

# Staff Summary Report

Development Review Commission Date: 07/28/09

Agenda Item Number: \_\_\_\_

**SUBJECT:** Hold a public hearing for Development Plan Review for KALIL PARKING GARAGE

**DOCUMENT NAME:** DRCr\_KALIL\_072809 PLANNED DEVELOPMENT (0406)

**COMMENTS:** Request for KALIL PARKING GARAGE (PL080193) (Kevin Rodgers, Kalil Bottling Co, owner; Robert Gutierrez, Sixty First Place Architects, applicant) for a two (2) story parking garage. The 4.08 acre site is located at 2735 South Hardy Drive within the GID, General Industrial District. The request includes the following

DPR09102 - Development Plan Review including site plan, building elevations and landscape plan.

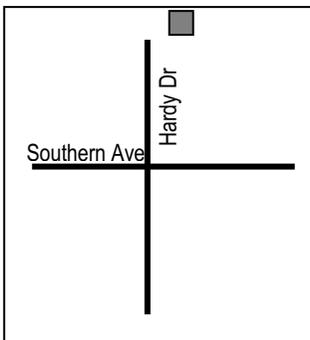
**PREPARED BY:** Shawn Daffara, Planner II (480-858-2284)

**REVIEWED BY:** Lisa Collins, Development Services Planning Director (480-350-8989) 

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

**ADDITIONAL INFO:**

Gross/Net site area	+/- 4.08 acres
Total Building area	55,168 s.f.
Lot Coverage	33,418 sf. / 177,821 sf. = 18 %
Building Height	15'- 6"
Building Setbacks	25 ft front, 0 ft side, 0 ft rear
Vehicle Parking	Required: 132 spaces Provided: 267 spaces
Bicycle Parking	16 spaces



PAGES:

1. List of Attachments
2. Comments / Project Analysis
- 3-5. Reasons for Approval / Conditions of Approval/ Code / Ordinance Requirements
6. History & Facts/ Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Applicant's Letter of Explanation
4. Site Plan
5. Level 1 Floor Plan
6. Level 2 Floor Plan
7. Solar Roof Plan
8. Elevations
9. Landscape Plan
10. Perspective Plans

## COMMENTS:

Kalil Bottling is in the process of relocating their operations from Phoenix to Tempe. In order to complete the next stage, they need to fill a parking void on site. Kalil and their architects are planning to construct a low rise two (2) level parking garage which will add 218 parking spaces for the Kalil workforce. The garage will also feature solar panels on the second level of the parking garage bringing some green building concepts to the project. The applicant is proposing landscape upgrades to enhance the streetscape along Hardy Drive and the planting areas in the vicinity of the office building. The property consists of three (3) lots; Lot 1 houses an existing office building and a new parking garage, Lot 2 has an existing private fuel facility and Lot 3 (Tract E) is occupied by the warehouse and distribution buildings.

This site is bounded by Hardy Drive to the west, Alameda Drive to the north, Fairmont Drive to the south and Roosevelt Street to the east. The block and surrounding neighborhood is populated by industrial, office/ warehouse uses. The existing buildings vary in height from 15' to 35.' The site is located within the General Industrial Zoning District.

This request for the Kalil Parking Garage includes the following for a 4.08 net acre site:

1. Development Plan Review for building elevations, site plan and landscape plan.

## PROJECT ANALYSIS

### DEVELOPMENT PLAN REVIEW

The site is located east of Hardy Drive, south of Alameda Drive and about ¼ mile north of Southern Avenue. Kalil Bottling will be utilizing the property as a distribution facility. The applicant is requesting Development Plan Review for a new two (2) level parking garage for the Kalil workforce with a proposal to upgrade the landscaping along the Hardy Drive frontage.

### Site Plan

The proposed site improvements will include a new two (2) story parking garage with a pedestrian and landscape space between the existing office building and new garage. The garage will have one entrance/exit drive off of Hardy Drive and will have pedestrian sidewalks on the south side of the garage for access to the office building. A lot tie will be required during Building Safety Plan Review because the east side of the garage is too close to the existing property line per building code. The lot tie will hold the two (2) lots as one for building code purposes. No other changes are planned to the remainder of the site. The previous owner/business (Hensley Distribution) ran a successful operation due to the openness of the site; it works well for a distribution operation.

### Building Elevation

The project will redevelop a surface parking lot; enhance the streetscape, add necessary parking and explore green building concept; upgrade landscaping and add security lighting. The proposal consists of pre-cast concrete panels with horizontal reveals which will match the existing office building. The horizontal reveals on the garage will mimic the horizontal banding of the existing office building to help integrate the new structure into the existing site. The solar panels will be mounted to a steel frame, similar to the Arizona State University parking garages solar project. The perimeter of the garage will be secured by a wrought iron fence providing visual surveillance with access control into the parking garage.

### Landscape Plan

The proposed landscape plan is heavily planted with low-water-use shade trees. The intense planting between the office building and parking garage will create a semi private space with lush landscaping to mitigate the close proximity of the two buildings. The applicant is proposing to enhance the streetscape along Hardy Drive. The landscape plan is in accordance with code requirements. The variety of plants will provide year round color and texture, and enhance the building with a softened natural aesthetic.

### Conclusion

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

## REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. Shade and green building concepts for energy conservation and comfort as an integral part of the design.
3. Buildings and landscape elements have proper scale with the site and surroundings.
4. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses. Traffic impacts are minimized in conformance with the city transportation policies, plans and design criteria.
5. Landscape accents the parking, buildings, driveways and pedestrian walkways.

## CONDITIONS OF APPROVAL

### Site Plan

1. 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.
2. A lot tie affidavit to combine Lots 1 and 2 will be required prior to Building Permits being issued.
3. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
4. All new security fence or gates shall utilize wrought iron material. No new chain link material will be allowed.

### Building Elevations

5. The materials and colors presented are approved as presented:  
Primary buildings – Pre-Cast Concrete Panel.  
Accents – Reveal, Wrought Iron Security Fencing  
Specific colors and materials exhibited on sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff verifies colors and materials during the construction phase.
6. Conceal roof drainage system within an architectural feature of the building. Minimize visible, external features, such as overflows, and where needed. Incorporate these into the design of the building elevations.
7. Incorporate lighting, address signs, incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations.
8. Exposed conduit, piping, etc. is not allowed.

### Lighting

9. Illuminate building entrances from dusk to dawn by use of a photocell.
10. Main parking entrances, exits, shall require (5) five foot candles and (2) two foot candles within a 15' radius.
11. The parking garage shall require four (4) foot candles from dusk until dawn and ten (10) foot candles from dawn until dusk.
12. All garage stairwells, landings, and areas under the lowest landing shall require five (5) foot candles.

### Landscape

13. The plant palette is approved as presented on the signed landscape plan; submit any additions or modifications for review during building plan check process.

14. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Provide temporary irrigation to existing landscape on site or in frontage for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontage is irrigated as part of the reconfigured system at the conclusion of this construction.
15. 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.
16. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

#### Signage

17. Provide address sign(s) near the main entrance.
  - 1) Provide street number only, not the street name
  - 2) Use numbers 18"- 24" in height
  - 3) Individual mount, metal reverse pan channel characters.
  - 4) Self-illuminated or dedicated light source.
  - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid visual obstructions.

#### CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by July 28, 2010 or Development Plan and Use Permits approvals will expire.
- Specific requirements of the Zoning and Development Code 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, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through [www.tempe.gov/zoning](http://www.tempe.gov/zoning), or purchased at Development Services.
- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated 6/04/08, 5/13/09, and 7/01/09. 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.
- BUILDING HEIGHT: Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).
- 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). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

#### SECURITY REQUIREMENTS:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- A security vision panel shall be provided 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.
- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

#### FIRE: (Jim Walker 480-350-8341)

- Fire lanes need to be clearly defined. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department.

#### ENGINEERING AND LAND SERVICES:

- Underground overhead utilities, excluding 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.

#### REFUSE:

- Refuse containers indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with Standard Detail DS-116.
- Contact Sanitation staff (Ron Lopinski 480-350-8132) to verify that vehicle maneuvering and access to the enclosure is still adequate.
- 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

#### DRIVEWAYS:

- Driveway entrance configurations must be approved by Traffic Engineering.
- Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways similar to Standard Detail T-319 or other solutions, require permission of Public Works/Traffic (Cathy Hollow 480-350-8445)
- 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 Development Services Counter or from John Brusky in Transportation (480-350-8219) 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.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide

clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

#### LIGHTING:

- Follow requirements of ZDC Part 4 chapter 8
- Follow the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.
- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with plants in order to maintain illumination levels for exterior lighting.
- Keep a minimum twenty 20'-0" separation between light poles and tree trunks for all new lights and trees.
- Illuminate building entrances, parking areas, refuse enclosure, pedestrian pathways from dusk to dawn, by use of a photo cell, no timer or time clock.

#### 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 (602-364-0935). Notice of Intent to Clear Land form is available at [www.agriculture.state.az.us](http://www.agriculture.state.az.us). Follow the link to "form", to "native plants", and to "notice intent to clear land".

#### SIGNS:

- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address 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. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

#### HISTORY & FACTS:

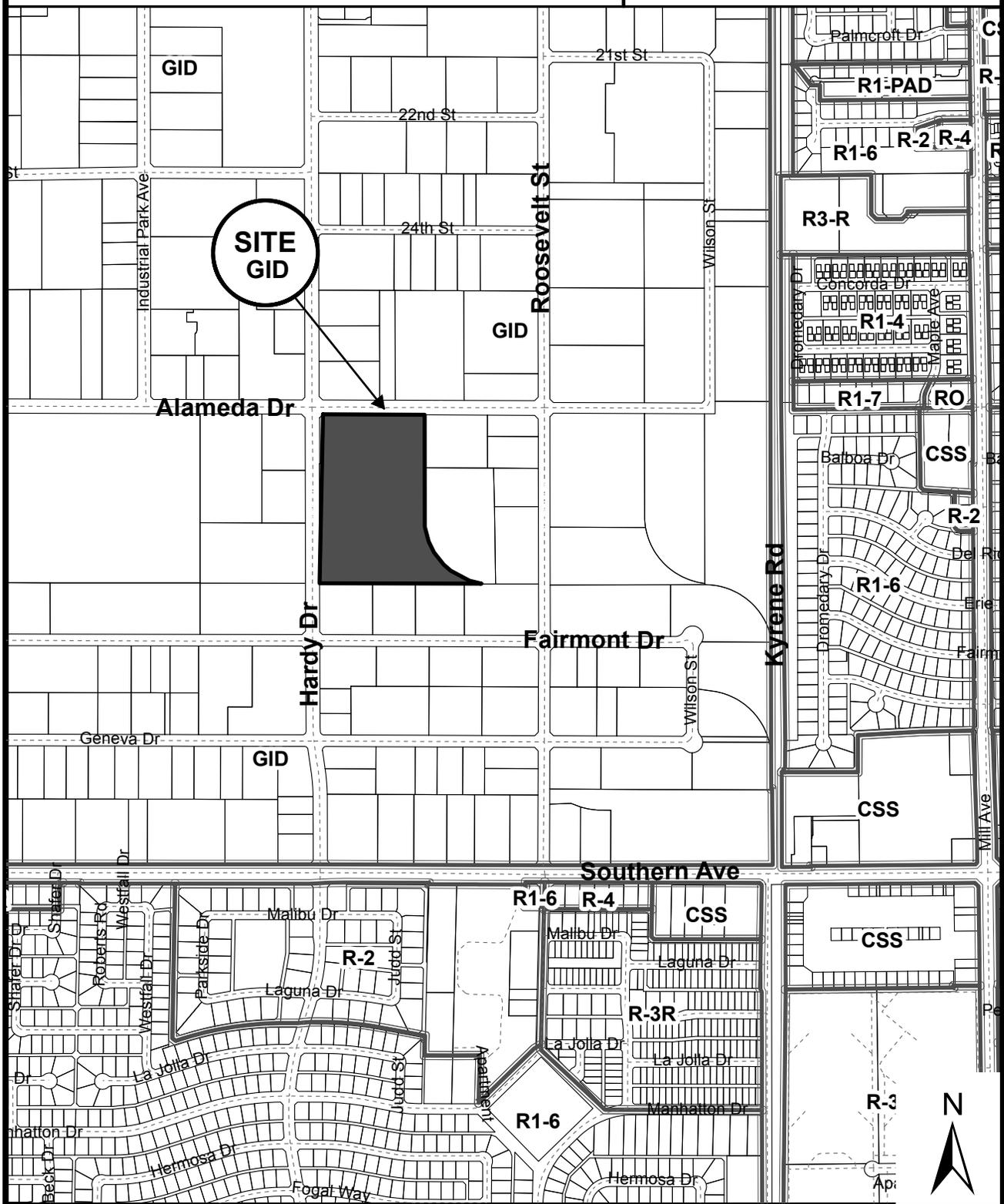
September 6, 1975	<u>BA950172</u> : A) Variance to increase the maximum allowable height for a freestanding sign from 8' to 23.5' B) Variance to increase the maximum allowable area for a freestanding sign from 24 s.f. to 221 s.f. C) Variance to increase the maximum allowable sign area from 100 s.f. to 255 s.f.
July 19, 1988	<u>HOA-88-7.13</u> : Variance approved to reduce the required landscape strip along Hardy Drive from 15' to 10'
December 21, 1994	<u>BA940315</u> : A) Variance to waive the required landscape islands and plant material at the ends and center of the parking rows along the east property line (3 islands) B) Variance to waive the requirement that all on-site water retention area be landscaped for three (3) locations along the east property.
April 27, 1995	<u>BA950082</u> : Variance to waive the required mechanical equipment screening for wall mounted mechanical equipment units on the south side of the existing warehouse.

#### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

**KALIL BOTTLING CO**

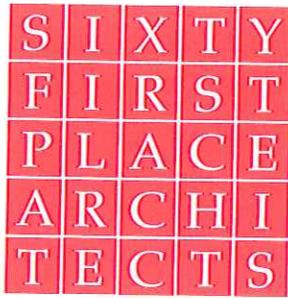
**PL080193**



**Location Map**



**KALIL BOTTLING CO (PL080193)**



June 22, 2009

To: City of Tempe Development Plan Review Commission

Re: Kalil Bottling Co. Parking Garage  
2735 S. Hardy Drive  
Tempe, AZ 85282  
Letter of Explanation

Dear members of the Commission,

This letter is to provide an explanation of the purpose and design intent of the proposed parking garage at the existing Kalil Bottling Co. facility.

Kalil Bottling Co. (KBC) is a company that employs approximately 400 people with shifts that span all hours of the day. With such a substantial workforce and constant vehicle turn-over, they have parking needs that exceed typical city standards. The site currently provides 175 spaces (132 required). The addition of the parking garage will increase the available parking to 254 spaces with the proposed plan. This quantity will meet the needs of KBC and overflow parking will be removed from the street.

The site is currently an office and warehousing facility and is intended to remain the same. The site is in a dedicated industrial area of the city. We are not proposing to alter or expand any operations with this application.

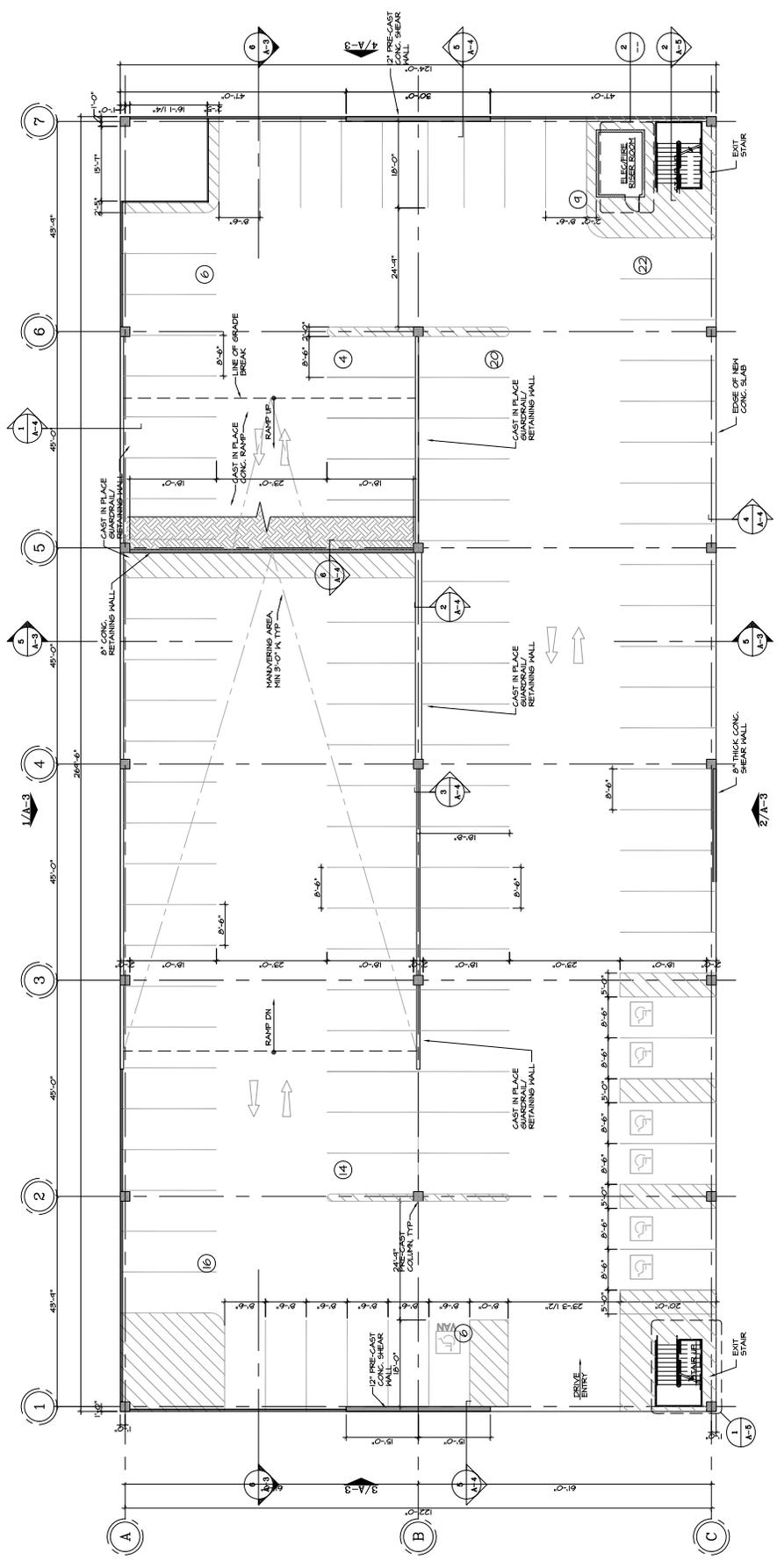
The new garage will be an open concrete structure, colored to match the existing, adjacent off-white office building. The underside of the parking deck will be painted white to help illuminate the interior space. Horizontal reveals will be included to mimic the horizontal banding of the existing office building to help integrate the new structure into the existing site. Landscaping will be upgraded to meet required standards, thus beautifying the site. We feel the project as whole will provide a positive contribution to the area.

Sincerely,

Jason Shoudis, project manager  
Sixty First Place Architects

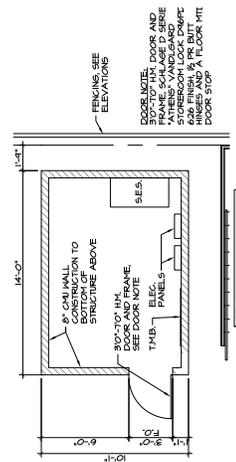
JUN 24 2009





**1** 1ST LEVEL PLAN  
 SCALE: 3/32" = 1'-0"

NOTE: RETAINING WALLS AND OVERHEAD SURFACES TO BE PAINTED WITH A HIGH REFLECTIVE WHITE PAINT WITH A MINIMUM LAY OF 100.



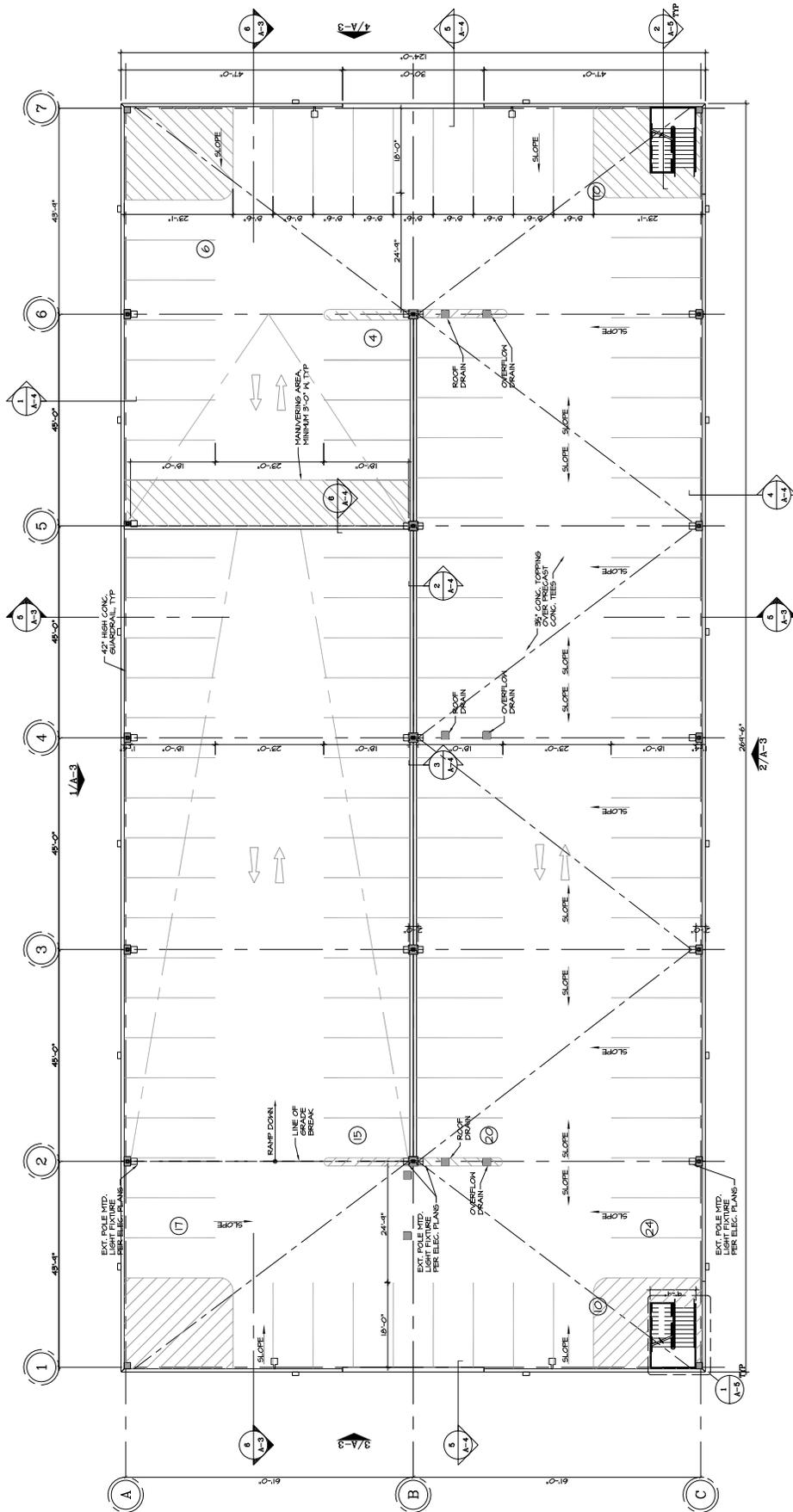
**2** ENLARGED PLAN  
 1/4" = 1'-0" @ ELEC/PTR RSRB. RM.

NOTE: TO ELECTRICAL PLANS FOR ALL ELECTRICAL RELATED INFORMATION.

DOOR NOTE: DOOR AND FRAME SCHEDULE D SERIE STOREROOM LOCK DRAWF 606 FINISH AS PER BUILT DOOR STOP

REVISIONS	DATE

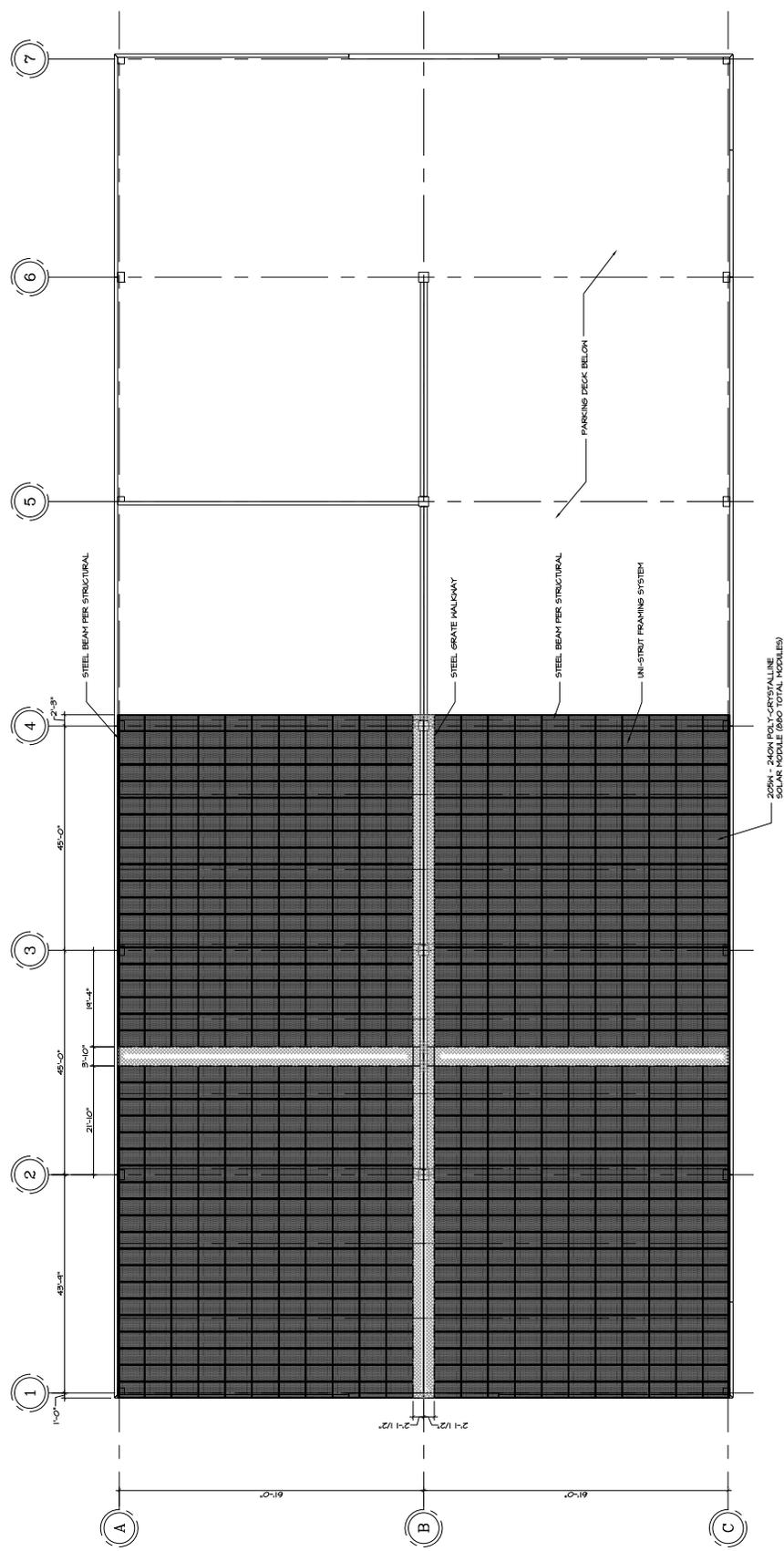
SIXTY FIRST PLACE ARCHITECTS
JOB NUMBER 08034
DATE 6/23/09
SHEET NO. A1.1



1 2ND LEVEL PLAN  
 SCALE: 3/32" = 1'-0"  
 NORTH

REVISIONS	DATE

SIXTY FIRST PLACE ARCHITECTS
JOB NUMBER 08034
DATE 7/20/09
SHEET NO. A1.2



1 PLAN @ SOLAR CANOPY  
 SCALE: 3/32" = 1'-0"





SIXTY FIRST PLACE ARCHITECTS, LTD.  
 7120 EAST INDIAN SCHOOL, SUITE L  
 SCOTTSDALE, ARIZONA 85251  
 PHONE (480) 947-6344 FAX (480) 947-0518

KALLI PARKING GARAGE  
 2735 S HARDY DRIVE  
 TEMPE, ARIZONA 85282  
 RENDERING

REVISIONS	DATE

JOB NUMBER  
 08034  
 DATE  
 7/20/09  
 SHEET NO.  
 R-1



1 STREET VIEW  
 NO SCALE



2 BIRD'S EYE VIEW  
 NO SCALE