 30' to the PCC-2 zoning. QT is requesting to reduce the setback (within the commercial center) to a 10' setback. QT is trying to maintain the existing footprint of the already very mature landscaping along Elliot Road. By reducing the setback (within the center) to the north QuikTrip can maintain much of the mature landscaping. The site is already very much a part of a commercial pedestrian shopping center. To provide a larger setback would take away from the connectivity that the center is trying to provide.

### Development Plan Review

QuikTrip proposes to develop a retail convenience grocery store with gasoline and diesel fuel capabilities on this property. The QuikTrip will be operated 24 hours a day and will employ a number of people.

As with other existing locations, QuikTrip's conceptual design applies high quality contemporary commercial design and materials with a creative emphasis on architectural detailing. The building will be orientated toward the south (Elliot Road) 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 and will reduce the amount of heat gain as opposed to the asphalt that exists on the site today.

This particular location will be part of an existing shopping center and care has been taken to provide connectivity within the site for pedestrians and automobiles. Pedestrian connectivity

will be provided from the drive isle that serves the overall center, and will also serve as an accessibility route; this route provides access to and from the bus stop located on Elliot Road. To the rear of the building another pedestrian access way will be provided for connectivity to the shopping center parking. 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 consist of the existing tenured mature landscaping along Elliot Road and the center's drive isle, with a small portion being removed for what will be an access point for the QuikTrip. Leaving the more mature landscape will provide more shade to limit the heat island effect as well as give the site a more compatible looking pallet with the overall Groves Power Center development. The remainder of the site will be landscaped according to the city of Tempe's ordinances. QuikTrip also prides itself on 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 5,100 +/- square foot retail convenience grocery store oriented toward Elliot Road 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 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 which includes an automotive service building directly adjacent to the site.

We also seek a Use Permit for parking. QuikTrip is asking for 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 up front parking that is provided for the 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 that we seek is consistent with the number of spaces already in place for the vacant Chilies but QuikTrip will replace the asphalt surface with a higher grade concrete surface. The extra spaces will not cause additional traffic to the site.

#### **Uses Adjacent to the Site**

The property immediately to the east is zoned PCC-2 and is currently a Discount Tire.

The property to the west and on the other side of the drive isle is zoned PCC-2 and is a Burger King restaurant.

The property immediately to the north is zoned PCC-2 and is part of the larger center with various commercial entities.

The property to the south on the other side of Elliot Road is zoned PCC-2 and is currently another retail center.

**Project Team**

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

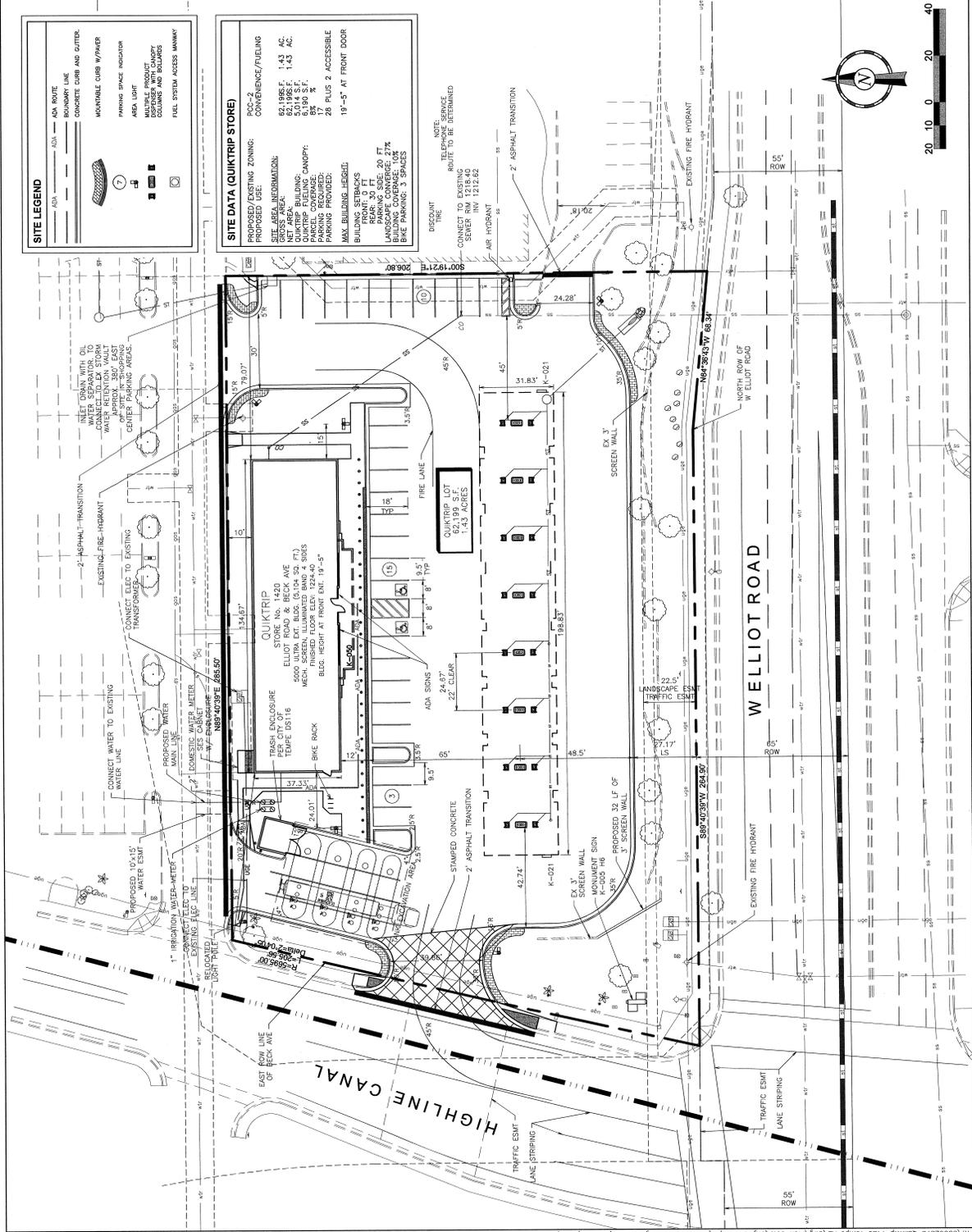
## SITE LEGEND

	ADA		ADA	ADA ROUTE
				BOUNDARY LINE
				CONCRETE CURB AND GUTTER.
				MOUNTABLE CURB W/PAVER
				PARKING SPACE INDICATOR
				AREA LIGHT
				MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
				FUEL SYSTEM ACCESS MANWAY

## SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING:	PCC-2
PROPOSED USE:	CONVENIENCE/FUELING
<u>SITE AREA INFORMATION:</u>	
GROSS AREA:	62,199S.F. 1.43 AC.
NET AREA:	62,199S.F. 1.43 AC.
QUIKTRIP BUILDING:	5,014 S.F.
QUIKTRIP FUELING CANOPY:	6,190 S.F.
PARCEL COVERAGE:	8% %
PARKING REQUIRED:	17
PARKING PROVIDED:	28 PLUS 2 ACCESSIBLE
<u>MAX BUILDING HEIGHT:</u>	19'-5" AT FRONT DOOR
<u>BUILDING SETBACKS</u>	
FRONT:	0 FT
REAR:	30 FT
PARKING SIDE:	20 FT
LANDSCAPE CONVERGE:	27%
BUILDING COVERAGE:	10%
BIKE PARKING:	3 SPACES





**SITE LEGEND**

- ADA ROUTE
- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MONUMENT CURB W/PAPER
- PARKING SPACE INDICATOR
- AREA LIGHT
- MONUMENT SIGN
- RESURFER WITH CANOPY
- CONCRETE AND GUTTER
- FUEL SYSTEM ACCESS WAYWAY

**SITE DATA (QUIKTRIP STORE)**

PROPOSED EXISTING ZONING: POC-2  
 PROPOSED USE: CONVENIENCE/FUELING

**SITE AREA INFORMATION:**  
 GROSS AREA: 62,199 S.F. 1.43 AC.  
 QUIKTRIP BUILDING: 5,414 S.F. 1.24 AC.  
 QUIKTRIP BUILDING: 5,414 S.F. 1.24 AC.  
 PARKING: 26 PLUS 2 ACCESSIBLE  
 PARKING PROVIDED: 26 PLUS 2 ACCESSIBLE  
 MAX. BUILDING HEIGHT: 19'-5" AT FRONT DOOR

**UTILITIES:**  
 DISCOUNT TIRE  
 TELEPHONE SERVICE ROUTE TO BE DETERMINED  
 CONDUIT TO EXISTING SEWER RM 1218.40  
 SEWER INV 1212.62



**GENERAL NOTES**

- SEE EXISTING CONDITIONS
- OWNER SHALL VERIFY ALL UTILITIES AND RECORDS PRIOR TO CONSTRUCTION
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

No.	Revision	Date



**PRELIMINARY SITE PLAN**

SHEET: 2 OF 1

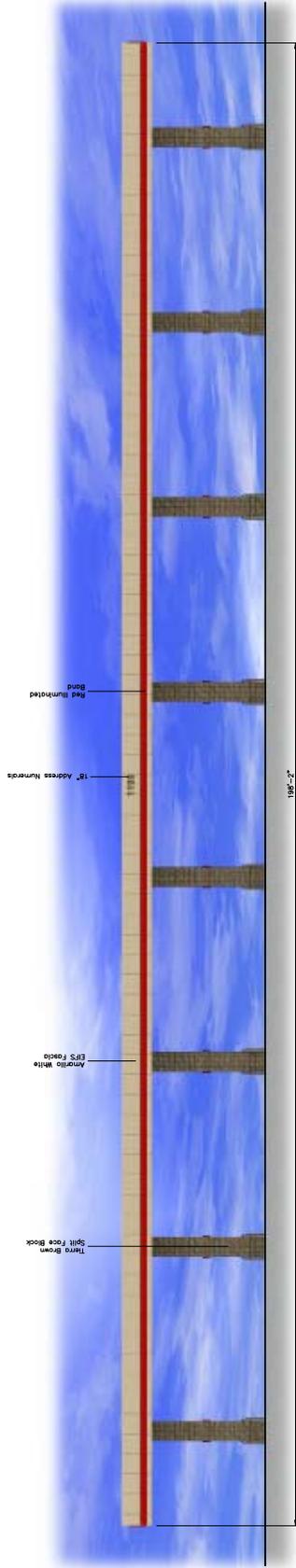
DATE: 05/23/10

DS091373 SPR 09116

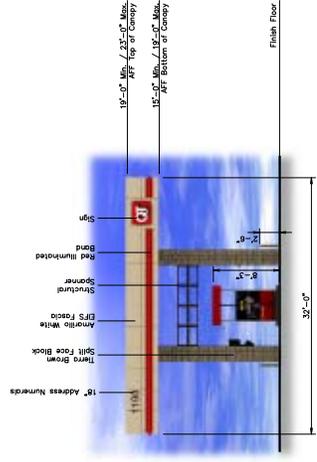
QuikTrip Store No. : 1420

1190 W. ELLIOT RD TEMPE, AZ

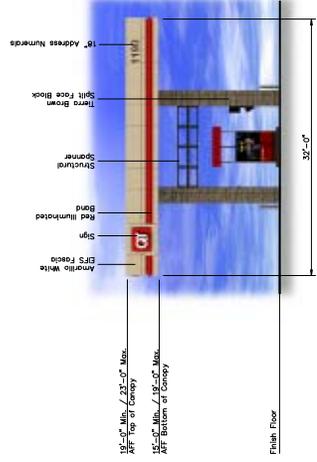




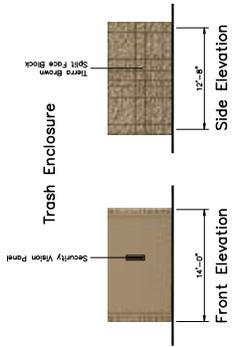
South Elevation



West Elevation



East Elevation



Trash Enclosure



**QuikTrip**  
 4705 South 19th East, Ave.  
 Tempe, AZ 85282  
 Phone: 480-944-2475  
 Fax: 480-944-2475

# Gas Canopy Elevations

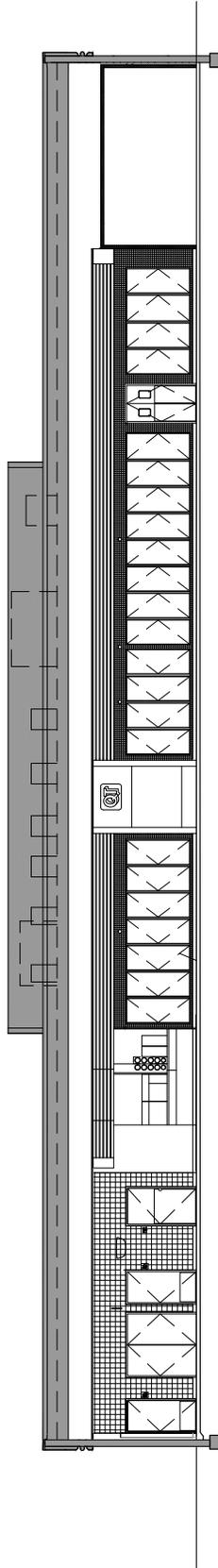
QuikTrip Store No. : 1420

1190 W. Elliot Rd.

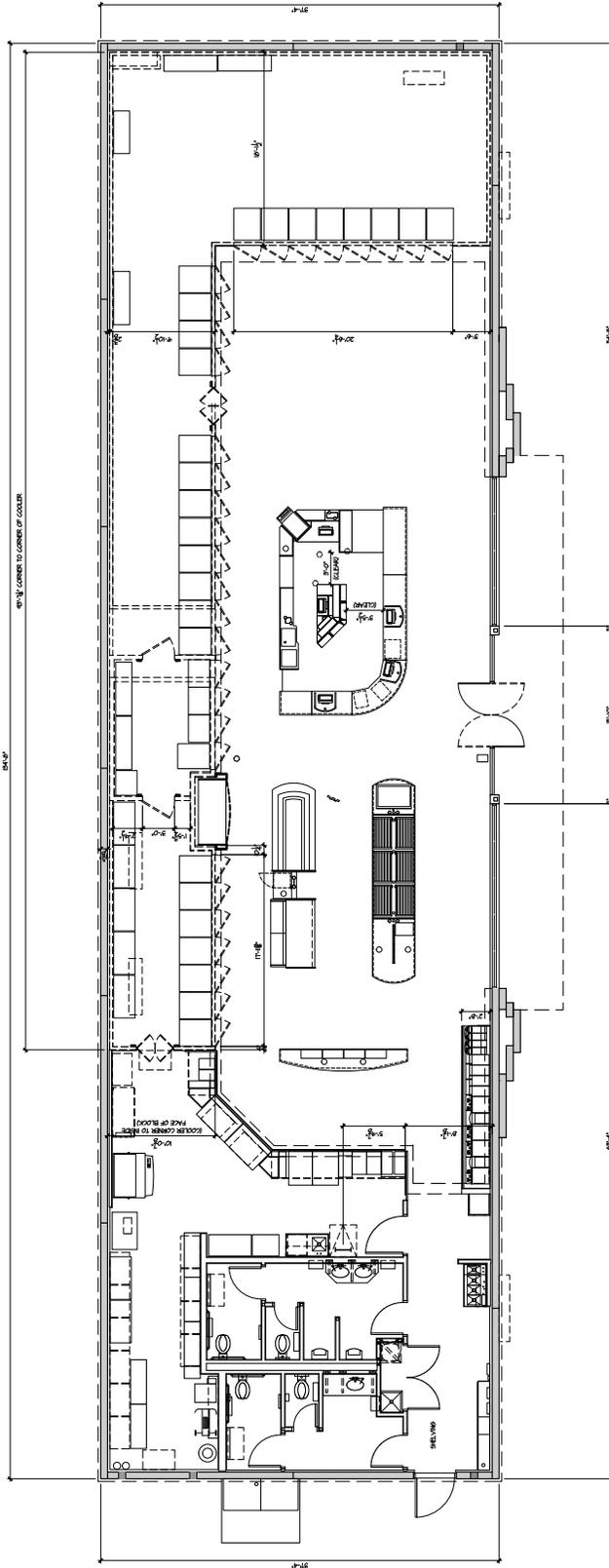
Tempe, AZ

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STOR# No.	1420	Presentation Exhibit
SCALE	1/4" = 1'-0"	
DRAWN BY	JMK	
ISSUE DATE	04/07/10	
SHEET	1	Serial Number
		1420GEL00-03



	 <p>4700 S. W. 12th Ave. Suite 100 Mesa, AZ 85206 (480) 835-7700 (480) 835-7700</p>	<h2 style="text-align: center;">Building Section</h2> <p style="text-align: center;">QuikTrip Store No. :1420      Street: 190 W. Elliot Rd.      City, State: Tempe, AZ</p>	<p style="font-size: small;">             COPYRIGHT © 2016 KDF/JMS ARCHITECTS, P.C.              ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF KDF/JMS ARCHITECTS, P.C. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KDF/JMS ARCHITECTS, P.C. THIS DOCUMENT IS INTENDED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KDF/JMS ARCHITECTS, P.C.           </p>	 <p style="font-size: small;">             4001 N. Third St., Suite 100              Phoenix, AZ 85018              P: 602-341-1668              F: 602-341-1913              KDF/JMS Architects, LLC           </p>	<p style="text-align: right;">Building Section</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">STORE NO.</td> <td style="font-size: x-small;">SCALE</td> <td style="font-size: x-small;">SHEET</td> </tr> <tr> <td style="font-size: x-small;">:1420</td> <td style="font-size: x-small;">= 1/8" = 1'-0"</td> <td style="font-size: x-small;">1</td> </tr> <tr> <td style="font-size: x-small;">DRAWN BY</td> <td style="font-size: x-small;">DATE</td> <td style="font-size: x-small;">OF</td> </tr> <tr> <td style="font-size: x-small;">JL</td> <td style="font-size: x-small;">04-16-2010</td> <td style="font-size: x-small;">2</td> </tr> </table>	STORE NO.	SCALE	SHEET	:1420	= 1/8" = 1'-0"	1	DRAWN BY	DATE	OF	JL	04-16-2010	2
STORE NO.	SCALE	SHEET															
:1420	= 1/8" = 1'-0"	1															
DRAWN BY	DATE	OF															
JL	04-16-2010	2															



Floor plan

STORE NO.	1420
SCALE	1/4" = 1'-0"
DATE	01-26-2010
SHEET	
2	
of	

4001 N. Third St., Suite 110  
Phoenix, AZ 85018  
P: 602-334-1888  
F: 602-334-1413

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City, State: Tempe, AZ

Street: 1190 W. Elliot. Rd

QuikTrip Store No. : 1420

4702 S. Camelback Road, Suite 100  
Phoenix, AZ 85018  
(602) 944-7700





## Landscape Requirements

### STREET FRONTAGE LANDSCAPE REQUIREMENTS:

MIN. ONE STREET TREE PER EVERY 30 LF STREET FRONTAGE  
 W ELLIOT RD = 333 LF (333/30=11.1 (ASSUMED 11))  
 TOTAL TREES PROVIDED: 11 EXISTING + 1 NEW TREE REQUIRED  
 S BECK AVE = 206 LF (206/30=7 TREES)  
 TOTAL TREES PROVIDED: 4 EXISTING + 3 NEW

PARKING AREAS ALONG STREET MUST BE SCREENED.  
 EXISTING SCREEN WALL TO BE MODIFIED AND REMAIN IN PLACE.

### STREET FRONTAGE LANDSCAPE REQUIREMENTS:

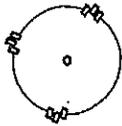
OPTION 1: MIN 10% OF PARKING LOT SURFACE AREA (PARKING  
 AND MANEUVERING AREAS) SHALL BE LANDSCAPED.  
 THIS OPTION IS NOT FEASIBLE FOR THIS SITE

OPTION 2: OVERALL TREE OF SHADE CANOPY AREA IS NOT  
 LESS THAN 20% OF PARKING AREA.

GAS CANOPY = 6,190 SF + 450 SF OF TREE CANOPY = 20% OF  
 PARKING AREA.

PARKING LOT ISLAND REQUIRED EVERY 15 STALL MIN  
 1 1/2" CALIPER TREE + 6 1 GALLON SHRUBS IN EACH ISLAND.  
 (2 PARKING LOT ISLANDS = 2 TREES + 10 GROUND COVER  
 REQUIRED)  
 TOTAL PROVIDED 8 PLUS REQUIRED GROUND COVER.

## LANDSCAPE CONCEPT PLANT MATERIALS

TREES	SIZE	QTY
 EXISTING TREE PRESERVE IN PLACE	N/A	15
 SISSOO <i>Dalbergia sissoo</i>	15 Gallon 24" Box	4 1
 MESQUITE <i>Prosopis hybrid 'Phoenix'</i>	24" Box	7

SHRUBS	SIZE	QTY
 BAJA RUELLIA <i>Ruellia peninsularis</i>	5 Gallon	-
 CHIHUAHUAN SAGE <i>Leucophyllum laevigatum</i>	5 Gallon	-
 DWARF OLEANDER <i>Nerium oleander "Petite Pink"</i>	5 Gallon	10
 RED YUCCA <i>Hesperaloe parviflora</i>	5 Gallon	-

### GROUNDCOVERS

 NEW GOLD LANTANA <i>Lantana "New Gold"</i>	5 Gallon	-
 RED LANTANA <i>Lantana montevidensis</i>	5 Gallon	-

DECOMPOSED GRANITE ("GOLD")  
 2" DEPTH - 3/4" PLUS (SCREENED) TOTAL = 18,765 sf

Tab 1

## SITE PHOTO TEMPLATE

### PHOTOGRAPHS OF SITE & SURROUNDING AREA

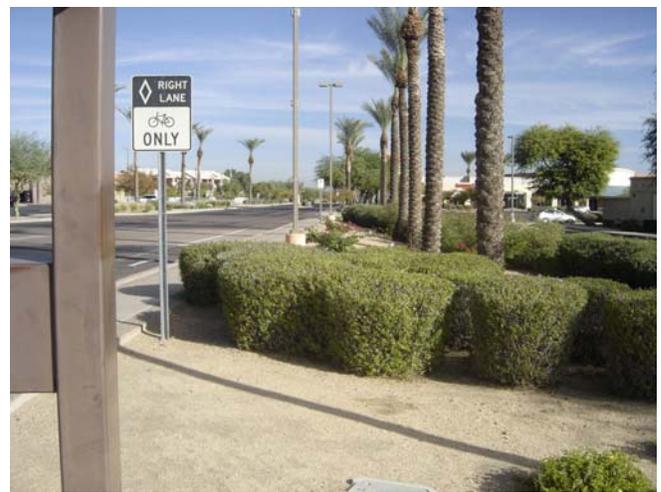
Store No: 1420

Date: 5-9-10

Location: NEC of Elliot & Beck Ln



Photograph #1 SWC looking W



Photograph #2 SWC looking N



Photograph #3 SWC looking E



Photograph #4 SWC looking S



Photograph #5 SEC looking E



Photograph #6 SEC looking N



Photograph #7 SEC looking W



Photograph #8 SEC looking S



Photograph #9 NEC looking W



Photograph #10 NEC looking N



Photograph #11 NEC looking E



Photograph #12 NEC looking S



Photograph #13 NWC looking N



Photograph #14 NWC looking E



Photograph #15 NWC looking S



Photograph #16 NWC looking W



Photograph #17 Pictures of Landscaping along frontage



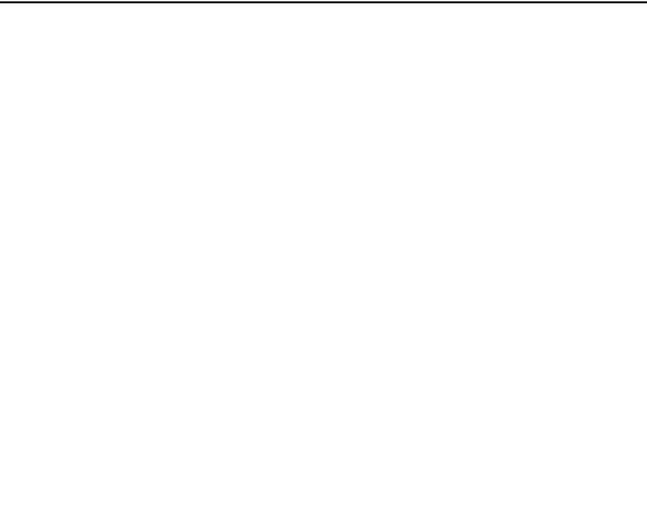
Photograph #18 More pictures of Landscaping



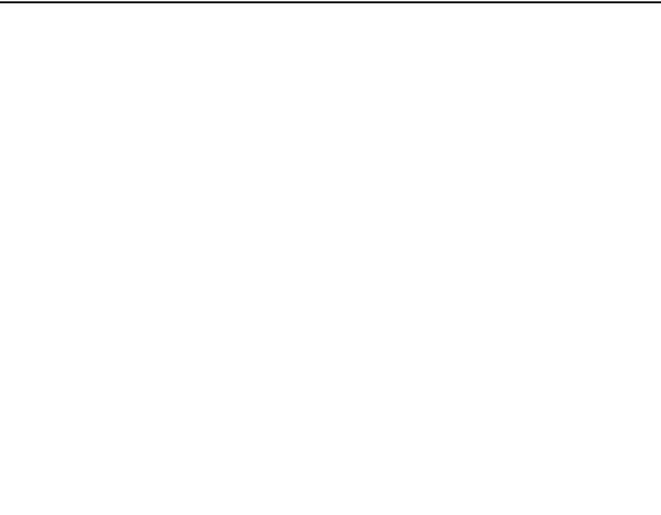
Photograph #19 More pictures of landscaping



Photograph #20



Photograph #21



Photograph #22