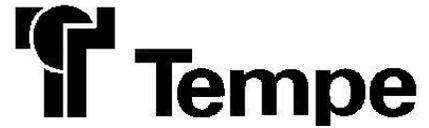


# Staff Summary Report



Development Review Commission Date: 03/27/2012

Agenda Item Number: 3

**SUBJECT:** Hold a public hearing for a Use Permit and Development Plan Review for FRY'S #101 FUEL CENTER, located at 3232 South Mill Avenue.

**DOCUMENT NAME:** DRCr\_Fry's101FuelCenter\_032712 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for FRY'S #101 FUEL CENTER (PL110389) (Ali Fakh, Sustainability Engineering Group, applicant; Fry's Food Stores of Arizona, property owner) consisting of a new 4,985 sf. fuel canopy and kiosk located at 3232 South Mill Avenue in the CSS, Commercial Shopping and Services District. The request includes the following:

ZUP12018 – Use Permit to allow Gas/Fuel Sales.

DPR12019 – Development Plan Review, including site plan, landscape plan and building elevations for a new fuel center canopy and kiosk.

**PREPARED BY:** Ryan Levesque, Senior Planner (480-858-2393)

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

**LEGAL REVIEW BY:** N/A

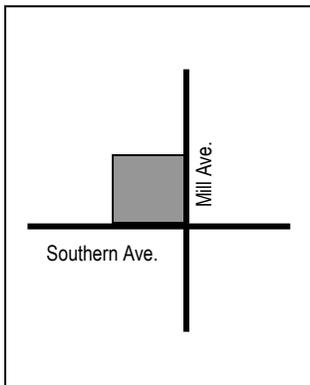
**DEPARTMENT REVIEW BY:** N/A

**FISCAL NOTE:** There is no fiscal impact on City funds.

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

**ADDITIONAL INFO:**

Gross/Net site area	7.14 acres
Total Building area	4,840 sf. canopy, 178 sf. kiosk
Lot Coverage	20 % (50% maximum allowed)
Building Height	20 ft. (35 ft. maximum allowed)
Building Setbacks	+42' front setback (0' front, 0' sides, 10 rear min.)
Landscape area	22% (15% minimum required)
Vehicle Parking	513 spaces (348 minimum required)



A neighborhood meeting is not required with this application.

**PAGES:**

1. List of Attachments
- 2-3. Comments
- 4-5. Reason for Approval / Conditions of Approval
6. Code Requirements / History & Facts

**ATTACHMENTS:**

1. Location Map
- 2-5. Aerial & Site Photos
- 6-8. Letter of Explanation
- 9-10. Site Plans
11. Floor Plan & Elevations
12. Color Building Elevations
- 13-14. Landscape Plan
15. Preliminary Grading & Drainage Plan
16. Proposed Streetcar stop

## COMMENTS:

This site is located near the northwest corner of Mill Avenue and Southern Avenue. The property consists of an existing Fry's grocery store which had been recently remodeled, including the addition of a drive-up pharmacy.

This request includes the following:

1. Use Permit to allow fuel sales.
2. Development Plan Review which includes: a new 4,985 sf. fuel canopy and cashier kiosk with a bathroom.

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

## PUBLIC INPUT

A neighborhood meeting is not required for use permits. At the completion of this report, staff has not received any input from the public.

## PROJECT ANALYSIS

### USE PERMIT

The proposed development requires approval of a use permit, to operate a gas fuel station within the CSS, Commercial Shopping and Service district. The Fry's grocery store company is proposing a fuel center component to their business, replacing overflow parking spaces near the street front with a new 14-pump fuel station with an on-site attendant kiosk. The proposed fuel site will also incorporate new parking into the layout with a total vehicle parking reduction of 49 spaces. The site will still meet the minimum required parking and shared parking for the commercial tenants to the north.

The City of Tempe and METRO received local and regional support in 2010 to move forward on a proposed 2.6 mile modern "Streetcar" project, which would run along Mill Avenue looping around Downtown and terminate before the Southern Avenue intersection. For more information go to, [www.tempe.gov/tim/TempeStreetcar.htm](http://www.tempe.gov/tim/TempeStreetcar.htm). A streetcar stop is proposed immediately adjacent to the proposed fuel sales site. See Attachment 16. Upon initial review of the preliminary project staff recommended an alternate location at the southern portion of the site, facing Southern Avenue. Comments included existing south bound traffic congestion at the intersection and relocating an auto-oriented use away from the streetcar stop. While the fuel sales are not a desired use near a projected transit-oriented line, fostering vehicle trip reductions and a pedestrian activity, this use may enhance ridership as a drop-off location to transit.

Section 6-308 E Approval criteria for Use Permit:

1. The manner of conduct and the building for the proposed use 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, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code. *The proposed use will be in full conformance with the regulations prescribed in the Zoning and Development Code. There are no impacts to the surrounding properties which consist of existing commercial sites with parking.*
2. Any significant increase in vehicular or pedestrian traffic. *The site may have an increase in vehicular traffic but not enough to warrant any additional analysis for traffic impacts. The site will be able to utilize the existing ingress/egress points along Mill Avenue (2 driveways) and along Southern Avenue (2 driveways) for desired circulation.*
3. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions. *This project does not appear to create any additional nuisances exceeding ambient conditions.*
4. 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. *Although fuel sales are not a desired use near a projected transit-oriented line, fostering vehicle trip reductions and a pedestrian activity, this use may enhance ridership as a drop-off location to transit.*
5. Compatibility with existing surrounding structures and uses. *The development is surrounded by existing commercial infrastructure and the parking lots.*
6. Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public. *There does not appear to be any nuisances created as a result of this use.*

## DEVELOPMENT PLAN REVIEW

### Site Plan

The proposed fuel site improvements are located on a segment of parking lot, east of an existing access aisle divide. The site plan complements the surrounding parking circulation and will maintain the existing pedestrian path connecting the public sidewalk to the grocery store front. A new 8' easement is provided along the front to accommodate future sidewalk improvements for the proposed streetcar stop and loading platform. Details of those improvements are not a part of this project scope.

### Building Elevations

The fuel canopy and kiosk design complements the recent remodel for the Fry's grocery store, including a matching color palette and slate tiles along the base.

### Landscape Plan

The site will provide an enhanced landscape buffer, extending the existing street front approximately 16' from the existing driveway, providing a total of 28' of on-site landscape from the public right-of-way. Other portions of new parking rows will accommodate additional landscape treatment.

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 canopy will maintain visibility to the existing and neighboring commercial.*
2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; *This project will increase the amount of existing landscape on-site and provide additional shading underneath the building canopy.*
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; *Materials and details are consistent with recent improvements made to the commercial center.*
4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; *Appropriate scale is maintained.*
5. Large building masses are 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; *Kiosk building provides a defined base with the use of slate stone and a cornice detail with alternate color tone at the top. The canopy emulates this design.*
6. Building facades provide 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;
7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; *This use is not intended for transit patronage.*
8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; *The project will utilize existing circulation patterns.*
9. Plans appropriately integrate *Crime Prevention Through Environmental Design* principles such as territoriality, natural surveillance, access control, activity support, and maintenance; *Site surveillance is provided throughout the site. A security plan is required for this use to ensure safety.*

10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Areas are delineated through an enhanced landscape plan for the project.*
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; Not applicable to this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is compatible and area will minimize any light trespass through compliance of dark sky's regulations.*

### **Conclusion**

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the recommended conditions.

### **REASONS FOR APPROVAL:**

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a 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.

### **DPR12019**

#### **CONDITIONS OF APPROVAL:**

1. Drop off bin(s) located in the parking lot shall be removed from the site or screened from street view, providing an architecturally compatible design.
2. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
3. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

#### **Building Elevations**

4. The materials and colors are approved as presented:
  - Main color – Sherwin Williams – DE6179 “Oak Harbor”
  - Accent color – Sherwin Williams – DE6105 “Weathered Leather”
  - Accent color – Sherwin Williams – DE162 “Log Cabin”
  - Anodized aluminum frame – Pella – Burnished Bronze BR
  - Building & canopy base – 12”x12” Raja multi-color slate – Monterrey tileMain colors and materials shall have a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
5. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

6. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

### **Landscape**

7. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
8. Irrigation notes:
  - 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.
  - c. Hardwire power source to controller (a receptacle connection is not allowed).
  - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
9. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
10. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
11. Trees shall be planted a minimum of 12'-0" from any existing or proposed public water or sewer lines located on-site. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. Final approval subject to determination by the Public Works, Water Utilities Division.
12. The tree planting separation requirements may be reduced from utility lines upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.
13. Provide address sign(s) on the northern building elevation's right side and on the east elevation's right side
  - a. Conform to the following for building address signs:
    - 1) Provide street number only.
    - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
    - 3) Self-illuminated or dedicated light source.
    - 4) Do not affix number or letter to elevation that might be mistaken for the address.
  - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

## 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](http://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. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
  - Access standard engineering details at this link: [www.tempe.gov/engineering/standard\\_details.htm](http://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](http://www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm). The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **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:**
  - The Owner is required to prepare a security plan for gas fuel sales of the project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- **ENGINEERING:**
  - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - 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 design with requirements of the Engineering Department.
- **DRIVEWAYS:**
  - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. 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:**

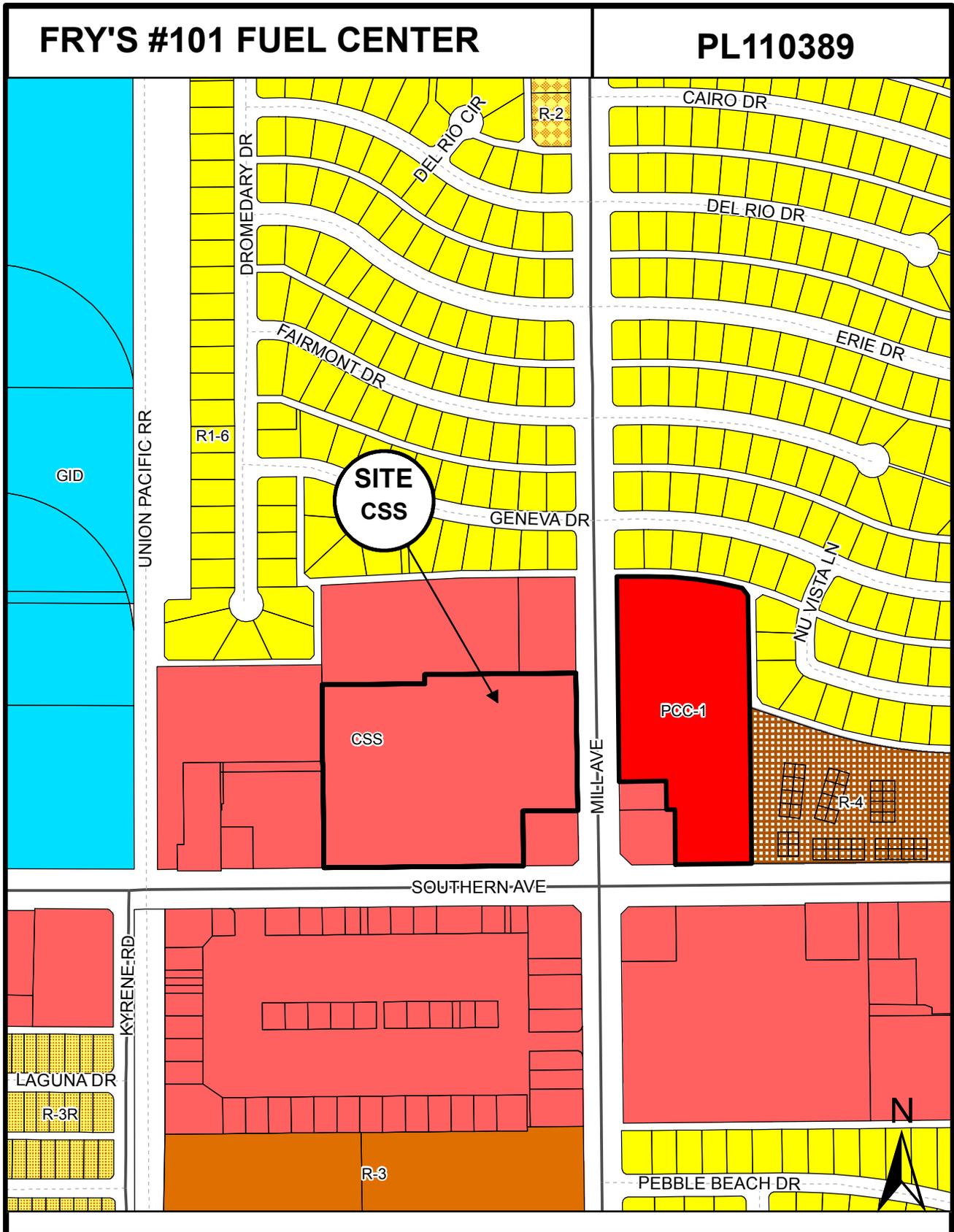
- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- 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.
- 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:**

- |                   |   |
|-------------------|---|
| November 16, 2006 | City Council approved an Amended Subdivision from one lot into two, located at 3232 South Mill Avenue.  |
| November 6, 2007  | Hearing Officer approved a use permit request for Fry’s Food and Drug Store #101 to allow outdoor retail display, located at 3232 South Mill Avenue.  |
| April 5, 2011     | Hearing Officer approved a use permit request for Fry’s Grocery store to allow a retail sales drive-through lane in the CSS, district, located at 3232 South Mill Avenue.                           |
| April 5, 2011     | Community Development, Planning Division administratively approved a request for exterior modifications to the Fry’s building elevations including paint colors, located at 3232 South Mill Avenue. |

**ZONING AND DEVELOPMENT CODE REFERENCE:**

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



Location Map



**FRY'S #101 FUEL CENTER (PL110389)**



Northern portion of Gas Fuel site, facing west



Eastern portion of fuel site, facing south



From fuel site, facing south



From fuel site, facing east



From fuel site, facing north



**Real Estate**

March 7, 2012

City of Tempe  
Development Services Department  
21 E. Sixth St, Suite 20,  
Tempe, Arizona 85281

**RE: CUP Narrative - New Fry's Fuel Center at 3232 S. Mill Avenue, Tempe, AZ**

Dear Sir/Madam,

Kroger has responded to market analysis by providing its customers with the convenience of purchasing gasoline and saving money through the use of its value card.

Fry's is proposing to develop and construct a fuel center in an unused area of the Fry's Parcel, which will help generate additional revenue for the community and the City of Tempe. The fuel center will be comprised of a 178 square foot kiosk w/restroom and a 4,840 square foot steel canopy with flush mounted lighting. Both the kiosk and canopy will have material upgrades to reflect the aesthetics of the recently approved elevations for the Fry's store major remodel. The kiosk will be staffed with one or two employees between the hours of 5am thru 10pm. Pay at the pump will be available for 24 hour use. A Stage II Vapor Recovery system will be used to ensure there are no fumes or odor from the fuel center and all fueling vehicles are required to have a Vapor Recovery System. The area will be maintained to ensure there's no dust or debris.

The fuel center traffic will consist mostly of onsite shoppers using their value card because of the added convenience and rewards. The site plan layout is designed to ensure vehicular traffic for the fuel center is contained on the Fry's Parcel and within the fuel center pad.

Fry's is currently working with the adjacent Shops owner and Jack in the Box as part of the fuel center project. Our goal is to ensure the rest of the Shopping Center is upgraded to match the aesthetics of the recently major remodeled Fry's Store #101 (scheduled to Re-Grand Open March 14, 2012). Fry's is also actively working with the City of Tempe to dedicate additional ROW to allow for a rail stop in front of your Fry's store to help the City with its long term goals for the area.

The addition of a Fry's fuel center in the unused parking area will benefit the community by saving them time and money with the added convenience of a one stop shop. This use will generate additional revenue for the community. As part of the fuel center development, Fry's has agreed to dedicate ROW for the new rail stop. The design is compatible with the recently remodeled Fry's Store and Fry's is working to ensure the rest of the Shopping Center will follow suit.

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffery M. Guyette".

Jeffery M. Guyette  
Real Estate Specialist  
Fry's Food and Drug Stores

February 6th, 2012



City of Tempe  
Development Services Department  
21 E. Sixth St, Suite 20,  
Tempe, Arizona 85281

Re: Letter of Explanation  
Fry's New Fuel Center #101 at 3232 S Mill Avenue, Tempe, AZ

On behalf of The Kroger Co., we are proposing to redevelop a portion of the existing Fry's Marketplace facility located at 3232 South Mill Avenue, Tempe, AZ. The proposed development will be operated as a Fry's fuel center and will be comprised of a 178 square foot kiosk w/restroom (8 feet x 22 feet) and a 4,840 square foot steel canopy (40 feet x 121 feet). The kiosk is a pre-manufactured building. Both the kiosk and canopy will have material upgrades to reflect the aesthetics of the recently approved elevations for the Fry's store major remodel.

The location of the fuel center was carefully considered with the safety of vehicular and pedestrian traffic in mind. As part of the Fry's major remodel a new Fry's pharmacy drive thru was constructed on the South end of the Fry's building close to Southern AV. With the increased traffic anticipated near the Southern AV entrances, Fry's has determined the safest location for the fuel center is along Mill AV.

Sixty two (62) existing parking spaces and associated curbing, pavement, and landscaping will be removed to accommodate the new fuel center. In addition to the kiosk and canopy, the center will include seven (7) fuel dispensers and two (2) underground fuel storage tanks designed and constructed in accordance with current agency codes and standards, thirteen (13) new parking spaces and associated pavement, and new landscaped curbed islands. Based on ordinance requirements, after the construction of the Fry's fuel center there will be an excess of 197 parking spaces.

Utility considerations include a new water service lead tapped from an existing main in the northerly drive. This existing main is in a 20 feet wide easement. Sanitary service will be via a new building service lead connecting to the existing sanitary main to the south of the kiosk. An existing storm inlet structure will be relocated to ensure no runoff having the potential of being contaminated from the fueling process will enter the public storm system. A new retention area with no connection to the public system will be provided to service the fuel center area. The canopy area will be allowed to remain discharging into the public system since it has no potential of becoming contaminated.



New landscaping will be provided in accordance with City requirements. This includes a minimum twenty (20) feet wide buffer along South Mill Avenue and approved plantings in new curbed islands.

Signage will be proposed under a separate submittal.

In addition, new site lighting will be provided as required, particularly under the canopy. This lighting will be shielded away from traffic and adjacent property lines so as to avoid any nuisance to the surroundings.

The new development is located within the existing Fry's Marketplace property with no new curb cuts proposed to City streets. It is well designed to ensure customer and fuel delivery vehicles can access the fuel center without disturbing traffic in adjacent area.

Please let me know if I can be of any assistance or if you have any question about the project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ali Fakih", enclosed in a light blue rectangular box.

Ali Fakih  
[ali@azseg.com](mailto:ali@azseg.com)  
4805165514

SEAL  
 ENGINEER  
 EXPIRES 12-31-12  
 SUSTAINABILITY  
 ENGINEERING  
 GROUP  
 SEG



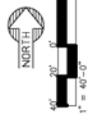
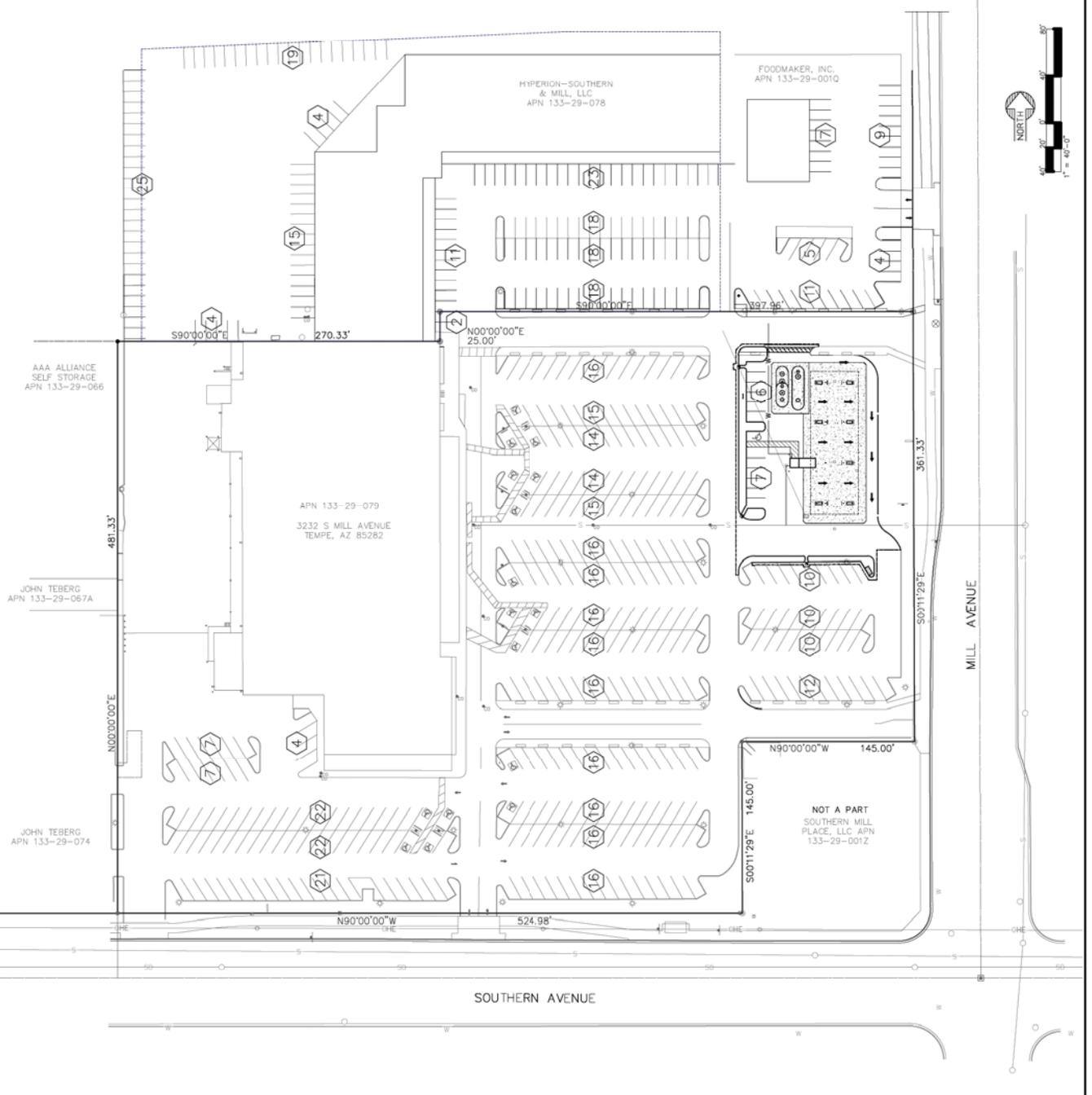
PROJECT  
 FRY'S #101  
 NEW FUEL CENTER  
 LOCATION  
 3232 S MILL AVENUE,  
 TEMPE, ARIZONA, 85282

DATE 02-06-12  
 DESIGN REVIEW SUBMITTAL  
 SHEET NO. 110911  
 OVERALL SITE PLAN

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

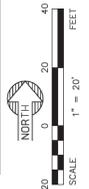
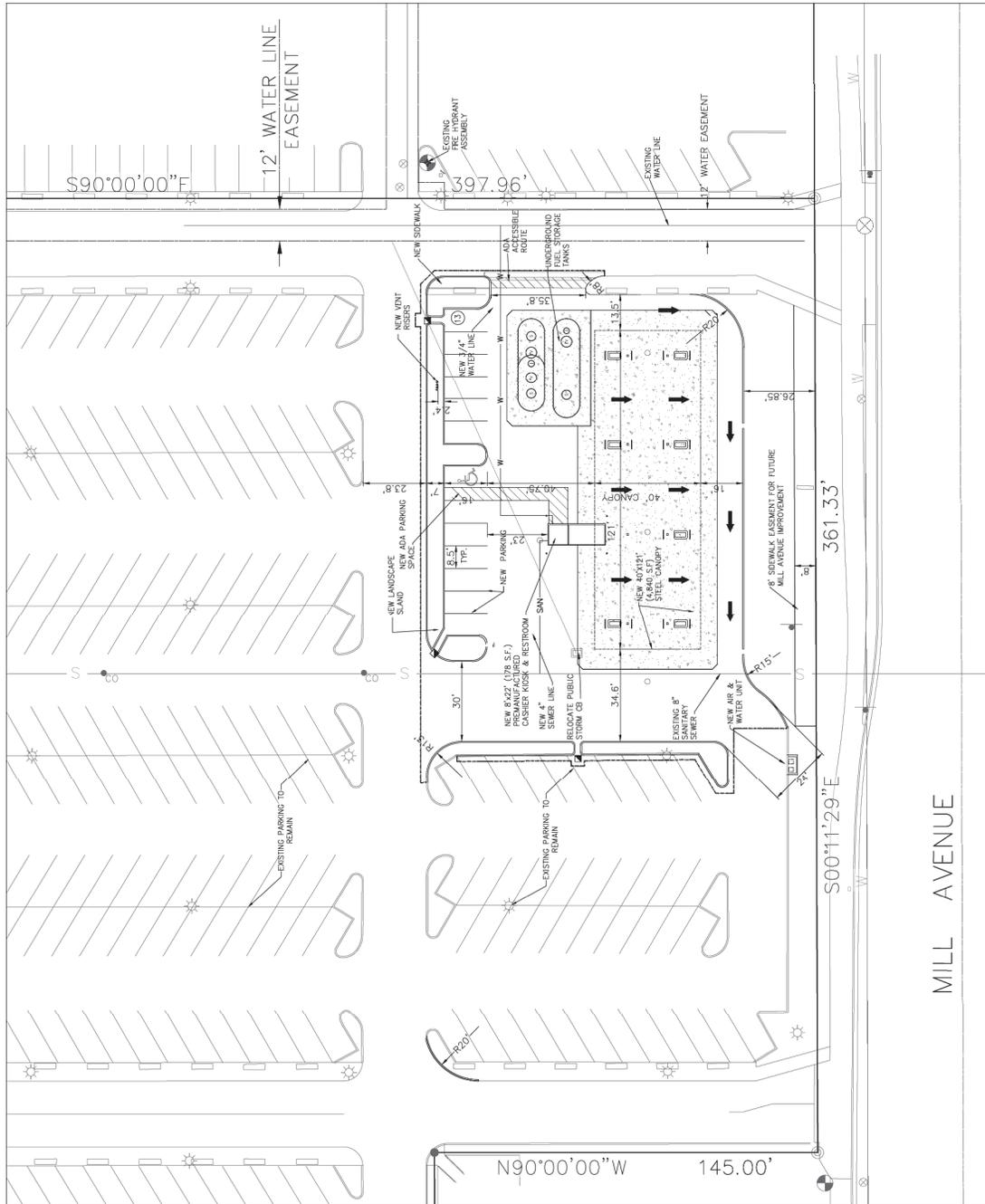


**GENERAL PARKING REVIEW**  
 REQUIRED PARKING APN 133-29-078 (FRY'S MARKETPLACE):  
 FRY'S 56,957 S.F. @ 1/2000 = 190 P.S.  
 FUEL CENTER (KIOSK) 178 S.F. @ 1/2000 = 1 P.S.  
 TOTAL 191 P.S. REQ'D  
 PROVIDED PARKING APN 133-29-078 (FRY'S MARKETPLACE):  
 EXISTING 403 P.S. (FRY'S)  
 REMOVED 82 P.S.  
 TOTAL 354 P.S.  
 REQUIRED PARKING APN 133-29-079 (HYPERION-SOUTHERN, LLC):  
 RETAILS 37,520 S.F. @ 1/2000 = 125 P.S.  
 PROVIDED PARKING APN 133-29-079 (HYPERION-SOUTHERN, LLC):  
 EXISTING 155 P.S.  
 REQUIRED PARKING APN 133-29-070 (FOOD MAKER INC.):  
 RETAILS 3,563 S.F. @ 1/2000 = 12 P.S.  
 PROVIDED PARKING APN 133-29-070 (FOOD MAKER INC.):  
 EXISTING 36 P.S.  
 TOTAL REQUIRED PARKING 328  
 TOTAL PROPOSED PARKING 548



# FRY'S 101 NEW FUEL CENTER

## NWC MILL AND SOUTHERN AVENUES



ATTACHMENT 10



**PROJECT ADDRESS**  
3332 SOUTH MILL AVENUE TEMPE, ARIZONA 85282  
TOTAL LOT 2 AREA 31,017 SF

**LEGAL DESCRIPTION**

LOT 2, MILL FRY'S MARKETPLACE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, RECORDED IN BOOK 956 OF MAPS, PAGE 38  
PARCEL NO 133 29 079

**PROJECT DESCRIPTION**

REMOVAL OF 62 EXISTING PARKING STALLS AND ASSOCIATED CURBS AT AN EXISTING FRY'S MARKETPLACE FOR A NEW 40' X 121' (4,840 S.F.) PREFAB. FUELING CANOPY AND 8' X 22' KIOSK (178 S.F.) WITH UNDERGROUND FUEL TANKS (2) AND FUEL DISPENSERS (7). USE PERMIT REQUIRED FOR GAS SALES.

**GENERAL INFORMATION**

USES: NEW FUEL CENTER - RETAIL  
CONSTRUCTION TYPE: KIOSK - II-B NON-SPRINKLERED  
OCCUPANCY: M-CANOPY & KIOSK  
ZONING: CSS Z9 079  
FUEL CANOPY AREA: 4,840 S.F.  
KIOSK UNDER CANOPY: 178 S.F.  
TOTAL FUEL CENTER: 4,985 S.F.

**PARKING REVIEW**

APN	Proposed Use	Square Footage	Packing Ratio	Total Parking		Total Maximum Parking	
				Rec'd	Existing	Proposed	Existing
133-29-079 (1)	Existing Retail	58,692	1/200	190	605	143	6
133-29-079 (2)	Existing Retail	73,216	1/200	125	157	157	5
133-29-079 (Fuel Center)	Proposed Development	178	1	1	13	13	4
<b>Total</b>				<b>316</b>	<b>662</b>	<b>313</b>	<b>25</b>

TOTAL REQUIRED PARKING: 316  
TOTAL EXISTING PARKING: 562  
TOTAL PROPOSED PARKING: 313

**APPLICANT**

SUSTAINABILITY ENGINEERING GROUP (SEG)  
200 WEST WASHINGTON AVENUE, SUITE 101  
SCOTTSDALE, AZ 85262  
480-588-7226  
ATTN: ALI FAKIH

**PROPERTY OWNER**

FRY'S FOOD STORES OF ARIZONA  
200 WEST WASHINGTON AVENUE, SUITE 101  
SCOTTSDALE, ARIZONA 85262  
623-967-7188  
ATTN: JEFF GUYETTE

**USE PERMIT**

FUEL USE



SUSTAINABILITY ENGINEERING GROUP



PROJECT: FRY'S #101 NEW FUEL CENTER  
LOCATION: 3332 S MILL AVENUE, TEMPE, ARIZONA, 85282  
DATE: 02-06-12  
DESIGNER: SUSTAINABILITY ENGINEERING GROUP  
DESIGN REVIEW SUBMITTAL  
REVISIONS:  
DATE: 02-06-12  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
DATE: 02-06-12

NO.	DATE	DESCRIPTION
1	02-06-12	DESIGN REVIEW SUBMITTAL

110991  
DEVELOPMENT REVIEW  
SITE PLAN

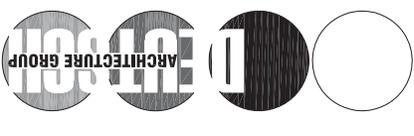
SHEET NO. SP 1

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.





The Kroger Co.  
 Denver, CO 80239  
 Phoenix, AZ 85004  
 1031 East 15th Street, Suite A  
 Phoenix, AZ 85016  
 Phone: (602) 800-9844  
 Fax: (602) 904-1974

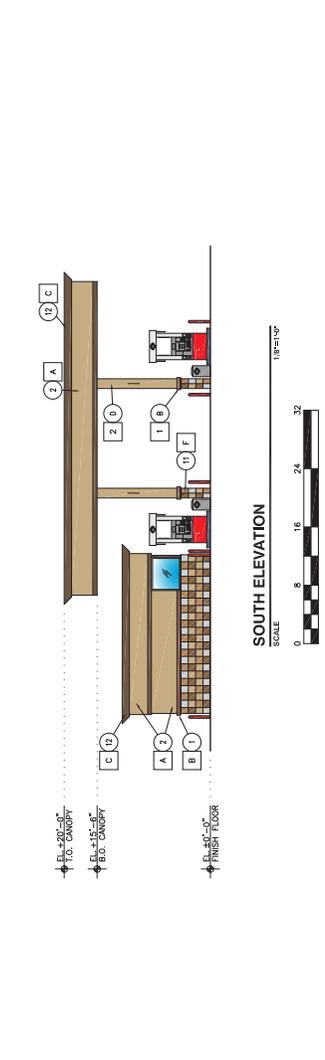
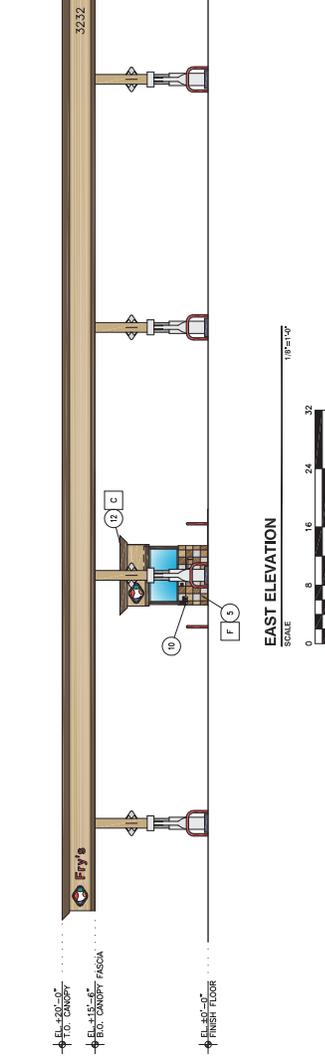
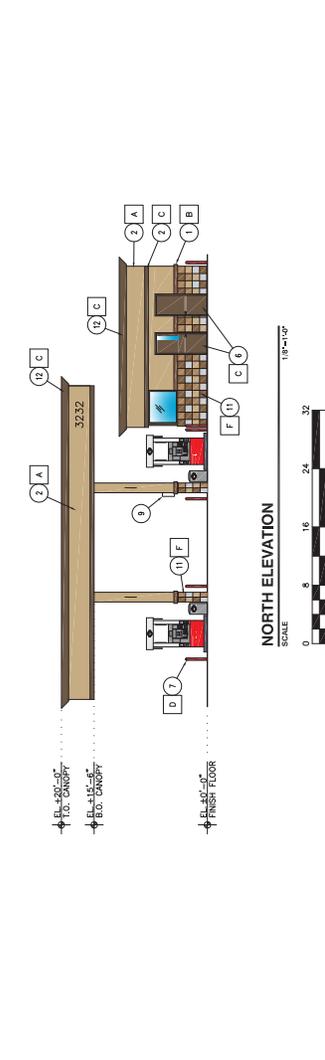
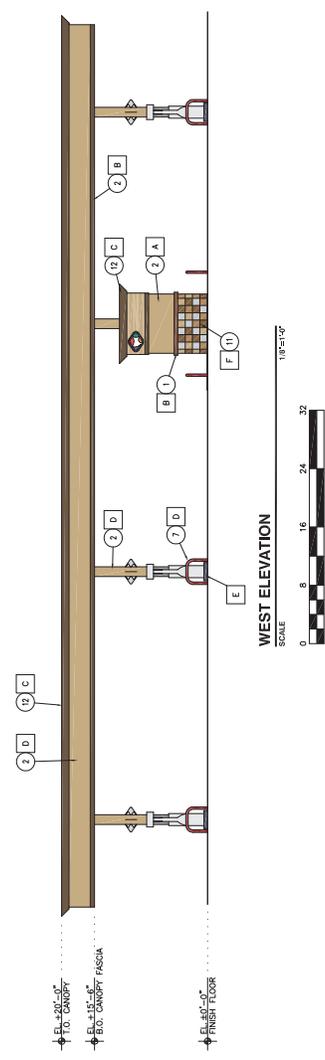


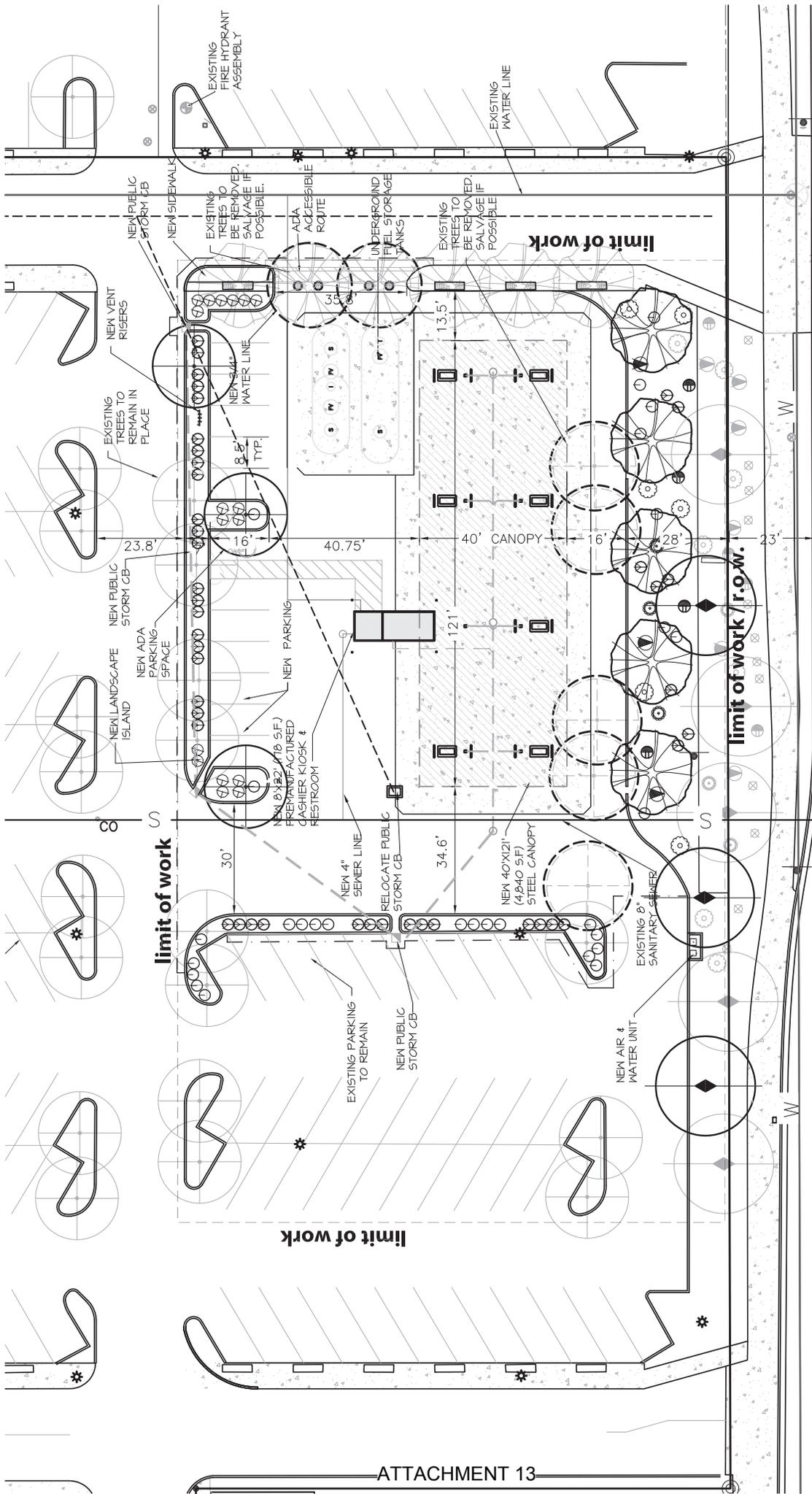
**KEYNOTES**

1. EDS POP OUT.
2. SURFACE ONLY VENER TO MATCH EXISTING STORE.
3. ALL VENEER TO BE MATCHED TO EXISTING STORE.
4. ALL VENEER TO BE MATCHED TO EXISTING STORE.
5. ALL VENEER TO BE MATCHED TO EXISTING STORE.
6. ALL VENEER TO BE MATCHED TO EXISTING STORE.
7. ALL VENEER TO BE MATCHED TO EXISTING STORE.
8. ALL VENEER TO BE MATCHED TO EXISTING STORE.
9. ALL VENEER TO BE MATCHED TO EXISTING STORE.
10. ALL VENEER TO BE MATCHED TO EXISTING STORE.
11. ALL VENEER TO BE MATCHED TO EXISTING STORE.
12. ALL VENEER TO BE MATCHED TO EXISTING STORE.

**EXTERIOR FINISH SCHEDULE**

A	SHERWIN WILLIAMS DEB179 "OAK HARBOR"
B	SHERWIN WILLIAMS DEB108 "WEATHERED LEATHER"
C	SHERWIN WILLIAMS DEA192 "LOG CABIN"
D	SHERWIN WILLIAMS DEA107 "HOT JAZZ"
F	12"x12" RAJA MULTI COLOR SLATE-MONTERREY TILE





# MILL AVENUE

# planting plan

## plant legend:

symbol	plant name	size	qty	existing plant material to remain in place		
	<i>Olea europaea 'Wilsonii'</i> Fruitless Olive	24" box	3		-	- existing
	<i>Quercus virginiana</i> Southern Live Oak	24" box	5		-	- existing
	<i>Rhus lancea</i> African Sumac	24" box	3		-	- existing
	<i>Dalea capitata</i> Golden Dalea	5 gal.	28		-	- existing
	<i>Calliandra californica</i> Red Fairy Duster	5 gal.	3		-	- existing
	<i>Callistemon 'Little John'</i> Bottlebrush	5 gal.	17		-	- existing
	<i>Hesperaloe parviflora</i> Red Yucca	5 gal.	4		-	- existing
	<i>Muhlenbergia capillaris</i> Regal Mist TM	5 gal.	43		-	- existing
	<i>Leucophyllum candidum</i> Silver Cloud TX Ranger	5 gal.	3		-	- existing
	<i>Leucophyllum frutescens</i> Compact Green Cloud Sage	5 gal.	6		-	- existing
				<b>existing plant material to be removed</b>		
					-	- existing
					-	- existing

## landscape calculations:

### Current Site Plan

Total site area: 28,532 s.q. ft.  
 Total landscape area: 6,288 s.q. ft.      22% of total site area

### Existing Site

Total site area: 28,532 s.q. ft.  
 Total landscape area: 3,461 s.q. ft.      12% of total site area



**VICINITY MAP**

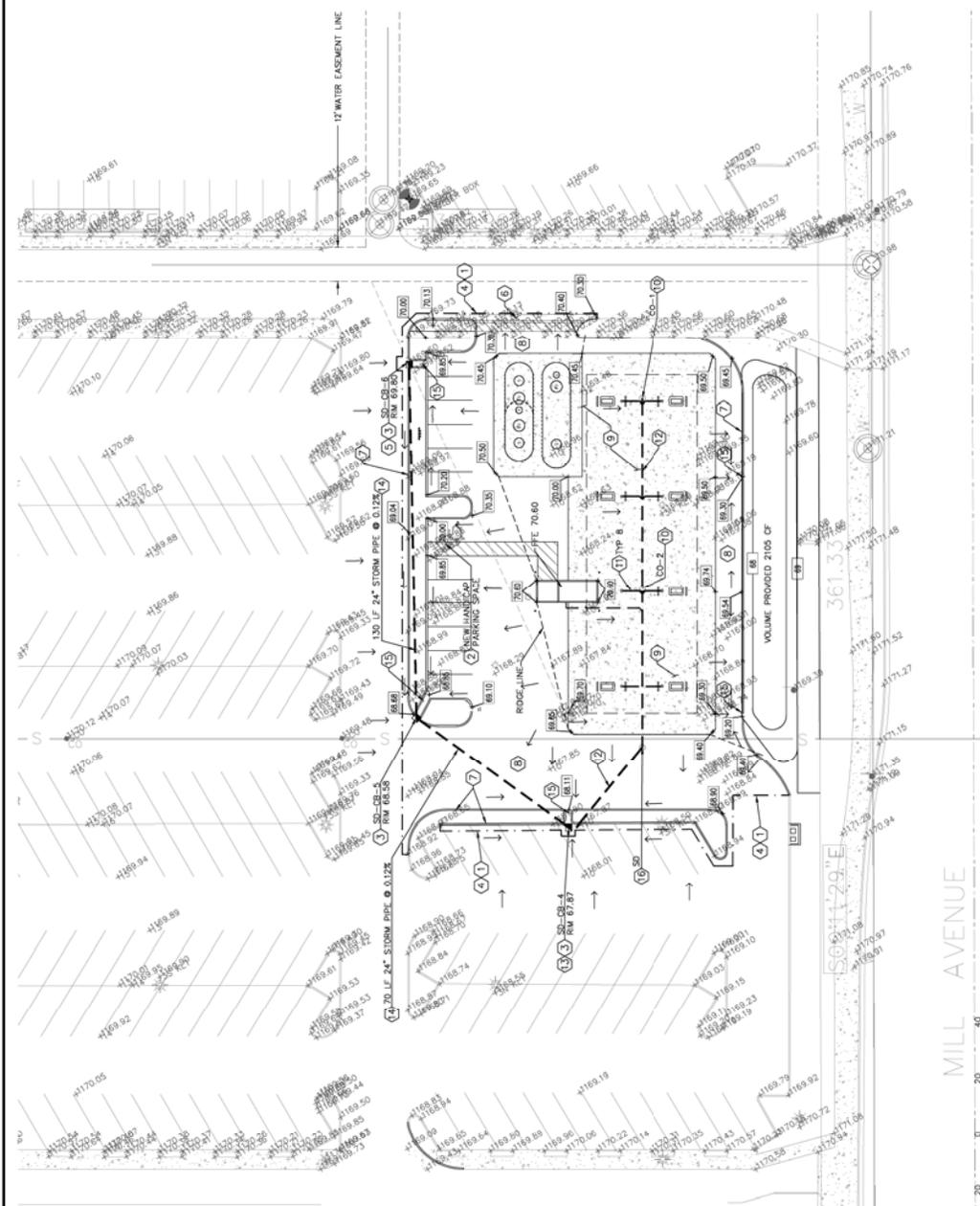
**DRAINAGE STATEMENT**

THE PROPERTY IS LOCATED AT THE NORTH WEST CORNER OF MILL AVENUE AND SOUTHERN AVENUE, IN THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA. THE PROPOSED IMPROVEMENT IS A NEW FUELING STATION.

THE PROJECT IS PART OF THE FRY'S MARKETPLACE. THE ADJACENT AREAS ARE FULLY DEVELOPED AND ARE SUBJECT TO A DRAINAGE STUDY APPROVED BY THE CITY OF TEMPE. THIS SITE HAS BEEN A SUBJECT TO A DRAINAGE STUDY APPROVED BY THE CITY OF TEMPE FOR THE CITY'S 43 CORNER TRACTS. THE STUDY DRAINED SITE 333 ON APPROXIMATELY 7.24 ACRES AND CURRENTLY IS DISCHARGING TO THE TEMPE DRAIN DITCH. THE APPROVED DRAINAGE STUDY, THE SITE IS CURRENTLY DISCHARGING TO THE DITCH VIA 24" CONCRETE STORM PIPE SLOPED AT 0.12% WITH AN APPROXIMATE 24" DETENTION VOLUME.

THE PROPOSED NEW FUEL CENTER IS INCREASING LANDSCAPE AREA WITH THE RESTORED AREA FROM 12% TO 17% IN OTHER WORDS LESS IMPERVIOUS AREA WILL BE ADDED. PER MEETING WITH THE CITY STAFF ON NOVEMBER 16TH, 2011 THE NEW FUEL CENTER AREA NEEDS TO BE DISCHARGED SEPARATELY TO A STANDALONE RETENTION AREA TO MAINTAIN THE QUALITY AND OPEN RETENTION IS PROPOSED EAST OF THE PROPOSED FUEL CENTER WITH A MAXIMUM WATER DEPTH OF 1 FOOT. THIS WILL IMPROVE STORMWATER QUALITY DUE TO THE INCREASED DETENTION VOLUME AND THE IMPROVED FLOW CHARACTERISTICS. PRECAUTIONARY MEASURES WILL BE TAKEN TO PREVENT THE PROPOSED DRAINAGE FROM THE FUEL CENTER FROM SPILLING INTO THE EXISTING 24" CONCRETE STORM PIPE. A PRECAUTIONARY MEASURE WILL BE TO INSTALL A 24" CONCRETE DRAIN BASIN SOUTH OF THE FUEL CENTER. BASED ON THE CITY OF TEMPE METHOD RETENTION CALCULATION: AND  $C = 0.85$ ;  $A = 14,740$  SF;  $H = 4840$  SF (CANOPY AREA) = 9900 SF

→ REQUIRED DETENTION VOLUME = 24,713 • 0.09 = 1,881 CF  
 → PROPOSED DETENTION VOLUME = 2,105 CF



- CONSTRUCTION NOTES**
1. MATCH EXISTING GRADE. CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO ANY CONSTRUCTION ACTIVITIES AND TO CONTACT ENGINEER IN CASE OF ANY DISCREPANCIES.
  2. MAINTAIN EXISTING SLOPE AT ACCESSIBLE PARKING STALLS AND ADJACENT FUEL CENTERS.
  3. CONSTRUCT 24\"/>

- PROPOSED LEGEND**
- XX.XX PROPOSED FINISH GRADE ELEVATION
  - XX.XX C TOP OF CURB / CONCRETE
  - XX.XX B BOTTOM OF CURB / CONCRETE
  - DRAINAGE ARROW DIRECTION
  - CONCRETE PAD
- GRADING NOTES**
- 1. THE EXISTING SURVEY HAS BEEN PROVIDED BY OWNER AND IT IS NOT THE RESULT OF NEW ON SITE TOPOGRAPHIC SURVEY. SEG MAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHIC INFORMATION SHOWN THEREON.
  - 2. 1100' TO BE ADDED TO ALL EXISTING AND PROPOSED ELEVATION TO MATCH BENCHMARK DATUM.

**LEGAL DESCRIPTION**

LOT 2, MILL FRY'S MARKETPLACE, ACCORDING TO THE COUNTY RECORDER, RECORDED IN BOOK 956 OF MAPS, PAGE 38

**SURVEYORS' NOTE**

1. THE EXISTING SURVEY HAS BEEN PROVIDED BY OWNER AND IT IS NOT THE RESULT OF NEW ON SITE TOPOGRAPHIC SURVEY. SEG MAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHIC INFORMATION SHOWN THEREON.



