

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 # 1400** located at 2150 East University Drive.


DOCUMENT NAME: DRCr_QT1400Revision_011111.doc

PLANNED DEVELOPMENT (0406)

COMMENTS: Request for **QUIK TRIP # 1400 (PL100107)** (Troy DeVos, QuikTrip Corporation, property owner; Charles Huellmantel, Huellmantel & Affiliates, applicant) consisting of a 5,668 s.f. convenience store with a 7,670 s.f. fuel sales canopy on a +/- 1.97 acre site, located at 2150 East University Drive in the GID, General Industrial District. The request includes the following:

DPR10227 – 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) 

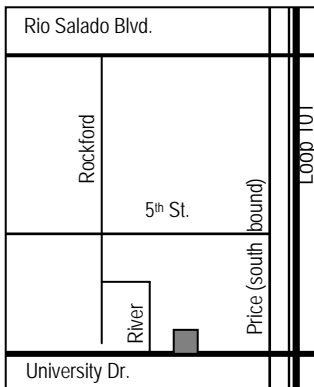
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO:



Gross/Net site area	+/- 1.97 acres
Total Building area	5,668 s.f. building, 7,670 s.f. canopy
Lot Coverage	16.0 % bld'g. & canopy (100.0 % maximum allowed)
Building Height	25.0 ft. cornice to top street curb (35.0 ft. maximum allowed)
Building Setbacks	25.0 ft. canopy to top street curb
	56.0 ft. front (column), 80.0 ft. side (column), 50.0 ft. rear (bld'g.). 25.0 ft. front, 0.0 side, 0.0 rear are the minimum required setbacks
Landscape Coverage	21.0 % (10.0 % minimum required)
Vehicle Parking	67 spaces provided (quantity in excess of 125% of required parking allowed per Use Permit ZUP10083)
Bicycle Parking	7 spaces (7 minimum required in Bike Commute Area)

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 and form and materials modifications for the convenience store and fuel canopy.

PAGES:

1. List of Attachments
- 2-3. Comments / Reasons for Approval
- 4-5. 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 north of University Drive to the west of the Loop 101 Freeway. To the north is the Eaton University Business Park. River Drive, which feeds into the business park, is separated from this site by one property to the west. The site is within the General Industrial District.

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 (DPR10148) for site plan, building elevations and landscape plan, a Use Permit (ZUP10082) for fuel sales and convenience store in the General Industrial District, and a Use Permit (ZUP10083) 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 Development Plan Review (DPR10148) approval included a requirement for a Final Subdivision Plat to distinguish the subject site. As of the publication of this report, the submittal for Final Subdivision Plat has not yet been initiated.

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 essentially the same except for the modified convenience store foot print. The locations of the store, fuel canopy, planting areas, parking spaces and drive aisles are similar to that previously approved.

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 street.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The increase in canopy area at the three entrances 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 DPR10148 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 component of the mixed use 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 DPR10148, 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.

DPR10227

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 DPR10148 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. Identify the five squares on the site plan that are associated with each of the three store entrances. An element that relates to these squares does not appear in the presentation elevations, so it is presumed that the squares are pavement accents or are soffit lights in the canopy above.
4. Locate vending machines, money disbursement boxes or donation boxes inside the store. Wood storage and propane fuel storage may be located outside.
5. Provide square fuel canopy columns that are oriented 45 degrees with respect to the fueling drive aisles.

Building Elevations

6. The following materials and colors are approved as presented (this condition supersedes DPR10148 condition 14):
 - 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
7. 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.
8. 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.

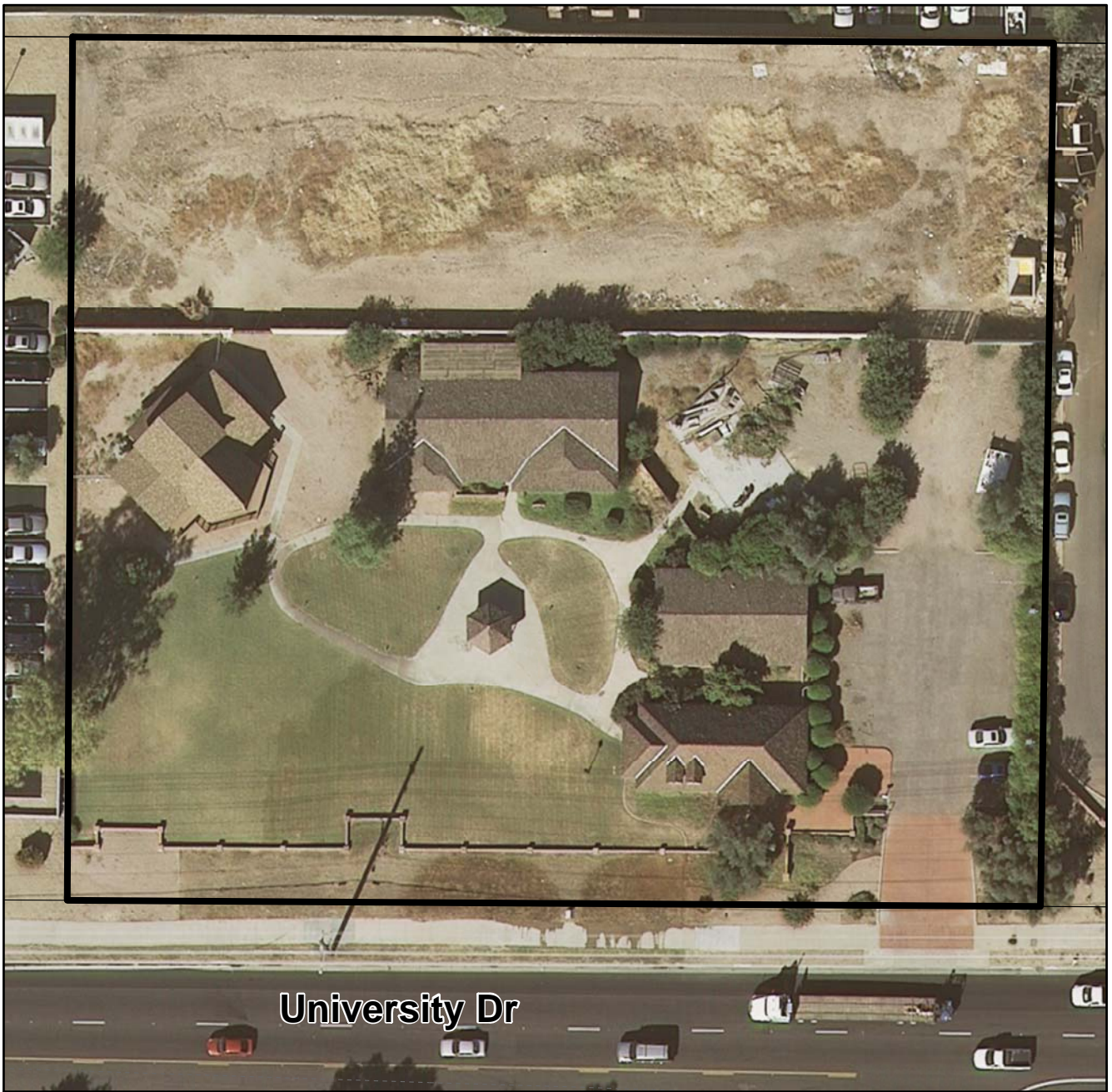
9. Conceal the electrical service entrance section and related electrical equipment on the rear elevation inside a masonry enclosure on the north of the store. The form detailing of this enclosure is similar to that as designed and approved for the electrical equipment enclosure for QuikTrip #1420. This condition supersedes DPR 10148 condition 16.
10. Do not use 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. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations. Do not install landscaping, screen walls or any equipment that conceals the area around lower windows.

HISTORY & FACTS:

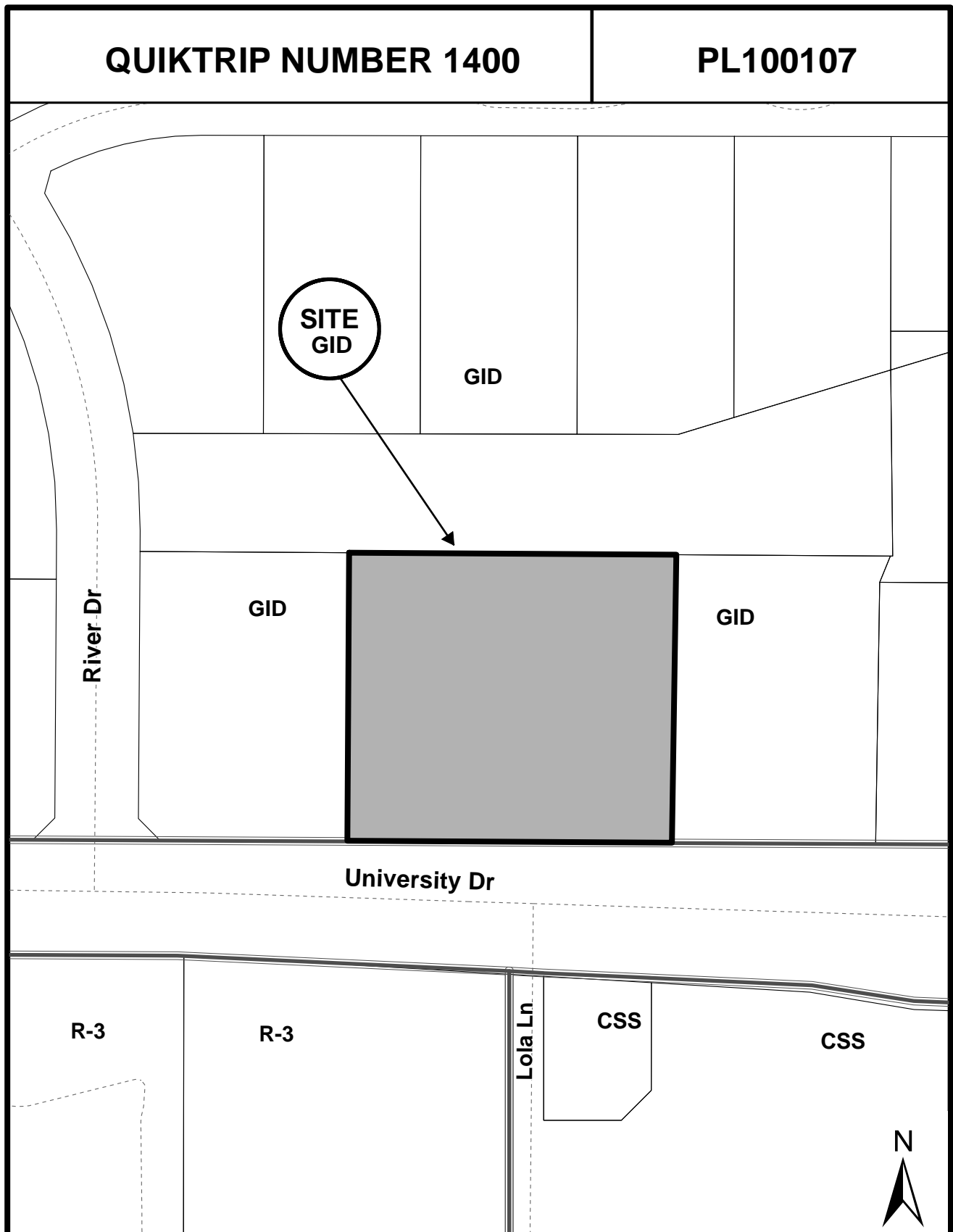
January 24, 1974	The City Council approved the Final Subdivision Plat for Eaton University Industrial Park. This subdivision is bounded by Smith Road on the west, First Street on the north, Price Road on the east and University Drive on the south. The subject property is included within Tract "C" of this subdivision.
April 12, 1979	<p>The City Council approved the Final Subdivision Plat Eaton University Industrial Park Subdivision of Tract "C." The subject property is included within Lot 149 of this subdivision.</p> <p>Note: Lot 149 was subsequently subdivided without City Council processing.</p> <p>Note: A final subdivision plat is required to distinguish the subject site from Lot 149. This requirement is included in DPR10148 (condition 2).</p>
September 28, 2010	<p>The Development Review Commission approved the request by Quik Trip #1400 for a 6,071 s.f. convenience store with a 7,670 s.f. fuel canopy on a +/- 1.97 acre site, located at 2150 E. University Drive in the GID, General Industrial District. The following requests were approved.</p> <p>DPR10148 – Development Plan Review including site plan, building elevations and landscape plan.</p> <p>ZUP10082 – Use Permit for fuel sales and convenience store in the GID District.</p> <p>ZUP10083 – Use Permit for vehicle parking quantity in excess of 125% of required parking quantity.</p>

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



QUIKTRIP NUMBER 1400 (PL100107)



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 #1400 located at 2150 E. University Drive 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.

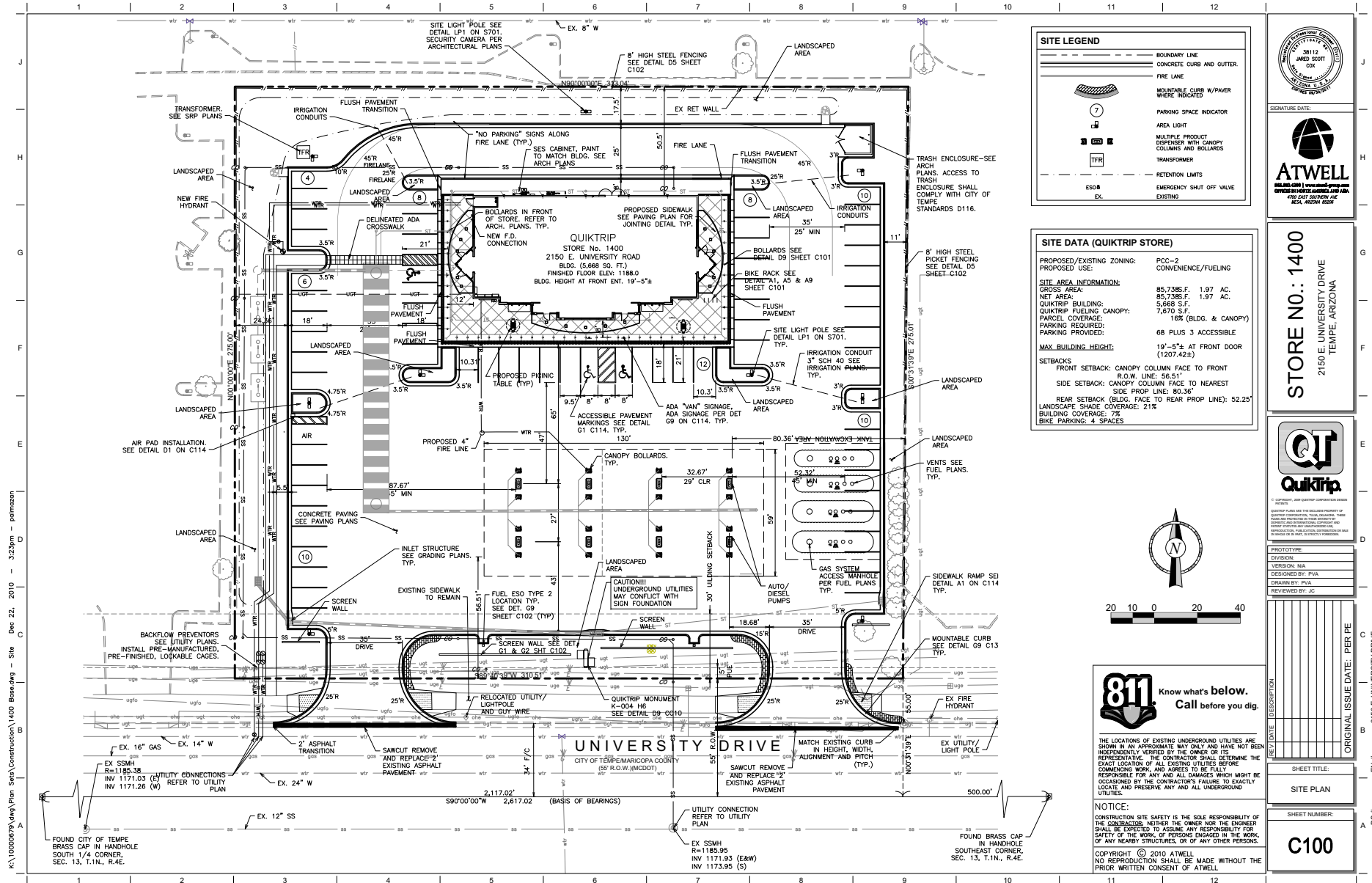
We have updated and upgraded the design and materials used to build our stores. The proposed elevations will included the expanded use of materials like stainless steel and increase the view corridors on the site for QuikTrip staff. The new store design moves away from a rectangular box design in favor 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,


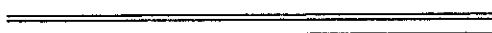

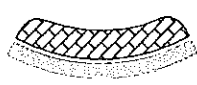








Charles Huellmantel



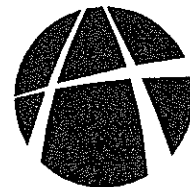
ATTACHMENT 4

SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER.
	FIRE LANE
	MOUNTABLE CURB W/PAVER WHERE INDICATED
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	RETENTION LIMITS
	EMERGENCY SHUT OFF VALVE
EX.	EXISTING



SIGNATURE DATE:



ATWELL

866.850.4200 | www.atwell-group.com

OFFICES IN NORTH AMERICA AND ASIA

4700 EAST SOUTHERN AVE
MESA, ARIZONA 85206


SITE DATA (QUIKTRIP STORE)


PROPOSED/EXISTING ZONING:	PCC-2
PROPOSED USE:	CONVENIENCE/FUELING
<u>SITE AREA INFORMATION:</u>	
GROSS AREA:	85,738 S.F. 1.97 AC.
NET AREA:	85,738 S.F. 1.97 AC.
QUIKTRIP BUILDING:	5,668 S.F.
QUIKTRIP FUELING CANOPY:	7,670 S.F.
PARCEL COVERAGE:	16% (BLDG. & CANOPY)
PARKING REQUIRED:	
PARKING PROVIDED:	64 88 PLUS 3 ACCESSIBLE
<u>MAX BUILDING HEIGHT:</u>	19'-5"± AT FRONT DOOR (1207.42±)
<u>SETBACKS</u>	
FRONT SETBACK: CANOPY COLUMN FACE TO FRONT R.O.W. LINE:	56.51'
SIDE SETBACK: CANOPY COLUMN FACE TO NEAREST SIDE PROP LINE:	80.36'
REAR SETBACK (BLDG. FACE TO REAR PROP LINE):	52.25' 50.5'
LANDSCAPE SHADE COVERAGE:	21%
BUILDING COVERAGE:	7% 16%
BIKE PARKING:	4 SPACES

STORE NO.: 1400

2150 E. UNIVERSITY DRIVE
TEMPE, ARIZONA







QuikTrip.
4705 South 129th East Ave.
Tulsa, Oklahoma 74116
Phone: 918-437-7700
Fax: 918-437-7700

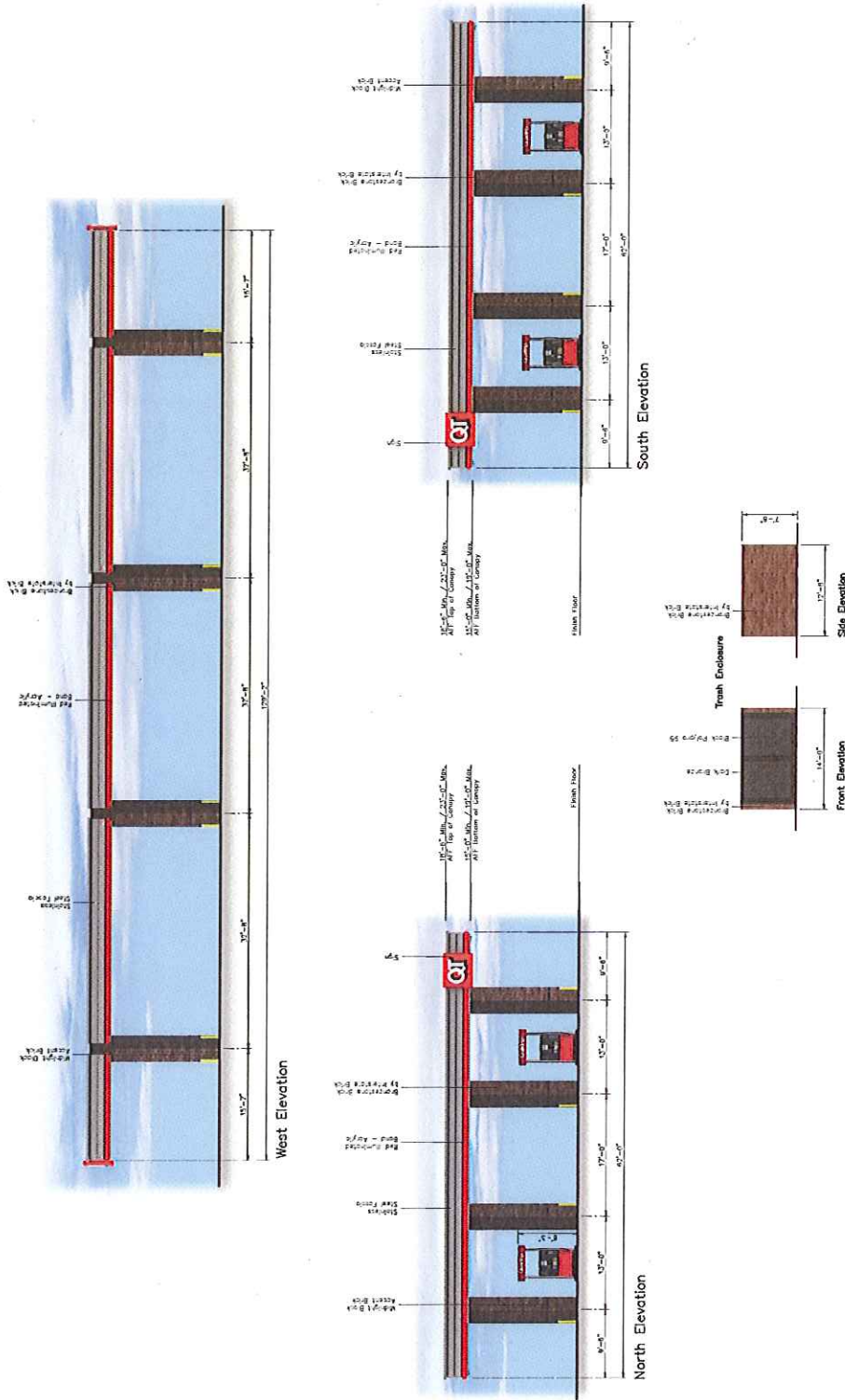
Building Elevations

QuikTrip Store No. :1400 2150 E. University Dr. Tempe, AZ

Presentation Exhibit
Gen III QuikTrip Store

DATE	14-03
BY	14-03
FOR	14-03
PROJECT	14-03
SHEET	1

12/20/2010 2:07:40 PM



QuikTrip.
4705 South 129th East Ave.
Tulsa, Oklahoma 74134
(918) 643-7700

Gas Canopy Elevations

QuikTrip Store No. :1400

2150 E. University Dr.

Tempe, AZ

Presentation Exhibit
Cam 3 DSB Gas Canopy

Scale: 1/4" = 1'-0"

Sheet: 1 of 1

Issue Date: 12/23/10

Issue Number: 50862100-01