

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 07/22/2014
Agenda Item: 3**

ACTION: Requests for a Use Permit to allow a drive-through and Development Plan Review consisting of a new restaurant building for Kneaders within the DISCOVERY BUSINESS CAMPUS – SITE 5, located at 2030 East Elliot Road. The applicant is Four Foods Group.

FISCAL IMPACT: The planned development will result in collection of the standard development fees, calculated according to the approved fee structure at the time of permit issuance.

RECOMMENDATION: Staff – Approval, subject to conditions.

BACKGROUND INFORMATION: Kneaders is proposed within the DISCOVERY BUSINESS CAMPUS – SITE 5 (PL140059). Kneaders will consist of a single-story, 3,810 square foot restaurant building with drive-through and 1,512 square foot detached storage building. Site 5 previously received use permit approval to allow general retail and restaurant uses in the General Industrial District. The request includes the following:

- ZUP14049 Use Permit to allow a drive-through for a restaurant use.
- DPR14099 Development Plan Review including site plan, building elevations, and landscape plan.



Owner/Applicant	Aaron Smith, Four Foods Group Development
Current Zoning District	GID PAD (General Industrial District, Planned Area Development)
Net site area	53,162 sq. ft.
Total Building area	5,322 sq. ft.
Lot Coverage	10 % (100% max. allowed)
Building Height	22 ft. 8 in. (30 ft. max. allowed)
Building Setbacks	86.5' front, 7.3' west side, 100.5' east side, 113.4' rear (25', 0', 0', 0' min. required)
Landscape area	30% (15% min. required)
Vehicle Parking	60 spaces (59 required)
Bicycle Parking	4 spaces (4 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Karen Stovall, Senior Planner (480) 350-8432

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Karen Stovall, Senior Planner

COMMENTS:

The property is located approximately 336 feet east of the northeast corner of Country Club Way and Elliot Road. The lot is part of the Discovery Business Campus Planned Area Development, which extends from the Western Canal on the north to Elliot Road on the south and Country Club Way on the west to the Loop 101 Freeway on the east. To the south, across Elliot Road, is the ASU Research Park. Directly to the west is a vacant site and a recently developed retail building within the Discovery Business Campus. Farther west, across Country Club Way, is the Oasis at Anozira single-family subdivision. To the north and east is surface parking and undeveloped land within the master planned area of the Discovery Business Campus.

This area of the Discovery Business Campus, Site #5, has received approval of a use permit to allow general retail and restaurant uses. All other uses that require a use permit, which are specifically listed in the Zoning and Development Code, require the applicant to apply for an additional use permit.

The requests include the following:

1. Use Permit to allow a drive-through for a restaurant use in the GID district; and
2. Development Plan Review approval, including site plan, building elevations, and landscape plan, for a new 3,810 square-foot, single-story restaurant building and 1,512 square-foot detached storage building.

PUBLIC INPUT

A neighborhood meeting was not required. As of the completion of this report, staff has not received any input from the public.

PROJECT ANALYSIS

USE PERMIT

The proposed development requires a use permit to allow a restaurant with a drive-through in the GID zoning district. The restaurant will have vehicular access from two shared driveways on Elliot Road and another shared driveway on Country Club Way. Vehicles would enter the drive-through lane on the north side of the building, reach a menu board and call box to order, and circulate to the south to reach the pick-up window on the west side. Stacking distance for at least six cars is proposed between the menu board and pick-up window, with additional space behind the menu board. The drive-through window will operate with the same hours as the restaurant: 7 a.m. to 10 p.m., Monday through Saturday, and closed on Sundays.

Section 6-308 E Approval criteria for Use Permit (in *italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The new restaurant and drive-through will result in an increase in traffic; however, the PAD was approved with the intent for development on Site #5 to occur as proposed and with the ability to request additional uses through the use permit process. The existing roadways and on-site circulation can support the increased traffic generated by the proposed use.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* While a drive-through restaurant does have the potential to generate odor and noise, the property is adjacent to an arterial street and over 300 feet away from the nearest residential use. The site is ideally situated for the proposed use. Potential concerns should be addressed through the proposed conditions of approval.
3. *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.* The proposed use should not contribute to the deterioration of the

neighborhood or downgrading of property values. The use is consistent with the objectives and policies of the General Plan and is consistent with the intent of the previously approved PAD to allow businesses in this portion of the campus to support the existing and proposed office and industrial developments elsewhere in the campus.

4. *Compatibility with existing surrounding structures and uses.* The drive-through will not be in conflict with the structures or land uses adjacent to the site, which includes surface parking to the north and a proposed restaurant building to the west. It fronts an arterial street and is separated from the nearest residential land uses by two commercial lots.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The drive-through use is not expected to have issues related to disruptive behavior. If verifiable complaints do arise, a condition of approval allows re-evaluation of the use permit.

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 the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

This proposal will be the second development request on Site #5, as identified in the Discovery Business Campus PAD. The layout of the property is designed to tie into the existing retail building constructed at the immediate northeast corner of County Club Way and Elliot Road as well as a future restaurant building to the west, directly adjacent to the subject site. Direct access to the site will be by a right-in/right-out driveway on Elliot Road. The building is located approximately 87 feet north of Elliot Road with outdoor seating on its south and east sides. The majority of parking spaces are to the east of the building with the drive-through entrance on the north, and the pick-up window on the west. A storage building is proposed in the northeast corner of the property and will contain retail items (crafts, décor, and home accent pieces) that are sold in Kneaders restaurants throughout Maricopa County. The storage building is detached from the restaurant in order to maintain the prototypical design consistent with other Kneaders restaurants.

Building Elevations

The building design departs from the architectural style of the existing retail building to the west; however, the proposed colors match those of the retail building to create consistency between the developments. The restaurant exterior includes EIFS and brick veneer with decorative cornices. Steel awnings are located over the windows and entrance. Steel trellises are located over an outdoor patio on the east side of the building and over the pick-up window of the drive-through on the west. The storage building includes EIFS, veneer, and windows to match the restaurant building. Additional outdoor dining is proposed on the south side of the building, using tables and table-mounted umbrellas.

Landscape Plan

The street frontage landscaping along Elliot Road will tie into the previously approved landscaping for the development to the west. Plant materials in the parking areas match those used in the surrounding development, including Desert Museum and Evergreen Elm trees. Sissoo trees are proposed on the west side of the drive-through lane to provide additional shade. Low growing plants are proposed near the pedestrian walkways.

Section 6-306 D Approval criteria for Development Plan Review (in italics):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape.* The building has been designed with the drive-through window on the west side and an outdoor dining area on the south, closest to Elliot Road. The building and patio placement will provide variety in the streetscape.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort.* The proposed landscape plan will increase the amount of landscape on-site, and the building design will provide additional shading underneath the outdoor dining and drive-through canopies.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings.* While the building architecture departs from the design of the building to the west, the proposed materials are appropriate and will complement the surroundings. Details are articulated on all sides of both the restaurant and storage buildings.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings.* The single-story building is similar in height to the existing structure adjacent to Elliot Road and will provide a transition for the taller development proposed farther north on the site. Proposed landscaping will blend with existing landscaping along Elliot Road.
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.* Building design consists of a defined base and top with clear pedestrian connectivity to the entrances.
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.* Architectural details are appropriate to the scale and context of the development.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage.* Site design provides for convenient vehicular access as well as direct and defined access from the public way to building entrances.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses.* The Discovery Business Campus was designed with direct access from the adjacent arterial streets. Additionally, Country Club Way is specifically designed for access to the development and prohibits vehicular access into the residential neighborhood to the west.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance.* The design complies with CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways.* Areas are delineated with the required landscape for the project as well as additional landscaping adjacent to dining patios.
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.* While signs are not part of this review, the proposed elevations will provide an appropriate and well-proportioned area for signs.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* All parking lot and wall-mounted lighting will comply with code requirements.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the Use Permit to allow a drive-through restaurant and Development Plan Review. These requests meet the required criteria and will conform to the conditions proposed by staff.

REASONS FOR APPROVAL:

1. The project is consistent with the Planned Area Development for the Discovery Business Campus.
2. The project will conform to the general development standards required under the Zoning and Development Code.
3. The proposed drive-through and conditions of approval for the use permit will ensure compatibility with adjacent uses.
4. A single-story restaurant building is appropriate in scale to the surrounding area and will complement the adjacent

commercial uses.

5. 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.

ZUP14049

CONDITIONS OF APPROVAL

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed, and a Final Inspection has been passed.
2. The Use Permit is valid for the plans as submitted within this application.
3. Any intensification or expansion of the drive-through shall require a new Use Permit.
4. The Use Permit is valid for the Kneaders Bakery and Café and may be transferable to successors in interest through an administrative review with the Community Development Department.
5. Hours of operation for the drive-through shall be no earlier than 7 a.m. and no later than 10 p.m. on a daily basis.
6. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's Office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.

DPR14099

CONDITIONS OF APPROVAL

General

1. An Administrative Amendment of the Planned Area Development Overlay for DISCOVERY BUSINESS CAMPUS is required and shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
2. Pursuant to the conditions of PAD approval, each site shall provide a contribution to the overall required Art in Private Development for the Discovery Business Campus, subject to the building area submitted at the time of development when proposed for building permits.

Site Plan

3. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
4. 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.
5. 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.

Building Elevations

6. The materials and colors are approved as follows:
Brick veneer – Interstate Brick – “Country Manor” and “Clifton”
EIFS field color – Dryvit – “Purple Haze”
EIFS accent color – Dryvit – “200% Purple Haze”
Exterior paint - Dunn Edwards – DE-6215 “Wooden Peg”
Awnings, drive-through canopy, and pergola – “Evershield Brown”

Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.

7. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
8. Conceal roof drainage system within the interior of the building.
9. 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.
10. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

11. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

12. The plant palette is approved as proposed and specified on the landscape plan, except as modified by the conditions below. Any additions or modifications may be submitted for review during building plan check process.
13. To create a consistent landscape palette along Elliot Road and at project entries:
 - a. The Desert Museum trees proposed along Elliot Road shall be replaced with Cascalote trees.
 - b. The two Evergreen Elm trees in the landscape planters at both driveway entrances shall be replaced with 24” box Desert Museum trees.
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. Repair existing irrigation system (on site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages are 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. Provide pre-emergence weed control application and do not underlay rock or decomposed granite

application with plastic.

17. 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.
18. The tree planting separation requirements may be reduced from the waterline 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.

Signage

19. Provide one address sign on all four building elevations.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) 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.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- 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/zoning 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 Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance

and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.

- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - 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.
- **FIRE:**
 - Clearly define the fire lanes. 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 structures. Layout and details of fire lanes are subject to Fire Department approval.
 - Provide a fire command room(s) on the ground floor of the building(s). Verify size and location with Fire Department.
- **ENGINEERING:**
 - 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:**
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- **DRIVEWAYS:**
 - Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
 - 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 Intersection Sight Distance memo, available from Traffic Engineering if needed

www.tempe.gov/index.aspx?page=801 . 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 and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - 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:**
 - 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 . 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:

September 27, 2011	Development Review Commission recommended approval for the request for DISCOVERY BUSINESS CAMPUS consisting of a Planned Area Development Overlay, Use Permits for Hotel and General Retail/Restaurant uses, and a Development Plan Review for this request.
October 20, 2011	City Council introduction and first public hearing for this request.
November 3, 2011	Original scheduled second hearing, continued by City Council to the November 17 th public hearing.
November 17, 2011	City Council approved DISCOVERY BUSINESS CAMPUS (PL110130) consisting of one (1) two-story office/industrial building, one (1) four-story office building, one (1) five-story office building, one (1) six-story office building, one (1) eight-story office building, two (2) six-story hotels with a combined total of 400 guest rooms, three (3) one-story restaurant/retail shop pads, one (1) three level parking structure, and eleven (11) existing industrial buildings with approximately 1,000,000 square feet of building area. The proposal has a total gross floor building area of approximately 2,580,000 square feet. The site is 135.62 net acres in size and is located at 2100 East Elliot Road, in the GID, General Industrial District and within the General Industrial Overlay District. The request includes the following:

PAD11007 (ORDINANCE NO. 2011.47) – Planned Area Development Overlay modifying the

general development standards for an increase in the maximum allowed building heights from 35 feet for Site #1 to 80 feet, for Site #2 to 80 feet, for Site #3 to 132 feet, and for Site #4 to 92 feet.

ZUP11063 – Use Permit request to allow hotel uses on Site #1 and Site #2.

ZUP11064 – Use Permit request to allow general retail/restaurant uses on Site #5.

DPR11122 – Development Plan Review including site plan, building elevations and landscape for Sites #3, #4, and #6.

April 9, 2013

Development Review Commission approved a site plan, landscape plan, and building elevations for Site 5, Parcel 1 (DPR12229) consisting of an approximate 9,000 square foot, single-story multi-tenant commercial building.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit

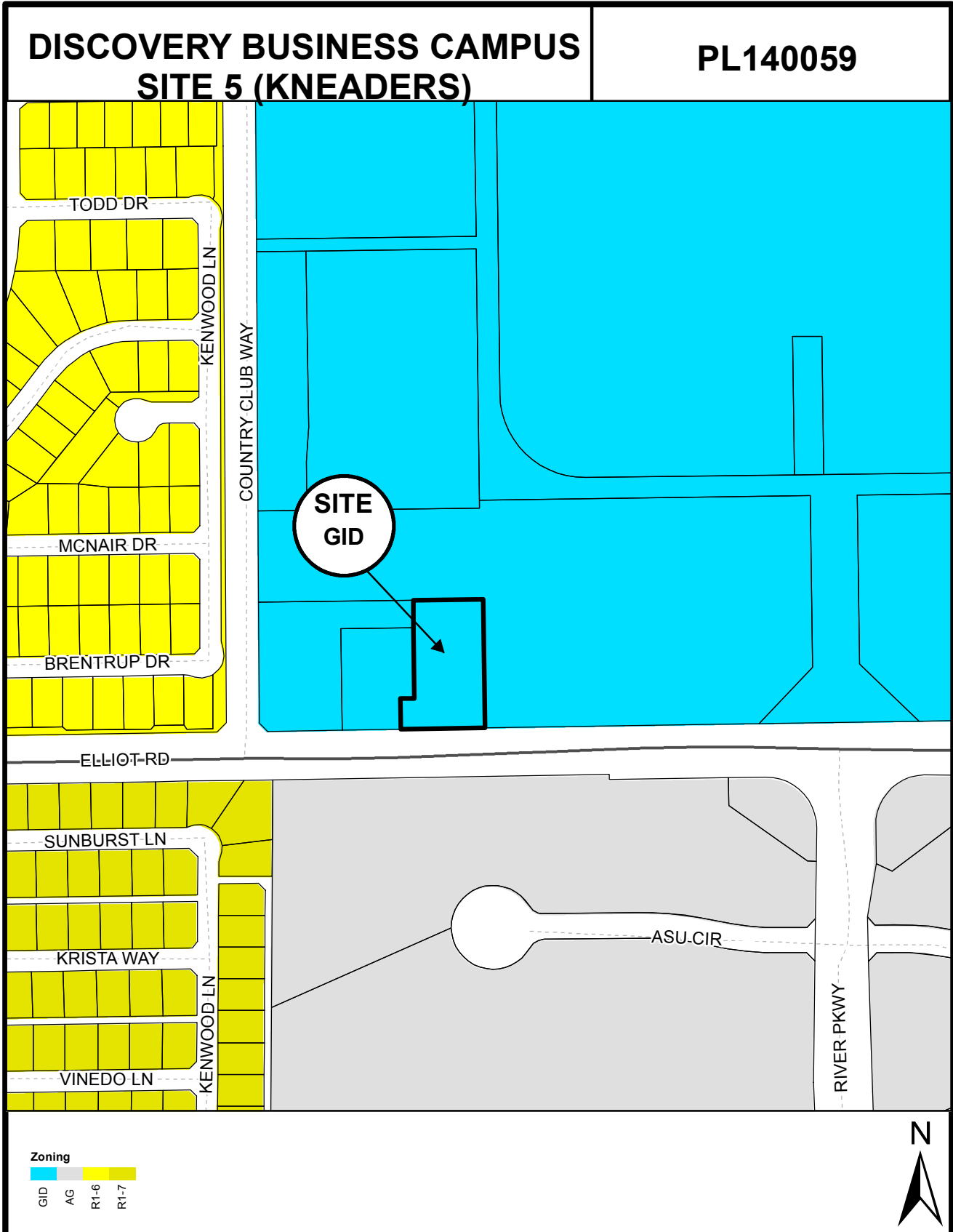
Section 3-302, Table 3-302A Permitted Land Uses (LID, GID, HID)



DEVELOPMENT PROJECT FILE
for
**KNEADERS WITHIN THE DISCOVERY BUSINESS
CAMPUS – SITE 5
(PL140059)**

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. PAD for Discovery Business Campus
- 5-7. Letters of Explanation
8. Site Plan
- 9-11. Building Elevations
- 12-13. Color Building Elevations
14. Material and Color Board
15. Landscape Plan
16. Landscape Legend



Location Map

**DISCOVERY BUSINESS CAMPUS
SITE 5 (KNEADERS)****PL140059****Aerial Map**

PLANNED AREA DEVELOPMENT OVERLAY FOR DISCOVERY BUSINESS CAMPUS

THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGEMENT

ON THIS 20th DAY OF November, 2012, BE-FORE ME,
THE UNDERSIGNED, A PUBLICLY APPEARED Notary Public,
WHO HAS DECLARED HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-30-12

TEMPE CAMPUS SPV LLC, AN ARIZONA LIMITED LIABILITY COMPANY;

BY: [Signature] STEWART DATE 11-30-12
OWNER AUTHORIZED SIGNATORY

ITS: OWNER

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:
THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 55 FEET; AND
EXCEPT THE SOUTH 55 FEET; AND
EXCEPT THE WEST 33 FEET; AND
EXCEPT ANY PORTION OF SAID SOUTHEAST QUARTER LYING WITHIN THE WESTERN CANAL AS SET FORTH IN PLAT RECORDED IN BOOK 181 OF PLATS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
EXCEPT THOSE PORTIONS SET FORTH IN INSTRUMENT RECORDED IN PLAT RECORD NO. 93-0631576, AMENDED IN INSTRUMENT RECORDED IN PLAT RECORD NO. 97-0703528, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 55.00 FEET WEST OF AND 55.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 12;
THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET WEST OF THE EAST LINE OF SAID SECTION 12, SAID INTERSECTION BEING 20.00 FEET NORTH OF THE POINT OF BEGINNING;
THENCE SOUTH 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 55.00 FEET NORTH OF AND 33.00 FEET EAST OF THE SOUTH QUARTER CORNER OF SAID SECTION 12;

THENCE NORTH ALONG A LINE PARALLEL TO AND 33.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 20.00 FEET;
THENCE SOUTHEASTERLY TO AN INTERSECTION WITH A LINE PARALLEL TO AND 55.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SAID INTERSECTION BEING 20.00 FEET EAST OF THE POINT OF BEGINNING;
THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING IN DOCKET 13239, PAGE 67; AND
EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, DESCRIBED AS FOLLOWS:
THE WEST 87 FEET OF THE EAST 410 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AND THE WEST 59 FEET OF THE EAST 745 FEET OF THE SOUTH 17 FEET OF THE NORTH 34.5 FEET AS MEASURED ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 12;
THE NORTH LINE OF THE ABOVE DESCRIBED PARCELS ARE COINCIDENT WITH THE SOUTH LINE OF THE WESTERN CANAL.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 11TH DAY OF NOVEMBER, 2011.

OWNER/DEVELOPER

Tempe Campus SPV LLC
2701 E. Camelback Road #185
Phoenix, AZ, 85016
Contact: Tim Chester
Phone: (602)296-1096
FAX: (602)296-0001
Email: tchester@wentrop.com

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S)
G.I.D. PAD - GENERAL INDUSTRIAL DISTRICT
Maximum Proposed = 132'-0"
Maximum Allowed = 35 FT
(SEE SITE DATA FOR HEIGHT ALLOWANCES)

BUILDING HEIGHT

Provided = 25'
Required = NS

SITE LANDSCAPE COVERAGE

Minimum Required = 10%
Provided = 30%

BUILDING SETBACKS

FRONT 25 FT
PARKING 20 FT

VEHICLE PARKING QUANTITY

HOTEL USES: 272 spaces provided
OFFICE USES: 6,096
TOTAL REQUIRED: 7,600

BICYCLE PARKING QUANTITY

PROVIDED: 272 spaces provided

USE TOTALS:

HOTEL: 240,000 SF
OFFICE: 1,000,000 SF
INDUSTRIAL: 1,300,000 SF

SITE 1 (HOTEL):

SITE AREA: 2.83 NET ACRES
BUILDING AREA: 123,355 SF
BUILDING HEIGHT: 200 ROOMS
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 2 (HOTEL):

SITE AREA: 2.83 NET ACRES
BUILDING AREA: 123,355 SF
BUILDING HEIGHT: 200 ROOMS
LANDSCAPE AREA: (MIN. 15%) 18,503 SF

SITE 3 (OFFICE):

SITE AREA: 16.85 ACRES
BUILDING AREA: 734,149 SF
BUILDING HEIGHT: 132'-0" / 8 STORY MAX.
LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 4 (OFFICE):

SITE AREA: 12.30 NET ACRES
BUILDING AREA: 535,650 SF
BUILDING HEIGHT: 92'-0" / 5 STORY
LANDSCAPE AREA: (MIN. 15%) 80,347 SF

SITE 5 (RETAIL):

SITE AREA: 3.75 NET ACRES
BUILDING AREA: 163,146 SF
BUILDING HEIGHT: 30'-0" / 1 STORY
LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):

SITE AREA: 12.40 NET ACRES
BUILDING AREA: 540,368 SF
BUILDING HEIGHT: 35'-0" / 2 STORY
LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 7 (INDUSTRIAL):

SITE AREA: 84.89 NET ACRES
BUILDING AREA: 3,697,871 SF
BUILDING HEIGHT: 1,000,000 SF
LANDSCAPE AREA: (MIN. 15%) 554,660 SF

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD11007

PAD11007 (ORDINANCE NO. 2011-47) - PLANNED AREA DEVELOPMENT OVERLAY MODIFYING THE GENERAL DEVELOPMENT HEIGHTS FROM 35 FEET FOR SITE #1 TO 80 FEET FOR SITE #2 TO 80 FEET, FOR SITE #3 TO 132 FEET, AND FOR SITE #4 TO 92 FEET.

ZUPI1062 - USE PERMIT REQUEST TO ALLOW HOTEL USES ON SITE #1 AND SITE #2.

ZUPI1064 - USE PERMIT REQUEST TO ALLOW GENERAL RETAIL/RESTAURANT USES ON SITE #5.

DPRI1122 - DEVELOPMENT PLAN REVIEW INCLUDING SITE PLAN, BUILDING ELEVATIONS AND LANDSCAPE FOR SITES #3, #4, AND #6.

THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION (S):

1. PAD11007 PERMIT SHALL BE OBTAINED FOR DEVELOPMENT OF THE SITE ON OR BEFORE NOVEMBER 3, 2016 OR THE OVERLAY FOR THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION, SUBJECT TO A PUBLIC HEARING.

2. BY SIGNING THE FORM, THE OWNER (S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. THE PROPERTY OWNER, THE OWNER (S) VOLUNTARILY WAIVE (S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. 12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED BY THE PLANNED AREA DEVELOPMENT DEPARTMENT NO LATER THAN DECEMBER 17, 2011, OR THE PLANNED AREA DEVELOPMENT DEPARTMENT APPROVAL SHALL BE NULL AND VOID.

3. EACH SITE SHALL PROVIDE CONTRIBUTION TO THE OVERALL REQUIRED ART IN BUILDING DEVELOPMENT FOR THE DISCOVERY BUSINESS CAMPUS, SUBJECT TO THE BUILDING AREA SUBMITTED AT THE TIME OF DEVELOPMENT WHEN PROPOSED FOR BUILDING PERMITS.

4. THE PLANNED AREA DEVELOPMENT FOR DISCOVERY BUSINESS CAMPUS SHALL BE PUT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.

4.1. THE FOLLOWING CONDITIONS OF APPROVAL SHALL APPLY TO THE RETAIL PADS LOCATED AT THE SOUTHWEST CORNER OF THE SITE:

A) THE FOLLOWING USES SHALL BE PROHIBITED:

- ADULT-ORIENTED BUSINESSES;
- AUTO BODY REPAIR SHOPS;
- AUTO TITLE LOAN BUSINESSES;
- GOLF SHOPS;
- NIGHTCLUBS;
- NON-CHARTERED FINANCIAL INSTITUTIONS (I.E. PAYDAY LOANS);
- PAWN SHOPS;
- TATTOO, BODY PIERCING ESTABLISHMENTS;
- TIRE STORES;
- TOBACCO RETAILERS;
- VEHICLE REPAIR SHOPS AND/OR SERVICE STATIONS

B) THAT THE WESTMOST RETAIL PAD SHALL BE SETBACK A MINIMUM OF 50 FEET FROM THE WEST PROPERTY LINE AND THAT ALL AREAS BETWEEN THE WESTMOST RETAIL PAD AND THE WEST PROPERTY LINE SHALL BE LANDSCAPED.

ZUPI1063 AND ZUPI1064
CONDITIONS OF APPROVAL:

5. THE USE PERMIT FOR GENERAL RETAIL AND RESTAURANT USES IS VALID ONLY FOR SITE #5 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNATE. THE LIST OF USES ALLOWED FOR THIS USE PERMIT ARE LIMITED TO THE ZONING AND DEVELOPMENT CODE, APPENDIX M. ALL OTHER USES SPECIFICALLY IDENTIFIED WITHIN THE CODE WILL REQUIRE A SEPARATE USE PERMIT.

6. THE USE PERMIT FOR HOTEL USES IS VALID ONLY FOR SITE #1 AND #2 OF DISCOVERY BUSINESS CAMPUS PAD, WITHOUT EXPIRATION, AND MAY BE TRANSFERABLE TO SUCCESSORS IN INTEREST THROUGH AN ADMINISTRATIVE REVIEW WITH THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNATE.

7. NEON LIGHTING, SUCH AS ACCENT LIGHTING ON THE BUILDING OR WITHIN WINDOWS, IS PROHIBITED WITHIN SITE #5.

8. ANY INTENSIFICATION OR EXPANSION OF THE USE, NOT DESCRIBED IN THIS REQUEST, BODY, FOR FURTHER REVIEW.

REC11026

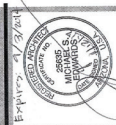
PAD11007

DS110333

DAVIS

60 East 8th Street
Tempe, Arizona 85281
Phone: 480.638.1000
Fax: 480.638.1001
www.davisindependent.com

DISCOVERY
BUSINESS CAMPUS
2100 East Elliot Road
TEMPE, AZ



PAD11007

REC11026

DS110333

REC110333
PAD11007
DRAWING NO. A000
PAD COVER SHEET
SCALE: AS NOTED
DATE ISSUED: 19-Aug-11
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: 10201
CADD FILE: [Name]
DATE: [Date]

DAVIS
 60 East 100 Salado Parkway
 Phoenix, Arizona 85004
 Phone: 480.638.1700
 Fax: 480.638.1701
 www.thedavisfirm.com

DISCOVERY BUSINESS CAMPUS
 2100 ELLIOT ROAD
 TEMPE, AZ



PROJECT DATA:

ADDRESS:
 2100 E. ELLIOT ROAD
GENERAL PLAN: PROJECTED LAND USE
PROPOSED: INDUSTRIAL/MANUFACTURING/INDUSTRIAL/FLEX

SITE AREA:
 NET SITE AREA: 15.62 NET ACRES
 5,907,380 SF

PARKING DATA:
 REQUIRED: 420
 PROVIDED: 3,300
 RETAIL USES: 100
 INDUSTRIAL USES: 2,200
 TOTAL REQUIRED: 6,063
 PROVIDED: 7,600

SITE 1 (HOTEL):
 SITE AREA: 2.83 NET ACRES
 123,355 SF
 BUILDING AREA: 120,000 SF
 BUILDING HEIGHT: 200 ROOMS
 LANDSCAPE AREA: 80'-0" / 7.6 STORY
 (MIN. 15%) 18,343 SF

SITE 2 (HOTEL):
 SITE AREA: 2.83 NET ACRES
 123,355 SF
 BUILDING AREA: 120,000 SF
 BUILDING HEIGHT: 200 ROOMS
 LANDSCAPE AREA: 80'-0" / 7.6 STORY
 (MIN. 15%) 18,343 SF

SITE 3 (OFFICE):
 SITE AREA: 16.85 ACRES
 724,149 SF
 BUILDING AREA: 700,000 SF
 BUILDING HEIGHT: 132'-0" / 8 STORY MAX.
 LANDSCAPE AREA: (MIN. 15%) 110,122 SF

SITE 4 (OFFICE):
 SITE AREA: 12.30 NET ACRES
 535,650 SF
 BUILDING AREA: 300,000 SF
 BUILDING HEIGHT: 92'-0" / 7.5 STORY
 LANDSCAPE AREA: (MIN. 15%) 80,247 SF

SITE 5 (RETAIL):
 SITE AREA: 3.75 NET ACRES
 163,146 SF
 BUILDING AREA: 150,000 SF
 BUILDING HEIGHT: 30'-0" / 1 STORY
 LANDSCAPE AREA: (MIN. 15%) 24,472 SF

SITE 6 (INDUSTRIAL):
 SITE AREA: 12.40 NET ACRES
 540,868 SF
 BUILDING AREA: 300,000 SF
 BUILDING HEIGHT: 35'-0" / 2 STORY
 LANDSCAPE AREA: (MIN. 15%) 81,055 SF

SITE 7 (INDUSTRIAL):
 SITE AREA: 84.89 NET ACRES
 3,697,871 SF
 BUILDING AREA: 1,000,000 SF
 BUILDING HEIGHT: APPROXIMATE 40'-0"
 LANDSCAPE AREA: (MIN. 15%) 554,680 SF

Notes:
 New buildings will be equipped with an automatic extinguishing system per City of Tempe BC.
 Existing buildings hatched in gray

VICINITY MAP:



PROJECT TEAM:

Applicant:
 Gemma & Burnham PLLC
 Two North Central Avenue, 15th Floor
 Phoenix, AZ 85004
 Phone: (602)256-4461
 Fax: (602)256-4475
 Email: mvs@gbplaw.com

Owner:
 Tempe Campus SPV LLC
 2701 E. Camelback Road #185
 Phoenix, AZ 85004
 Contact: Tim Chester
 Phone: (602)256-1096
 Email: tchester@tempecampus.com

Architect:
 60 E. Rio Salado Blvd. #18
 Tempe, AZ 85281
 Contact: Mike Edwards
 Phone: (480)338-1100
 Email: miked@medesignexperience.com

Civil Engineer:
 Erickson & Meeks Engineering, LLC
 13444 N. 32nd Street, Suite 6
 Phoenix, AZ 85032
 Contact: Jason Erickson
 Phone: (602)969-6493
 Email: jerickson@emec.com

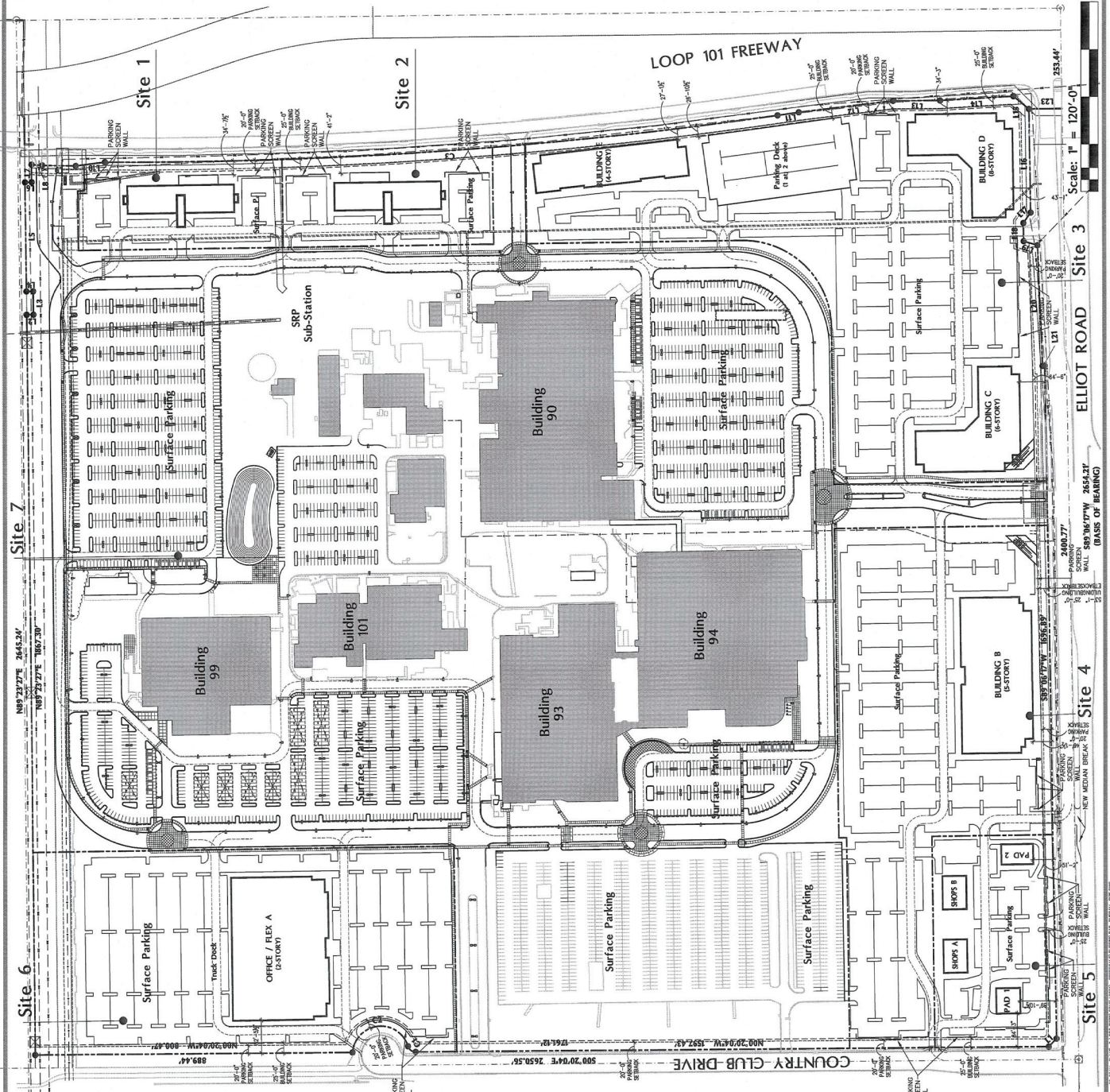
Landscape Architect:
 The Design Element, PLLC
 1228 W. Washington Street, #202
 Phoenix, AZ 85003
 Contact: Jeff Anderson
 Phone: (480)244-9970
 Fax: (480)244-9971
 Email: jriff@theelement.com

PROPERTY LINE DATA:

LINE	BEARING	LENGTH
L1	N45°56'53"W	281.5
L2	S02°31'38"E	17.00
L3	S89°27'27"W	17.00
L4	N02°31'38"E	17.00
L5	N89°27'27"E	276.00
L6	S02°31'38"E	17.00
L7	S89°27'27"W	17.00
L8	N02°31'38"E	27.30
L9	S01°03'15"W	84.47
L10	S07°29'53"E	74.26
L11	S89°27'27"W	24.00
L12	S02°31'38"E	194.00
L13	S00°11'09"E	119.47
L14	S03°17'41"E	184.55
L15	S02°31'38"E	302.57
L16	S89°27'27"W	32.18
L17	N82°11'24"W	46.01
L18	S89°27'27"W	36.18
L19	S16°41'18"W	36.18
L20	S02°31'38"E	5.24
L21	S02°31'38"E	5.24
L22	N89°27'26"E	26.07
L23	N00°25'43"W	83.55

CURVE TABLE

CT1	DELTA:	73.350°/O
	ARC:	25.69
	CHORD:	53.87727"W 23.98
CT2	DELTA:	158°46'17"
	ARC:	199.56
	CHORD:	N65°09'08"W 141.24



To: Planning & Development Department, City of Tempe, AZ

From: Four Foods Group

Subject: Kneaders Bakery & Café: Development Review

Date: May 5, 2014

Kneaders Bakery & Café is a fast casual restaurant that prides itself in using only the finest ingredients to create homemade sandwiches, fresh soups and salads, European hearth breads baked daily in onsite hearthstone ovens, gourmet pastries, breakfast items, smoothies and seasonal beverages. Four Foods Group, LLC, being the exclusive franchisee for the Kneaders Bakery and Café brand in Utah, Colorado, Arizona and Nevada, is currently engaged in expansion efforts throughout Maricopa County and specifically Tempe.

We propose a new 3,700 sq ft (net) single-story commercial restaurant at 2030 East Elliot Road. The project is designed as a slab on grade stick built construction with all roof top units being shielded from view via parapet walls. The building project will include drive thru window access. Significant site work will be performed and all utility lines will be placed underground. Adequate landscaping will be added to maintain proper scales while improving the overall aesthetics of the property. Sufficient parking will be supplied in order to avoid unnecessary obstructions as well as meet the needs of restaurant patrons.

All sidewalks and walkways will be ADA accessible and ADA approved. Landscaping accents and overall site plans will allow safe and orderly circulation for pedestrians, bicycles, and vehicular traffic consistent with Tempe Pedestrian and Bicycle Facility Guidelines. In addition, bike racks will be located on site for the convenience of cyclists. Sufficient space on site will allow the maneuvering of vehicles and a steady flow of traffic (see site plan).

The architectural characteristics of the proposed project relates well to surrounding structures as the exterior material pallet consists of desert scape colors, i.e. brown, bronze, tan, etc. much like the surrounding context. Interior materials include tile flooring, granite and stainless steel countertops with a stone fireplace feature and oak finish carpentry. Equipment to the building is typical of a bake house, dine-in restaurant and includes ovens, mixers, griddles, hoods, sinks, shelving, walk in cooler, washer, etc.

Exterior materials include superior-quality brick and an EIFS system with steel canopies over each window and storefront entrance. The building will contain 15 windows in order to increase the overall visual interest of the structure while providing patrons with substantial ambient light and visibility. The canopies over each window will provide sufficient shade to conserve energy and increase the comfort of restaurant patrons. In addition, each window will be tinted and energy efficient.

Kneaders Bakery & Café signage will match the design and structure of the building by implementing the same desert scape color scheme and maintaining visually pleasing proportions (see exterior elevations). Signage will be distinguishable and clearly visible both day and night due to the use of interior lighting set within the signage.

Up-down light fixtures on the building as well as site lighting will provide sufficient light to the property. Building entrances, walkways, and sidewalks will be well lit and clearly defined. Lighting will complement the building's aesthetics and will not create any negative effects for any surrounding structures (see photometric plan).

Both the design of the building and the surrounding site integrate necessary crime prevention elements. Large windows and the use of ample lighting, as mentioned above, allow for natural surveillance. An advanced security system will be installed and active. In addition to alarms and automatic alerts, the security system will implement both interior and exterior surveillance. Access to the building will be controlled and monitored and the dumpster enclosure will only allow access through the main gate discouraging any misconduct.

Our team looks forward to joining the community of Tempe, AZ

Thank You,

FFG Development, Project Acquisition and Construction Management Team

FFG Development
871 S. Auto Mall Drive
American Fork, UT 84003

To: Community Development, City of Tempe, AZ

From: Four Foods Group

RE: Kneaders Bakery & Café: Drive Thru Use Permit

Date: May 5, 2014

This letter is to request a special use permit for a proposed drive thru for a Kneaders Bakery & Café. Kneaders Bakery & Café is a fast-casual restaurant that prides itself in using only the finest ingredients to create homemade sandwiches, fresh soups and salads, European hearth breads baked daily in onsite hearthstone ovens, gourmet pastries, breakfast items, smoothies and seasonal beverages. Because we are a fast-casual restaurant, a significant portion of customers who we serve are those who take advantage of the relative speed and ease of a drive thru.

The Kneaders Bakery & Café we are proposing will be located at 2030 East Elliot Road. The hours of operation will be from 7am to 10pm (Monday thru Saturday) and closed Sunday. On average, a typical Kneaders Bakery & Café in Arizona will employ 45 employees and serve 450 customers per day.

The proposed drive thru will be of the highest quality and aesthetically pleasing. The architectural characteristics relate well to surrounding structures as the exterior material pallet consists of desert scape colors, i.e. brown, bronze, tan, etc. much like the surrounding context. Exterior materials include superior-quality brick and an EIFS system.

The drive thru will be located on the west side of the building with the entrance on the north side and the exit on the south side. It will be 12ft wide and both the entrance and the exit will provide sufficient space for vehicles to easily maneuver. In addition, the drive thru dimensions and placement will allow significant space for queuing, therefore avoiding any unnecessary obstructions. The site layout allows for a steady circulation and flow of traffic. Exiting vehicles will be able to easily access Elliot Road with out significantly increasing vehicular traffic.

The Kneaders Bakery & Café will be located on lot 6 of the Discovery Business Campus meaning ample distance will be between the drive thru and any existing structures. Therefore, the drive thru will not cause any significant vehicular traffic. The drive thru will not negatively affect the surrounding area or general public and will not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat, or glare, etc.) exceeding that of ambient conditions.

Overall we feel that the proposed Kneaders Bakery & Café will be a great addition to Tempe and an improvement to the surrounding neighborhood. The building will contribute to the overall aesthetics of the area and will be compatible with the surrounding structures. We plan to comply with all policies and regulations and look forward to continuing to build a relationship with the City of Tempe. Finally, we look forward to serving the community by providing them with an excellent option for fresh and healthy food.

Our team looks forward to joining the community of Tempe, AZ . . .

Thank You, FFG Development, Project Acquisition and Construction Management Team

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

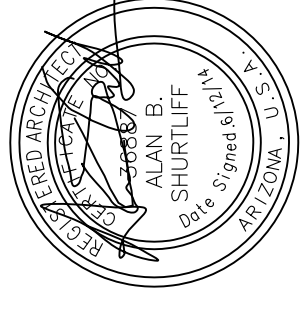
2030 E ELLIOT ROAD
TEMPE, AZ 85283

PROJECT NAME:
**TEMPE
KNEADERS**

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SEAL:



EXPRES: 12/22/2016

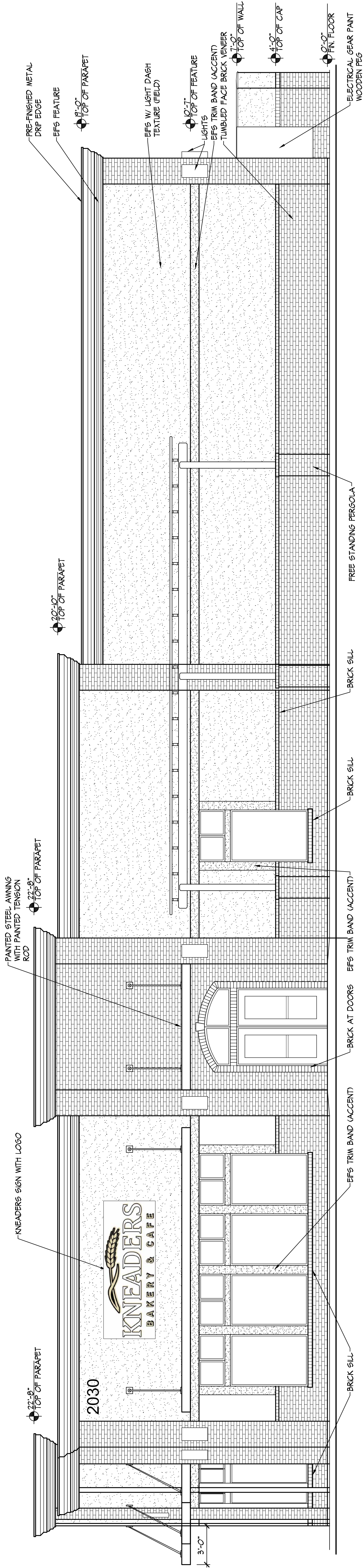
DRAWING NAME:
**EXTERIOR
ELEVATIONS**

DRAWN BY:	RR
CHECKED BY:	AS
DATE:	12 JUNE 2014
PROJECT #:	1408

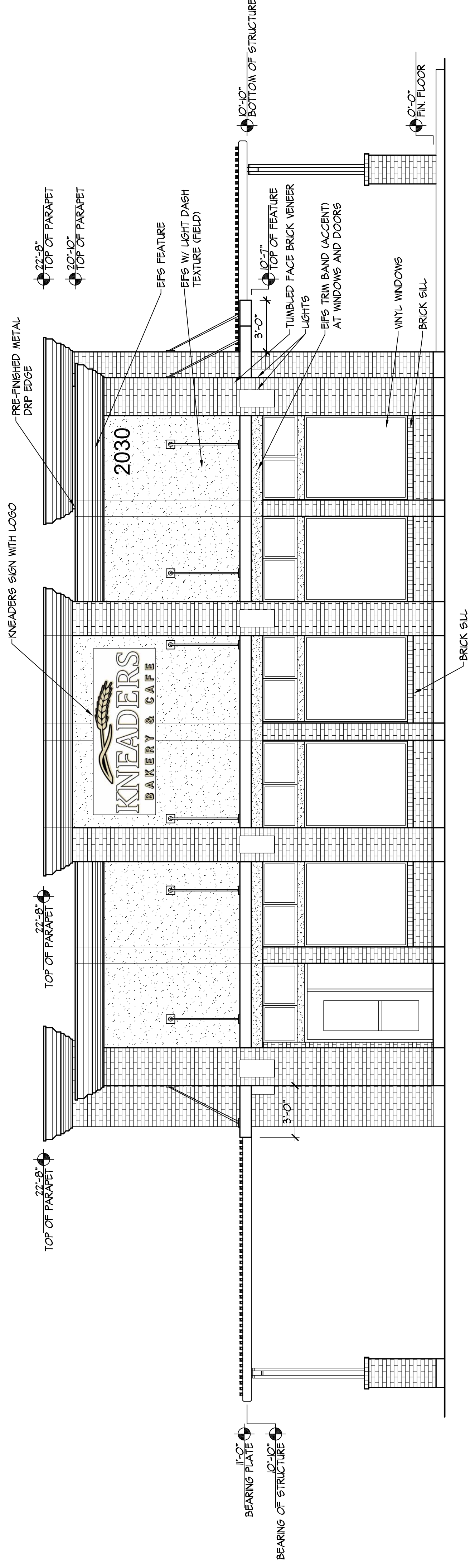
A5.1

EXTERIOR FINISHES

- BRICK VENEER COLOR- INTERSTATE BRICK 68% COUNTRY MANOR 15% CLIFTON
- GRAPE VINE GROUT JOINT- NATURAL COLOR (PARTIALLY TOOLED)
- EIFS FIELD COLOR- DRYVIT PURPLE HAZE
- EIFS ACCENT COLOR- DRYVIT 200% PURPLE HAZE
- AWNING COLOR- EVERSHIELD BROWN
- EXTERIOR PAINT COLOR- WOODEN PEG
- PERGOLA COLOR- EVERSHIELD BROWN



2
SIDE (EAST) EXTERIOR ELEVATIONS
1/4" = 1'-0"



1
FRONT (SOUTH) EXTERIOR ELEVATIONS
1/4" = 1'-0"

REVISION:	DATE:

CONSULTANT:

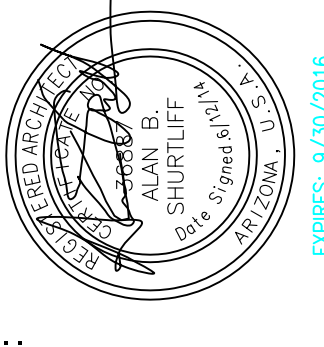
CONTRACTOR:

PROJECT NAME:
**TEMPE
KNEADERS
STORAGE
BUILDING**
2030 E ELLIOT ROAD
TEMPE, AZ 85283

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SEAL:



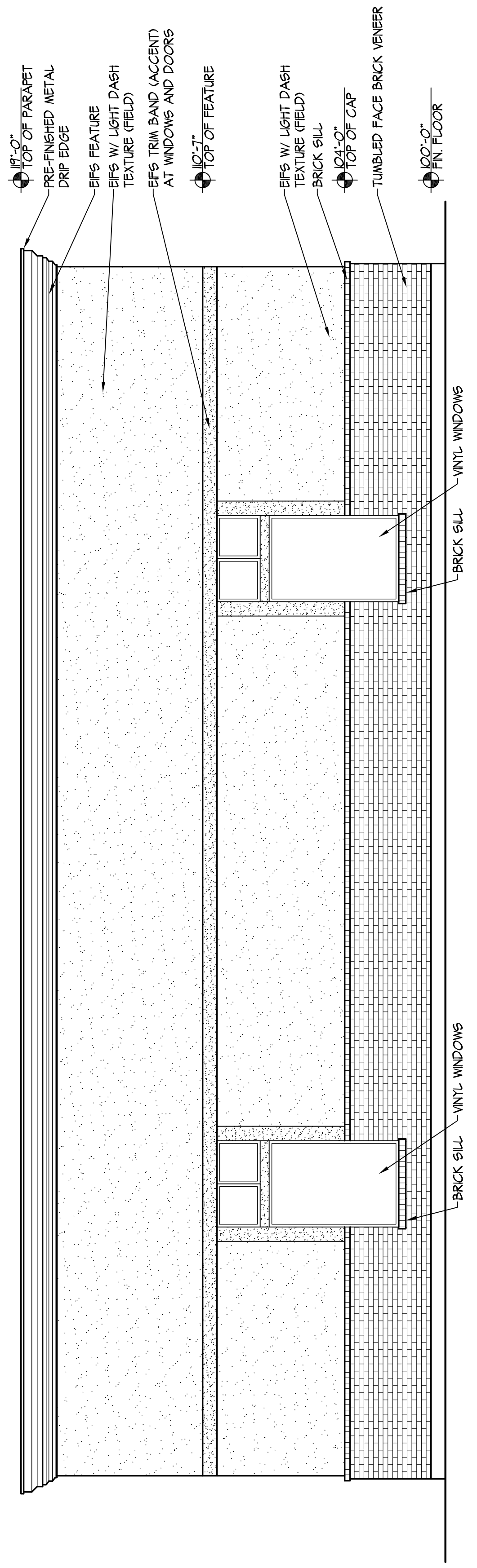
DRAWING NAME:
**EXTERIOR
ELEVATIONS**

DRAWN BY: RR
CHECKED BY: AS
DATE: 12 JUNE 2014
PROJECT #: 1408

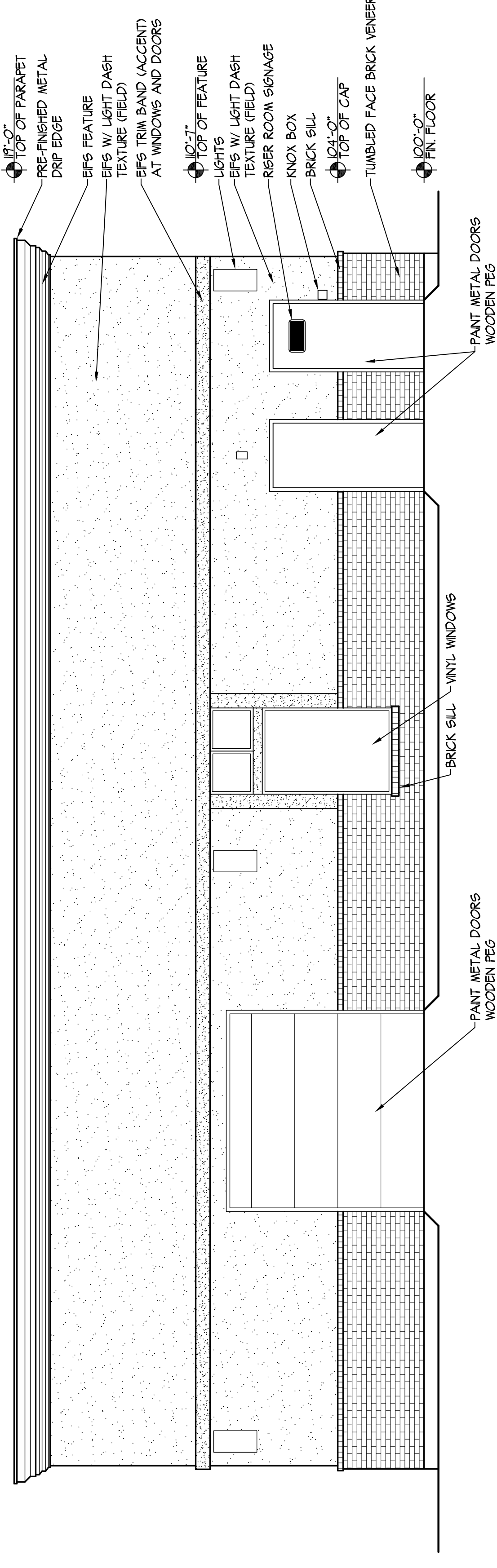
A9.3

EXTERIOR FINISHES

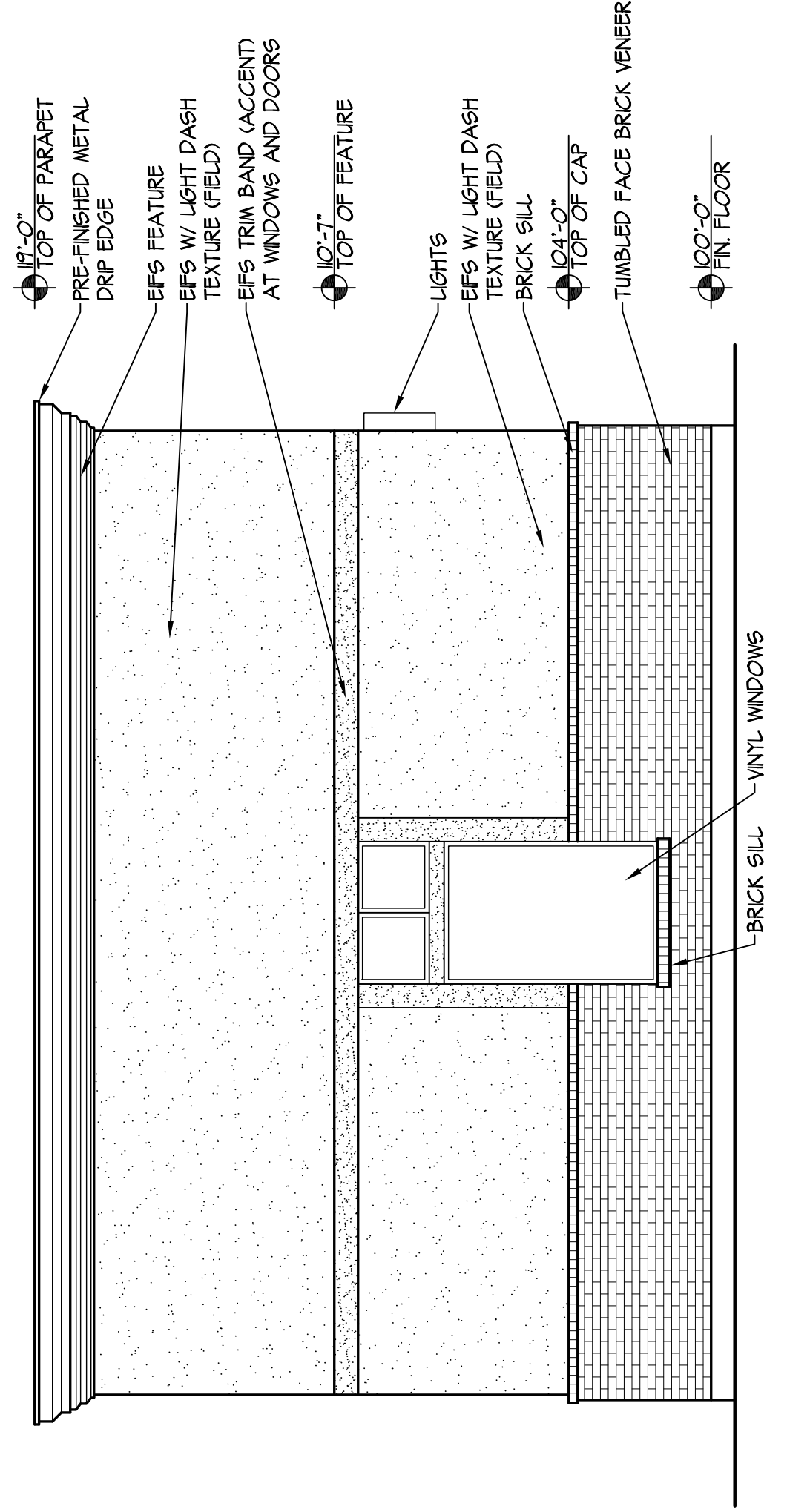
- BRICK VENEER COLOR: INTERSTATE BRICK, 68% COUNTRY MANOR, 15% CLIFTON
- GRAPE VINE GROUT JOINT-NATURAL COLOR (PARTIALLY TOOLED)
- EIFS FIELD COLORS: DRYVIT PURPLE HAZE
- EIFS ACCENT COLOR: DRYVIT 200% PURPLE HAZE
- EXTERIOR PAINT COLOR: WOODEN PEG



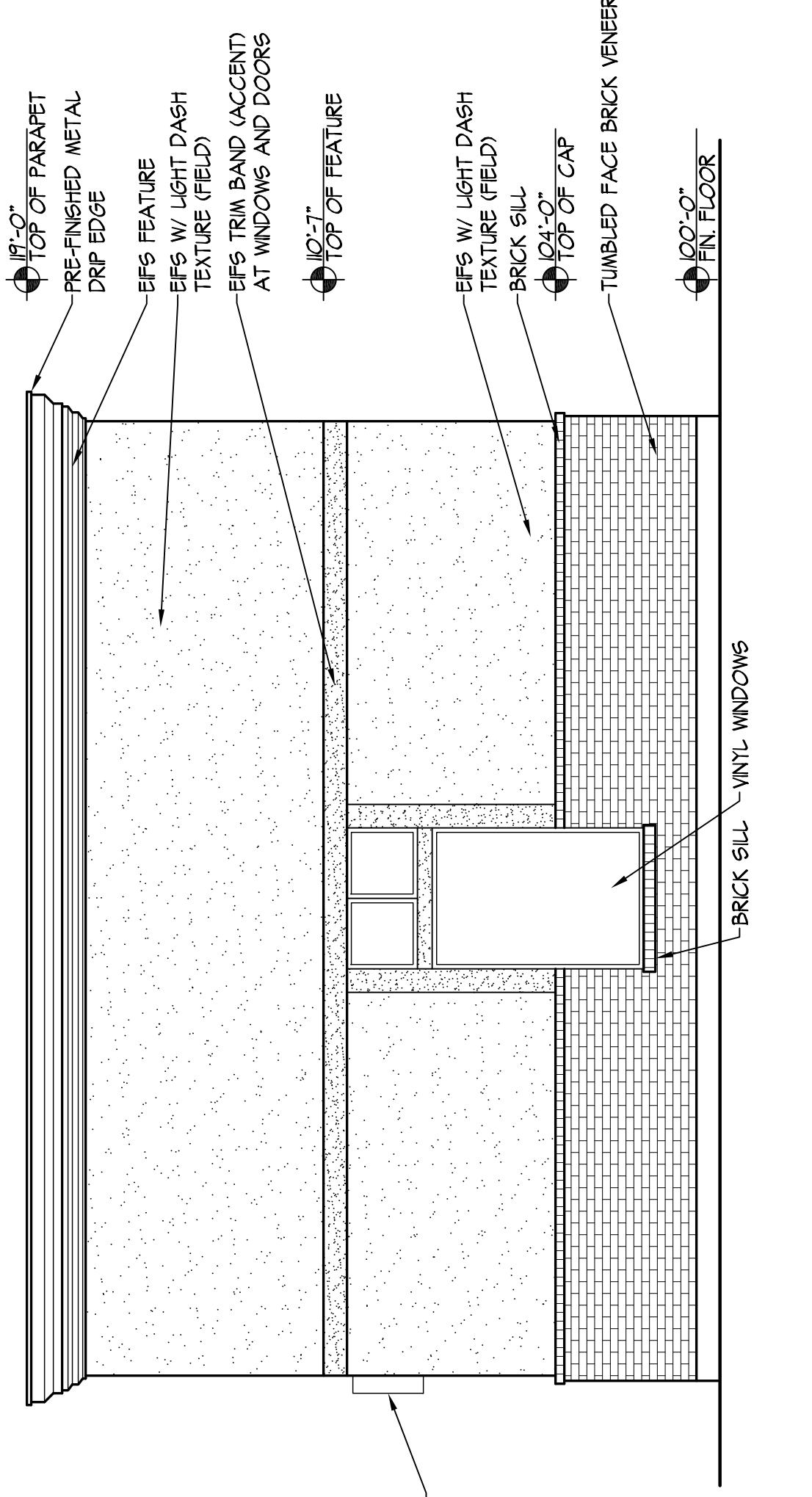
3 EAST EXTERIOR ELEVATIONS
1/4" = 1'-0"



1 WEST EXTERIOR ELEVATIONS
1/4" = 1'-0"

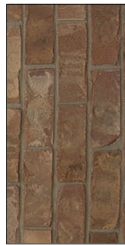


4 NORTH EXTERIOR ELEVATIONS
1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATIONS
1/4" = 1'-0"

EXTERIOR FINISHES



**BRICK VENEER COLOR-
INTERSTATE BRICK
85% COUNTRY MANOR**



**BRICK VENEER COLOR-
INTERSTATE BRICK
15% CLIFTON**



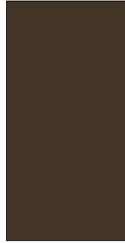
**EIFS FIELD COLOR- DRYWIT
PURPLE HAZE**



**EIFS ACCENT COLOR- DRYWIT
200% PURPLE HAZE**



**EXTERIOR PAINT
COLOR-WOODEN PEG**



**AWNING/PERGOLA COLOR
- EVERSHIELD BROWN**

EXTERIOR FINISHES

BRICK VENEER COLOR-
INTERSTATE BRICK
COUNTRY MANOR
15% CLIFTON

GRAPE WINE GROUT JOINT-
NATURAL COLOR (PARTIALLY
TOGGED)

EIFS FIELD COLOR- DRYWIT
PURPLE HAZE

EIFS ACCENT COLOR- DRYWIT
200% PURPLE HAZE

AWNING COLOR- EVERSHIELD
BROWN

EXTERIOR PAINT
COLOR-WOODEN PEG

PERGOLA COLOR-
EVERSHIELD BROWN

ATTACHMENT 12

PONTIS
ARCHITECTURAL GROUP

PO BOX 242
SPRINGVILLE, UT 84663
(801) 704-9551

REVISION	DATE

CONSULTANT

CONTRACTOR:

TEMPÉ
KNEADERS

PROJECT NAME:
2030 E ELLIOT ROAD
TEMPE, AZ 85283

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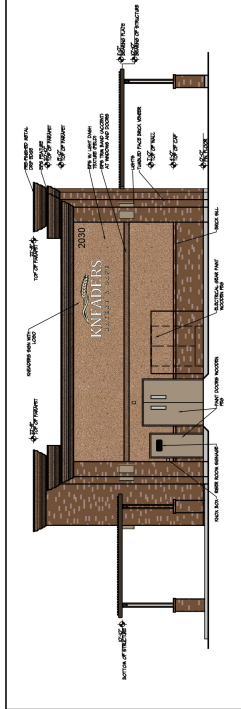


SEAL:

DRAWING NAME:
**EXTERIOR
ELEVATIONS**

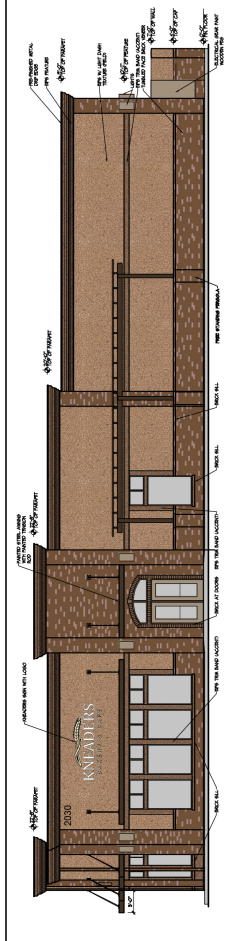
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CHECKED BY: AS
DATE: 12 JUNE 2014
PROJECT #: 1408

A5.1



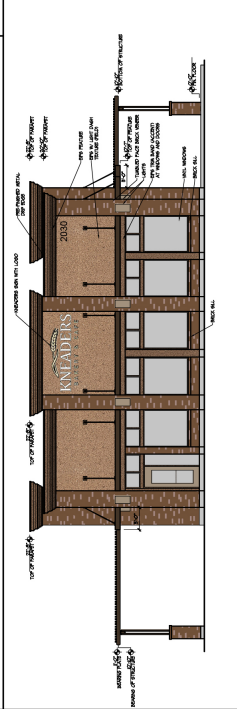
BACK EXTERIOR ELEVATIONS
1/4" = 1'-0"

3



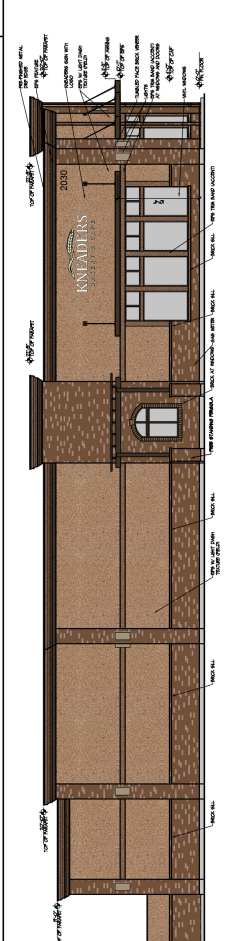
SIDE EXTERIOR ELEVATIONS
1/4" = 1'-0"

4



FRONT EXTERIOR ELEVATIONS
1/4" = 1'-0"

1



SIDE EXTERIOR ELEVATIONS
1/4" = 1'-0"

2

EXTERIOR FINISHES



**BRICK VENEER COLOR-
INTERSTATE BRICK
85% COUNTRY MANOR**



**BRICK VENEER COLOR-
INTERSTATE BRICK
15% CLIFTON**



**EIFS FIELD COLOR- DRYVIT
PURPLE HAZE**



**EIFS ACCENT COLOR- DRYVIT
200% PURPLE HAZE**



**EXTERIOR PAINT
COLOR-WOODEN PEG**

EXTERIOR FINISHES

- BRICK VENEER COLOR- INTERSTATE BRICK 85% COUNTRY MANOR
- BRICK VENEER COLOR- INTERSTATE BRICK 15% CLIFTON
- GRAPE VINE GROUT JOINT- NATURAL COLOR (PARTIALLY TOGGED)
- EIFS FIELD COLOR- DRYVIT PURPLE HAZE
- EIFS ACCENT COLOR- DRYVIT 200% PURPLE HAZE
- EXTERIOR PAINT COLOR-WOODEN PEG

REVISION	DATE

CONSULTANT:

CONTRACTOR:

**TEMPE
KNEADERS**

PROJECT NAME:
2030 E ELLIOT ROAD
TEMPE, AZ 85283

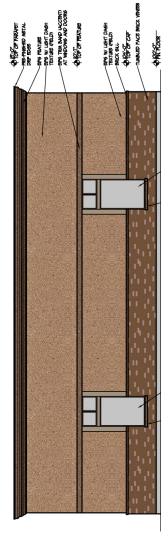
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DRAWING NAME:
**EXTERIOR
ELEVATIONS**

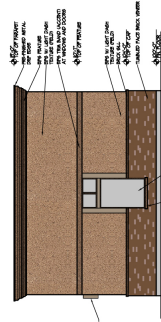
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A5.1



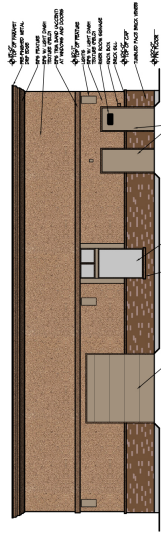
BACK EXTERIOR ELEVATIONS
1/4" = 1'-0"

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1/4" = 1'-0"



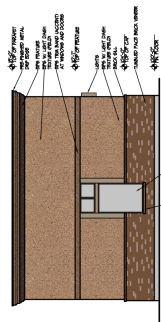
SIDE EXTERIOR ELEVATIONS
1/4" = 1'-0"

SIDE EXTERIOR ELEVATIONS
1/4" = 1'-0"



FRONT EXTERIOR ELEVATIONS
1/4" = 1'-0"

FRONT EXTERIOR ELEVATIONS
1/4" = 1'-0"



SIDE EXTERIOR ELEVATIONS
1/4" = 1'-0"

SIDE EXTERIOR ELEVATIONS
1/4" = 1'-0"

KNEADERS BAKERY & CAFE

EIFS



EXTERIOR PAINT



- PURPLE HAZE



CHAMPAGNE -

(FIBERBUILT

UMBRELLAS)

- WOODEN PEG

(DUNN EDWARDS

DE6215)

PERGOLA / AWNINGS



UMBRELLAS



BRICK



COUNTRY

MANOR -

(INTERSTATE

BRICK C216)

- EVERSIELD BROWN

(EVSH50-2)



CLIFTON -

(INTERSTATE

BRICK C217)

TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
A	FRAXINUS VELUTINA ARIZONA ASH	2	1-1/2" CALIPER
B	CECIDIUM SP. DESERT MUSEUM	14	1-1/2" CALIPER
C	DALBERGIA SISSOO SISSOO TREE	5	2" CALIPER
D	ULMUS PARVIFOLIA EVERGREEN ELM	16	2" CALIPER

SHRUB LEGEND (TO 5' TALL)

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
E	HESPERALOE PARVIFLORA	44	5 GAL
F	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS FRANGER	20	5 GAL
G	NERIUM 'PETITE SALMON' DWARF OLEANDER 'PETITE SALMON'	38	5 GAL
H	SAVIA GREGGII RED CHIRIHUAN SAGE	142	5 GAL

PERENNIAL & ORNAMENTAL GRASS LEGEND (TO 3' TALL)

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
I	DYSSODIA PENTACHAETA	25	1 GAL
J	LAMPBRANTHUS SPECTABILIS TRAILING ICE PLANT	31	1 GAL
K	LANTANA CARARA GOLD TRAILING LANTANA	24	1 GAL
L	MELAMPODIUM LEUCANTHUM BLACKFOOT DANBY	103	1 GAL
M	MULHENBERGIA CAPILLARIS DEER GRASS 'REGAL MIST'	82	1 GAL
N	ROSEMARINUS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	44	1 GAL

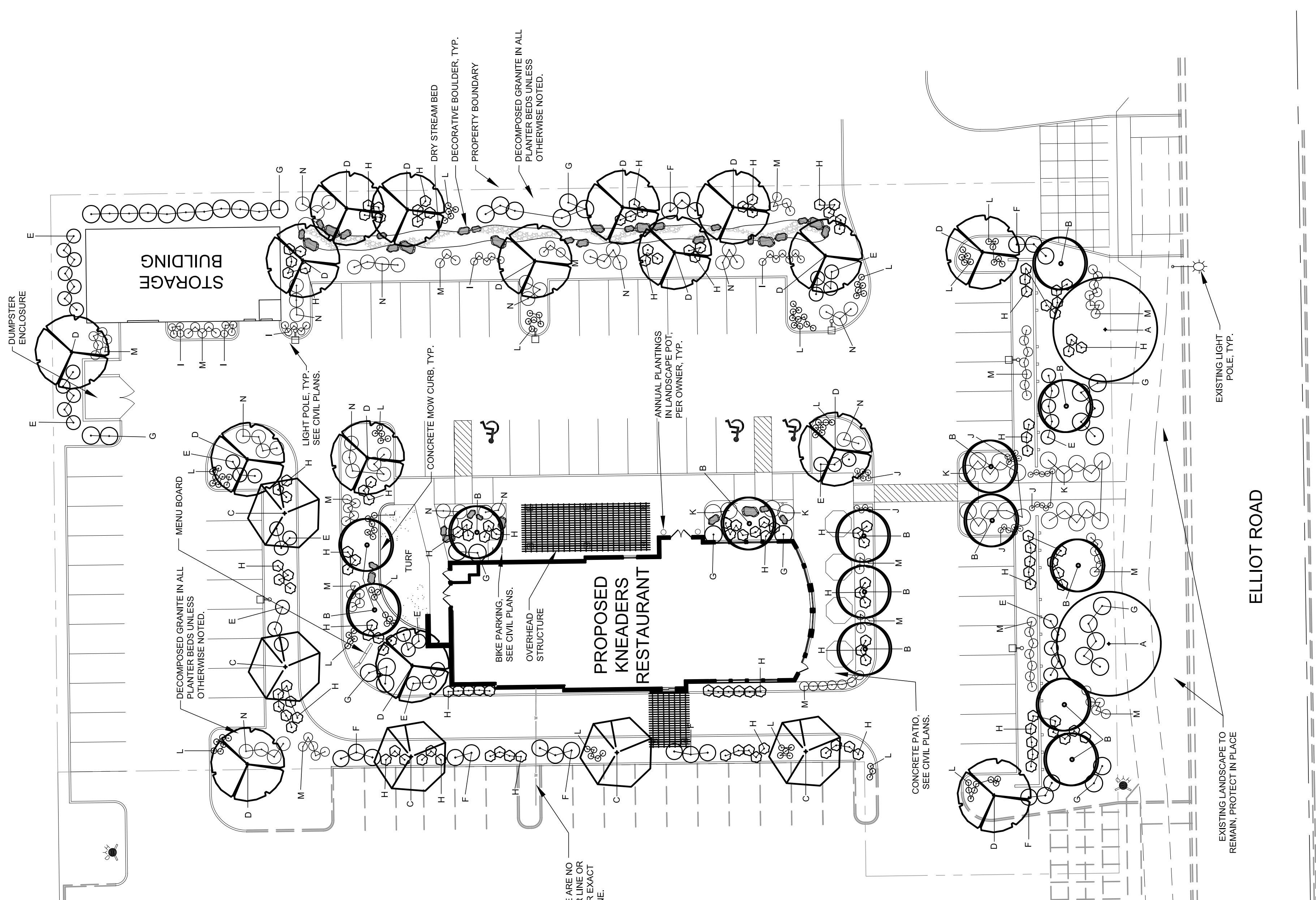
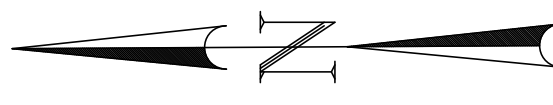
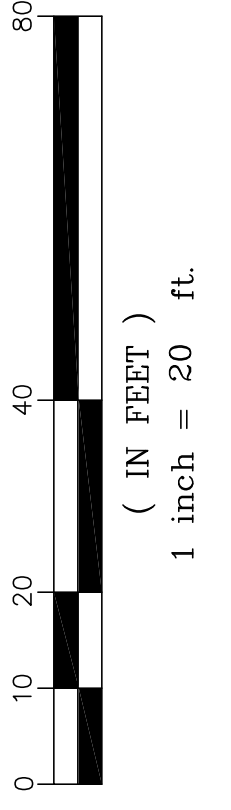
TURF AND INERT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	MID-HON HYBRID SOD	422 S.F.	SOD
	DECOMPOSED GRANITE 1/2" MINUS 2" DEPTH	PER PLAN	-
	DRY STREAM BED. USE 4"-6" COBBLE ROCK 2/3 IMBEDDED IN CONCRETE PER TEMPE CITY STANDARDS. COORDINATE COLOR WITH GRANITE BOULDERS. SUBMIT A SAMPLE TO OWNER FOR APPROVAL PRIOR TO PURCHASING.	70 C.Y.	-
	SURFACE SELECT GRANITE BOULDER MATCH ADJACENT	36	3 TO 5 TON

LANDSCAPE NOTES

- PLACE 4" TOPSOIL IN ALL SHRUB BED AREAS. TOPSOIL MIX MUST BE SANDY LOAM TOPSOIL AT 3% SCREENED SOIL, 33% MULCH, AND 33% COMPOSTED MANURE.
- 3/4" DECOMPOSED GRANITE TO BE PLACED IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED. ALL DECOMPOSED GRANITE TO BE INSTALLED AT A MINIMUM THICKNESS OF 2". BOULDER TO BE 3 TO 5 TON SURFACE SELECT GRANITE BOULDERS TO MATCH ADJACENT BOULDERS.
- TURF AREA TO BE SODDED WITH 'MID-HON' HYBRID SOD.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUM GUIDELINES ESTABLISHED BY THE ARIZONA NURSERY ASSOCIATION.
- THE CONTRACTOR MUST LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO OWNER'S REPRESENTATIVE.
- GROUNDCOVERS AND SHRUBS WITHIN SIX FEET OF PATHWAYS SHALL NOT EXCEED TWO FEET IN HEIGHT AT MATURITY. BETWEEN SIX FEET AND TWELVE FEET OF THE EDGE OF PATHWAYS, GROUNDCOVERS AND SHRUBS SHALL NOT EXCEED THREE FEET IN HEIGHT AT MATURITY. CONTRACTOR SHALL ADJUST PLANT LOCATIONS AS NECESSARY.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.
- ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION. CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE RE-APPROVAL.
- IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. CONTRACTOR SHALL PROVIDE A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3' OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15 FEET WHERE TREES OVERHANG THE CURB LINE.
- SEE CIVIL PLANS FOR ALL GRADING AND HARDSCAPE INFORMATION.
- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO BIDDING. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE THE QUANTITY TO BE USED.
- NEW AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.

GRAPHIC SCALE



CONTRACTORS SHALL ENSURE THAT THERE ARE NO TREES PLANTED WITHIN 20' OF THE WATER LINE OR WATER MAIN. SEE CIVIL UTILITY SHEET FOR EXACT LOCATION OF WATER MAIN AND WATER LINE.

EXISTING LANDSCAPE TO REMAIN. PROTECT IN PLACE

ELLIOT ROAD

EXISTING LIGHT POLE, TYP.

CONCRETE PATIO. SEE CIVIL PLANS.

ANNUAL PLANTINGS IN LANDSCAPE POT. PER OWNER, TYP.

CONCRETE MOW CURB, TYP.

BIKE PARKING. SEE CIVIL PLANS. OVERHEAD STRUCTURE

DECOMPOSED GRANITE IN ALL PLANTER BEDS UNLESS OTHERWISE NOTED.

MENU BOARD

LIGHT POLE, TYP. SEE CIVIL PLANS.

STORAGE BUILDING

DUMPSTER ENCLOSURE

PROPOSED KNEADERS RESTAURANT

DRY STREAM BED
DECORATIVE BOULDER, TYP.
PROPERTY BOUNDARY

DECOMPOSED GRANITE IN ALL PLANTER BEDS UNLESS OTHERWISE NOTED.

CONCRETE PATIO. SEE CIVIL PLANS.

Project Number	PM
UT 14	
Filename	
Plot Date	
Drawn By	
Checked By	
Date	
Scale	
Date Issued	
Revisions	
By	
Date	



HPEC
PROJECT ENGINEERING CONSULTANTS
2310 West Mission Lane, Suite 4
Phoenix, Arizona 85021
Tel: 602-906-1901

PLANTING PLAN
KNEADERS BAKERY & CAFE
2030 E. ELLIOT RD.
TEMPE, ARIZONA

Sheet Number
LS1.1



TREE LEGEND

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Scale	
Date Issued	6/10/2014
T=20'	

No.		
Revisions		
By		
Date		