

Staff Summary Report

Development Review Commission Date: 01/11/11

Agenda Item Number: ___

SUBJECT: Hold a public meeting for Development Plan Review for **QUIK TRIP # 460** located at 3300 South Price Road.

DOCUMENT NAME: DRCr_QT460Revision_011111.doc **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request for **QUIK TRIP # 460 (PL100187)** (Celeste Robb and Melissa Coy, Price & Southern Properties, LLC, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a 5,668 s.f. convenience store with a 7,388 s.f. fuel sales canopy on a +/- 2.52 acre site, located at 3300 South Price Road in the PCC-1, Planned Commercial Center Neighborhood District. The request includes the following:

DPR10226 – Development Plan Review including modifications to approved site plan and building elevations.

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

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

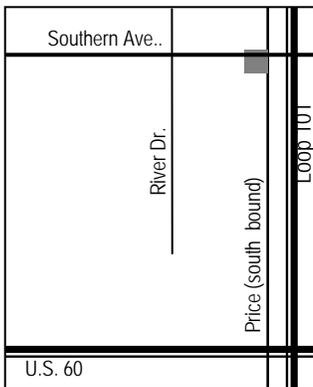
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



- Gross/Net site area +/- 2.52 acres
- Total Building area 5,668 s.f. building, 7,388 s.f. canopy
- Lot Coverage 12.0 % bld'g. & canopy (50.0 % maximum allowed)
- Building Height 25.0 ft. cornice to top street curb (35.0 ft. maximum allowed)
25.0 ft. canopy to top street curb
- Building Setbacks 58.0 ft. front (column), 111.0 ft. side (column), 92.0 ft. rear (bld'g.). 0.0 ft. front, 30.0 side, 30.0 rear are the minimum required setbacks
- Landscape Coverage 21.0 % (15.0 % minimum required)
- Vehicle Parking 57 spaces provided (quantity in excess of 125% of required parking allowed per Use Permit ZUP10081)
- Bicycle Parking 4 spaces (2 minimum required)

A Quik Trip fuel station and convenience store was approved for this site by the Development Review Commission on September 28, 2010. This application involves a modification of the footprint of the convenience store, the relocation of the convenience store and fuel canopy approximately 10.0 ft. south of their previous locations, and form and materials modifications for the convenience store and fuel canopy.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
4. Conditions of Approval
5. History & Facts / Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
3. Project Narrative
- 4-5. Site Plan & Project Data
- 6-7. Convenience Store and Fuel Canopy Elevations

COMMENTS:

This site is located on the southwest corner of Southern Avenue and Price Road (southbound). The site is immediately to the west of the Loop 101 Freeway. To the south and west is the Michael's Plaza Shopping Center. This site provides cross access to Michael's Plaza with one drive aisle each to south and west. The site is within the Planned Commercial Center Neighborhood District.

DEVELOPMENT PLAN REVIEW

The proposal was reviewed by the Development Review Commission on September 28, 2010. The active planning entitlements granted at that hearing included a Development Plan Review (DPR10146) for site plan, building elevations and landscape plan, a Use Permit (ZUP10080) for fuel sales and convenience store in the Planned Commercial Center Neighborhood District, and a Use Permit (ZUP10081) for vehicle parking quantity in excess of required parking quantity. The building and canopy design that was approved included an somewhat enlarged convenience store from existing built examples, such as at 1116 East Broadway and 918 East Baseline, but the larger store model utilized the same materials palette and architectural composition as provided by these examples.

The applicant has returned to the Commission with a modified proposal. The convenience store is slightly smaller than that approved in September but represents a larger model of store than the local built examples. The site plan is similar except for the modified convenience store foot print. Additionally, the canopy and convenience store are eased slightly over 10.0 ft. to the south on the site to allow a wider drive aisle between the north canopy columns and the north pavement curb. Accordingly, the wide landscaped retention basin along the south property line is narrower by slightly over 10.0 ft.

The elevations have been modified to compliment the larger model of store. In particular the following changes are noted. The canopy columns are square but are skewed at a 45 degree angle in plan. The revised convenience store enhances the simple plan rectangle by providing three levels of protruding offsets bracketing the main entrance and providing protruding triangular vestibules at each of the two side entrances. All three entrances are treated with board horizontal canopies with curving fascias. These canopies offer a greater amount of shade than that provided by the previous design.

The convenience store and canopy elevations also depart from its predecessors in the materials used. A structural brick of nominal 4 x 16 face size is set in running bond and is the basic masonry component of this building. At building walls and canopy columns, "Bronzestone" Interstate Brick (a medium reddish brown) is the field color and "Midnight Black" Interstate Brick (very dark brown) provides single course accent bands at 4.0 ft and 8.0 ft heights. The brick building envelope is capped with a "Bronzestone" soldier course. A second, black concrete masonry unit accent is provided flanking the entrances. The broad canopies and concrete masonry at the entrances provides a counterpoint to the clay masonry of the rest of the building and is a welcome accentuation for the entrances. Metal shed awnings shield the windows on either side of the main entrance. The three entrance door frames are stainless steel. Aluminum Composite Material (ACM) panels of Mica Grey cap the storefront at the entrances. Canopy fascias at entrances and over the fuel stations are finished with stainless steel and are trimmed with a red illuminated acrylic band. Cornice elements that cap the three entrances are formed stainless steel panels. The side entrance triangles extend over the lower roof of the main building body. Secondary mechanical screen panels on the building are indicated to be Polypro 95—a translucent, woven, polypropylene windscreen fabric. The secondary screen material is changed by condition of approval to match the ACM panels of the upper part of the store elevations or provide a two layer metal mesh screen.

The applicant requests approval by the Development Review Commission of the modified site plan and elevations.

PUBLIC INPUT

- A neighborhood meeting is not required for the planning entitlement being sought.
- Public input has not been received by staff concerning the entitlement request.

Section 6-306 D Approval criteria for Development Plan Review

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* The building and canopy are sited to maximize business visibility from the Southern Avenue and the intersection of Southern and Price (southbound).
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The increase in canopy area at the three entrances, particularly the east and west elevations, is a welcome addition to store design.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* The materials selected overall are an upgrade with respect to the previously approved design.

4. *Building mass is sufficiently articulated to relieve monotony and features a well-defined base and top. Placement of entrances foster an enhanced pedestrian experience on site;* The increased articulation of building form, the increase in area of entrance canopies, and the addition of a soldier course masonry cap detail are examples of design refinement for this retail building type.
5. *Plans appropriately integrate Crime Prevention through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The creation of triangular side entrance vestibules is an improvement over the preceding flat entrance design in terms of visual surveillance of the exterior surroundings. Improved visual surveillance will help to forestall criminal activity.

Conclusion

Based on the information provided by the applicant, staff recommends approval of the requested Development Plan Review for a modified building and site design. This approval and the conditions indicated below do not set aside the conditions of approval granted with the approval for DPR10146 on September 28, 2010, except as specifically noted. The requests meet the required criteria and will conform to the conditions of approval.

REASONS FOR APPROVAL:

1. The project fulfills the commercial designation of the General Plan Projected Land Use Map for this site.
2. The project will meet the development standards required under the Zoning and Development Code.
3. The project does not set aside the conditions of approval associated with DPR10146, except as specifically noted in the conditions of approval listed below.
4. The proposed project meets the applicable approval criteria for 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.

DPR10226

CONDITIONS OF APPROVAL

General

1. Submit construction documents to the Community Development Building Safety Division for building permit by September 28, 2011 (this is the date of the original DPR10146 approval) or the Development Plan Review approval will expire. Subsequently, an expiration of the plan check period or issued building permit will result in expiration of the development plan review approval.

Site Plan

2. Provide refuse enclosure and parking screen walls of same materials and detailing as the clay masonry units on the store.
3. Apply diagonal paint stripes to the parking space adjacent to the air station so it is reserved for air station use. Do not include this striped area as one of the parking spaces.

Building Elevations

4. The following materials and colors are approved as presented (this condition supersedes DPR10146 condition 11):
 - a. Clay Masonry Unit Field at building and columns: 4 x 16 (nominal) face, Interstate Brick – Bronzestone Brick
 - b. Clay Masonry Unit Accent Band at building and columns: 4 x 16 (nominal) face, Interstate Brick – Midnight Black
 - c. Canopy Fascia and Building Cornice Cladding: HLZ Hairline Silver
 - d. Canopy Fascia Center Illuminated Acrylic Accent Band: 3M 5674 Red
 - e. Standing Seam Metal Shed Awnings: 3M 5674 Red
 - f. Aluminum composite material (ACM) panels at top of building: Mica Grey
 - g. Entrance Doors: Stainless Steel.
 - h. Light Poles: dark anodized bronze aluminum.
 - i. Hollow Metal Doors and Frames and Miscellaneous Metal: QT Brown paint.
 - j. Refuse Enclosure Gates: steel frame (painted QT Brown) with Black Polypro 95 fabric screen
5. Provide main colors and materials with a light reflectance value of 75 percent or less. Metal cornice cladding, fascia cladding and stainless steel entrance doors are allowed exceptions due to their small area with respect to the entire building surface. Colors and materials exhibited on the materials sample board are approved. Submit any additions or modifications for review during building plan check process. Additions or modifications are subject to Planning staff approval or may require additional Development Plan Review processing and may be returned to the Development Review Commission for approval.
6. Provide additional information for the following materials:
 - a. Concrete Masonry Unit Accent frame at building entrances: Midnight (very dark brown or black) color, indicate manufacturer and type of concrete masonry face size and texture.
 - b. Entrance Canopy Metal Struts: Provide stainless steel cladding or indicate finish
 - c. Storefront Window Frame: indicate dark bronze or clear anodized aluminum finish.
 - d. Glazing: clear, insulated, indicate type of glazing.
 - e. Secondary Roof Screen for roof mount equipment: The Black Polypro 95 fabric screen is not acceptable on the building. Provide a durable, opaque screen material. Provide screen panels clad with ACM, Mica Grey or provide two layers of tightly woven steel mesh panels. If the steel mesh option is chosen, paint QT Brown and detail the two layers so the openings in the mesh are offset and the two layers cannot be seen through.
7. Conceal the electrical service entrance section and related electrical equipment on the rear (south) elevation inside a masonry enclosure on the north of the store. The form detailing of this enclosure is similar to that as designed and approved for the electrical equipment enclosure for QuikTrip #1420. This condition supersedes DPR 10146 condition 15.

HISTORY & FACTS:

September 28, 2010

The Development Review Commission approved the request by Quik Trip #460 for a 6,071 s.f. convenience store with a 9,598 s.f. fuel canopy on a +/- 2.52 acre site, located at 3300 South Price Road in the PCC-1, Planned Commercial Center District. The following requests were approved.

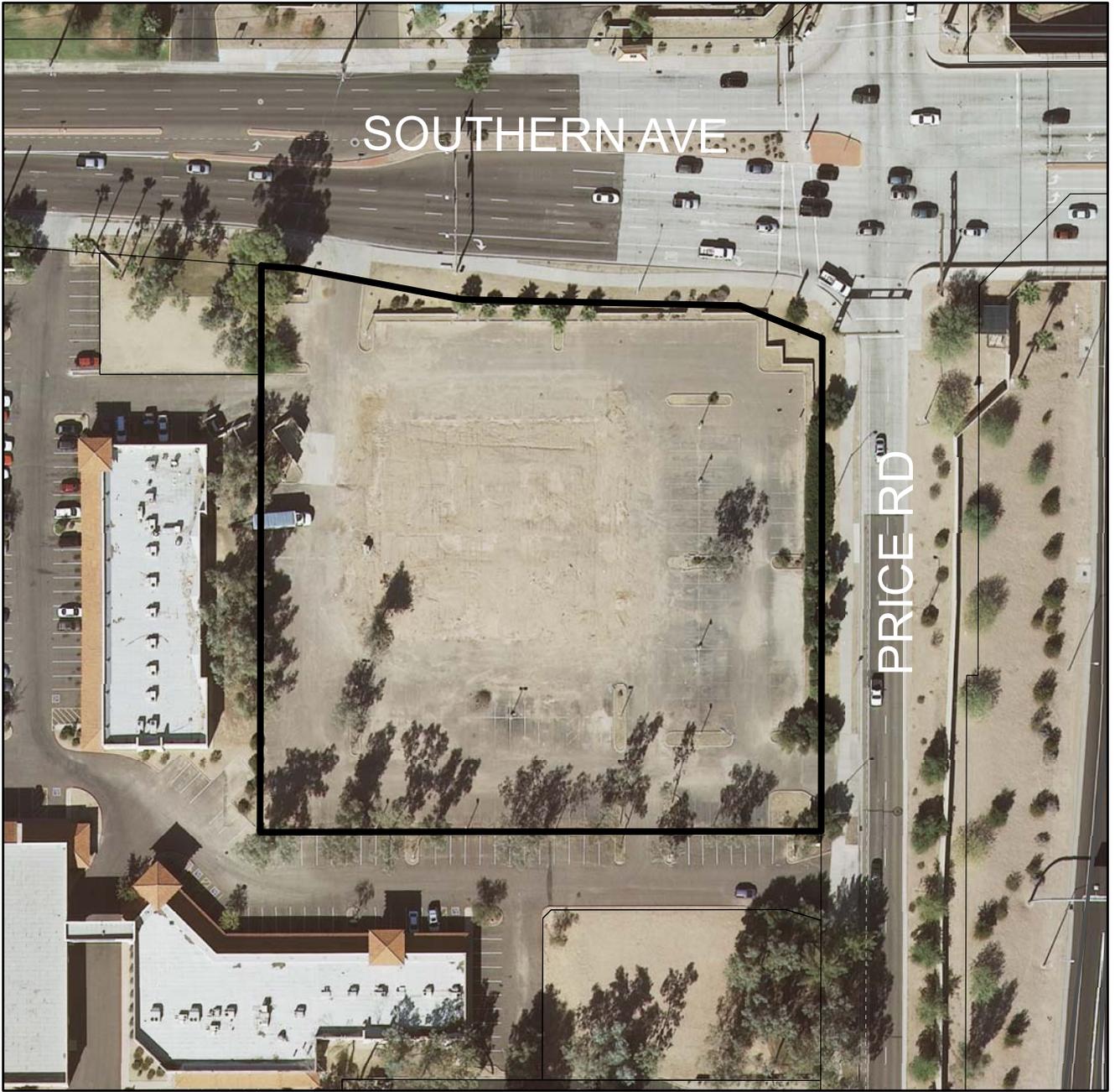
DPR10146 – Development Plan Review including site plan, building elevations and landscape plan.

ZUP10080 – Use Permit for fuel sales and convenience store in the PCC-1 District.

ZUP10081 – Use Permit for vehicle parking quantity in excess of 125% of required parking quantity.

ZONING AND DEVELOPMENT CODE REFERENCE:

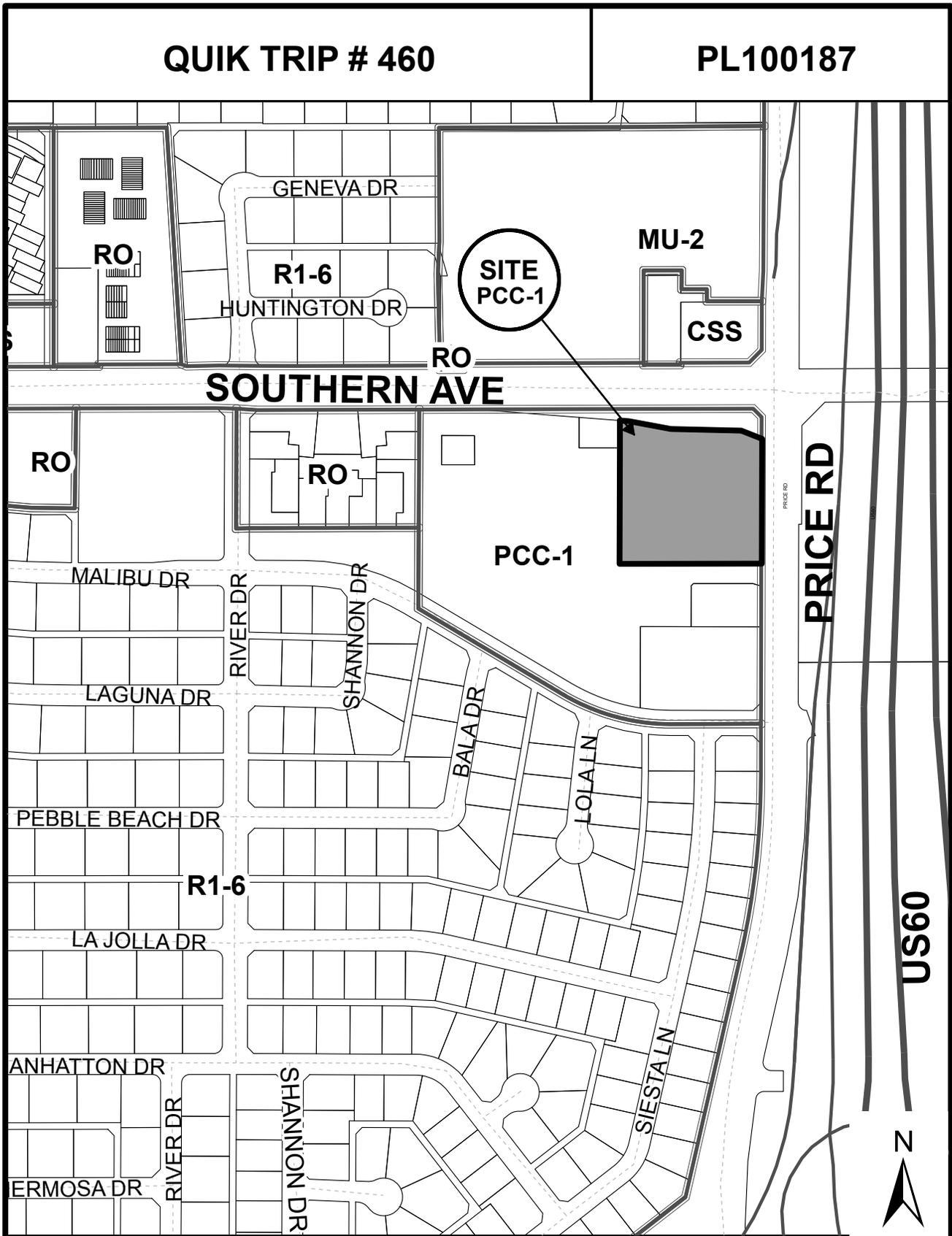
Section 6-306, Development Plan Review



QUIK TRIP # 460 (PL100187)

QUICK TRIP # 460

PL100187



Location Map

HUELLMANTEL
& AFFILIATES

ATTORNEYS AT LAW

ADMITTED IN:
ARIZONA
DISTRICT OF COLUMBIA

December 21, 2010

Commissioners:

We are excited to bring you a new design for QuikTrip.

On September 28, 2010, the Development Review Commission approved the Development Plan Review for a proposed QuikTrip #460 located at 3300 S. Price Road in Tempe. The QuikTrip was based on the design, colors and materials used in the QuikTrip stores currently operating in Arizona. However, QuikTrip has revised and expanded its offerings for new stores.

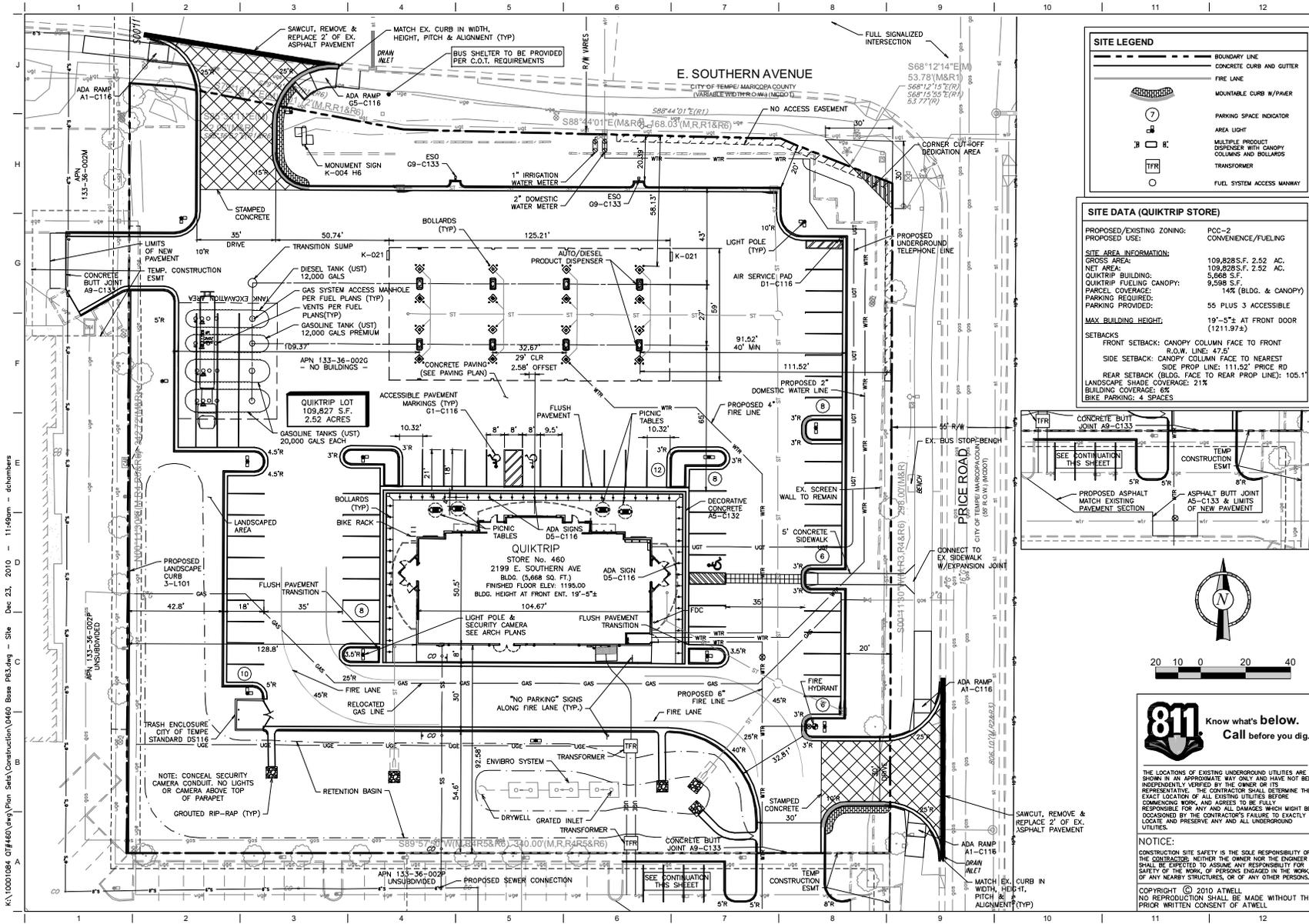
We have updated and upgraded the design and materials used to build our stores. The proposed elevations will include the expanded use of materials like stainless steel and increase the view corridors on the site for QuikTrip staff. The new store design moves away from a rectangular box design in favor of a store with significant variations in the face of the building intended to give the building more architectural texture.

We hope you find this new design as appealing as we do and we seek your approval.

Sincerely,

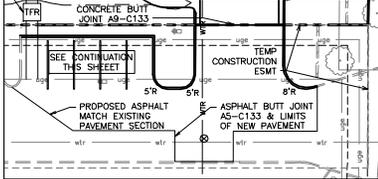


Charles Huellmantel



SITE LEGEND	
	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	FIRE LINE
	MOUNTABLE CURB W/PAVER
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

SITE DATA (QUIKTRIP STORE)	
PROPOSED/EXISTING ZONING:	PCC-2 CONVENIENCE/FUELING
PROPOSED USE:	
SITE AREA INFORMATION:	
GROSS AREA:	109,828 S.F. 2.52 AC.
NET AREA:	109,828 S.F. 2.52 AC.
QUIKTRIP BUILDING:	5,668 S.F.
QUIKTRIP FUELING CANOPY:	9,598 S.F.
PARCEL COVERAGE:	14% (BLDG. & CANOPY)
PARKING REQUIRED:	55 PLUS 3 ACCESSIBLE
PARKING PROVIDED:	55 PLUS 3 ACCESSIBLE
MAX BUILDING HEIGHT:	19'-5" AT FRONT DOOR (1211.97'±)
SETBACKS:	
FRONT SETBACK: CANOPY COLUMN FACE TO FRONT R.O.W. LINE:	47'±
SIDE SETBACK: CANOPY COLUMN FACE TO NEAREST SIDE PROP. LINE:	111.52' PRICE RD
REAR SETBACK (BLDG. FACE TO REAR PROP. LINE):	105.11'
LANDSCAPE SHADE COVERAGE:	21%
BUILDING COVERAGE:	6%
BIKE PARKING:	4 SPACES



STORE NO.: 460
2199 E. SOUTHERN AVE
TEMPE, AZ



PROTOTYPE: P-43 655/110
DIVISION: TEMPE, AZ
DESIGNED BY: XXX
DRAWN BY: XXX
REVIEWED BY: XXX

REV. DATE	DESCRIPTION

SHEET TITLE:	SITE PLAN
SHEET NUMBER:	C100

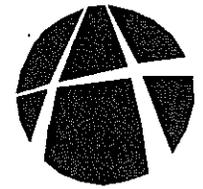
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SITE LEGEND

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



SIGNATURE DATE:



ATWELL

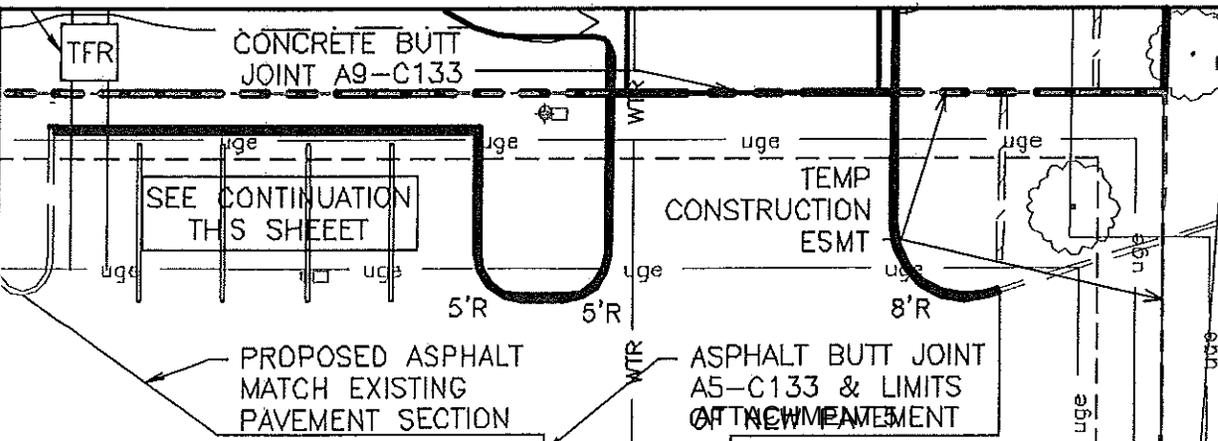
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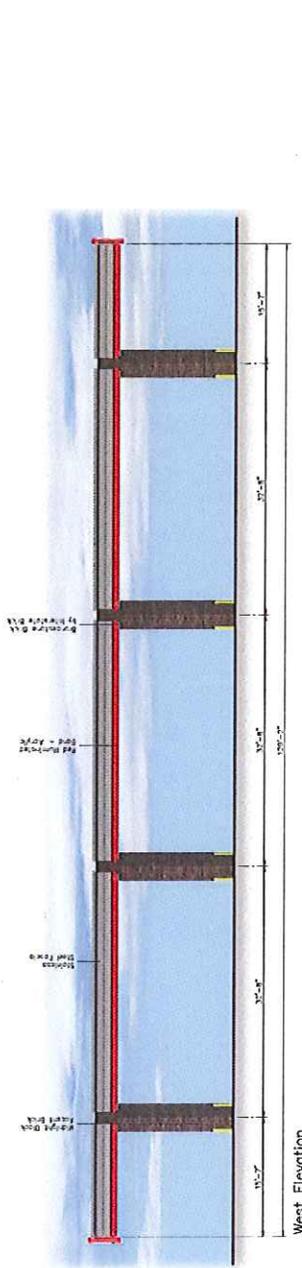
SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING:	PC8-2 PCC-1
PROPOSED USE:	CONVENIENCE/FUELING
<u>SITE AREA INFORMATION:</u>	
GROSS AREA:	109,828 S.F. 2.52 AC.
NET AREA:	109,828 S.F. 2.52 AC.
QUIKTRIP BUILDING:	5,668 S.F.
QUIKTRIP FUELING CANOPY:	9,588 S.F. 7,388 S.F.
PARCEL COVERAGE:	14% (BLDG. & CANOPY)
PARKING REQUIRED:	
PARKING PROVIDED:	55 PLUS 3 ACCESSIBLE
<u>MAX BUILDING HEIGHT:</u>	19'-5"± AT FRONT DOOR (1211.97±)
<u>SETBACKS</u>	
FRONT SETBACK: CANOPY COLUMN FACE TO FRONT R.O.W. LINE: 475' 58.13'	
SIDE SETBACK: CANOPY COLUMN FACE TO NEAREST SIDE PROP LINE: 111.52' PRICE RD	
REAR SETBACK (BLDG. FACE TO REAR PROP LINE): 105.1'	
LANDSCAPE SHADE COVERAGE: 21%	
BUILDING COVERAGE: 8% 12%	
BIKE PARKING: 4 SPACES	

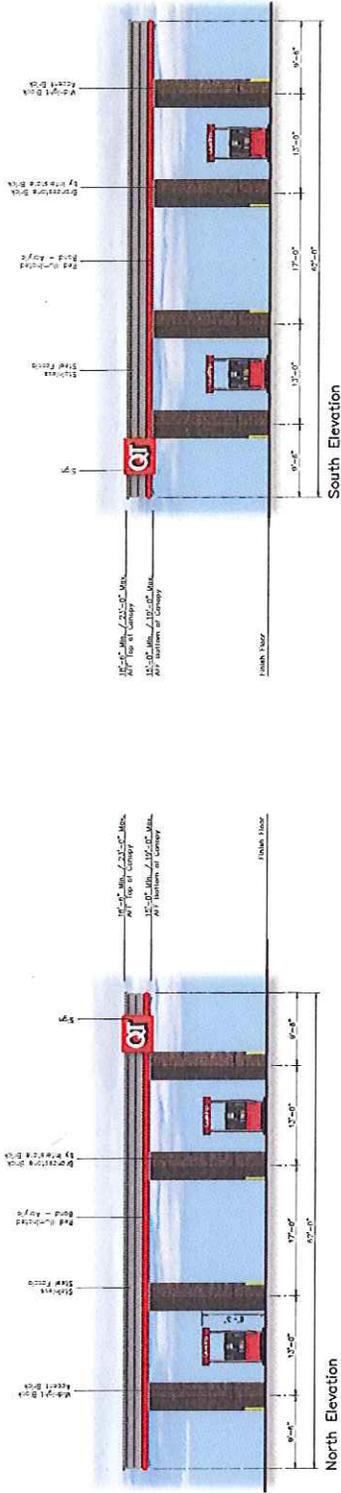
STORE NO.: 460

2199 E. SOUTHERN AVE
 TEMPE, AZ



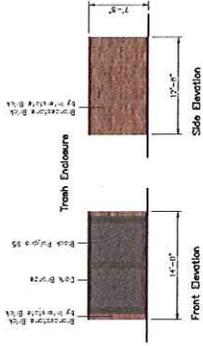


West Elevation



North Elevation

South Elevation



Gas Canopy Elevations

QuikTrip Store No. :460

3300 S. Price Rd.

Tempe, AZ

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 PARTS, AND IN PARTICULAR, NO REPRODUCTION,
 SALE, OR DISTRIBUTION OF THIS DOCUMENT OR
 PART IS STRICTLY FORBIDDEN.

Presentation Exhibit	
STATION NO.	Gen 3 DSG Gas Canopy
SCALE	1/4" = 1'-0"
DRAWN BY	JYC
DATE	06/23/10
SHEET	1
SERIAL NUMBER	5086EL00-01