

## CITY OF TEMPE DEVELOPMENT REVIEW COMMISSION

Meeting Date: 07/28/2015

Agenda Item: 3

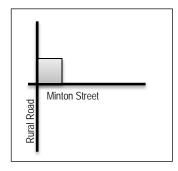
<u>ACTION</u>: Request for a Development Plan Review consisting of a new commercial development for RURAL AND MINTON BUILDING, located at 4715 South Rural Road. The applicant is Jason Rieke of Bar Napkin Productions.

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

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

BACKGROUND INFORMATION: RURAL AND MINTON BUILDING (PL150015) is a redevelopment of a commercial site with a new 8,050 s.f. multi-tenant commercial building on .9 acres at the north east corner of Rural Road and Minton Drive in the PCC-2 Zoning District. The site is located within the Kiwanis/The Lakes Character Area 7. The request includes the following:

PL150015 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner Aaron Klusman, Village Market Mesa LLC Applicant Jason Rieke, Bar napkin Productions

Current Zoning District PCC-2 Planned Commercial Center General District

Gross/Net site area .919 acres Total Building area 8,050 s.f.

Lot Coverage 20% (50% maximum allowed) Building Height 25 ft (40 ft maximum allowed)

Building Setbacks 56' front (to centerline of private Minton Drive), 37' street side (to ROW on Rural), 47' rear (to center of northern

parking aisle), 71' east side (25' front, side & rear min.)

Landscape area 22% (15% minimum required)

Vehicle Parking 50 spaces by shared parking model (75 min. required, 94

max allowed)

Bicycle Parking 8 spaces (8 spaces minimum)

**ATTACHMENTS:** Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director

Legal review by: N/A

Prepared by: Diana Kaminski, Senior Planner

#### **COMMENTS:**

This site is located north Baseline Road, south of the I-60 Freeway, on the north side of Minton Drive, a private street and east of Rural Road, within the Lakes Development area. The site has an existing retail building that will be removed as part of the redevelopment of the site. There is multifamily to the east of the site, commercial to the north, south and west of the site. The proposed use would include a breakfast restaurant with a drive through on the south end of the building, a lunch and dinner fast service sit down restaurant at the north end of the building, and two middle suites with undetermined tenants. The new building would be approximately the same size as the existing building, which has a bank drive through on the south end of the building. The parking on the north side of the lot straddles the property line, but is allowed through an existing parking easement with the property to the north. The combination of retail and restaurant uses has a different parking demand than the existing retail uses. The new building would be pushed closer to the street to accommodate more parking on site, and a shared parking analysis was provided to demonstrate compatibility between time of day uses to meet parking demand. This study indicates that the two proposed restaurants will function due to the peak hours of each restaurant. Changes to the two middle suites for other restaurant uses would require additional parking or a revised parking model.

The applicant is requesting the Development Review Commission approve the proposed site plan, landscape plan and building elevations for the project.

#### PRELIMINARY SITE PLAN REVIEW

The original submittal was a revitalization of the existing building. Comments were limited based on the existing layout of the site. The second submittal was a new building, which triggered additional requirements, such as full on site retention and removal of an existing driveway at the west side of the drive through, so that vehicles are not in conflict with traffic on Minton Drive. All code requisite changes were made on the third submittal. Staff requested that the applicant provide a design solution for the drive through that would not place the drive through on the street front of both streets; in order to meet tenant parking queue length and on site pedestrian circulation from the parking area, this was not feasible. Staff requested that the existing mature olive on the south side be maintained in place to provide more shade on the south side of the building, this was accommodated with a shift of the building and drive through location. Staff expressed concern regarding the back of house condition along the street front on Rural, and directed the design team to provide four sided architecture with more windows and changes in materials. Staff suggested increasing the building height in places to vary the building elevations, and to recess the service portion of the building to draw less attention to the SES and fire riser room facing the street. The applicant made some of the changes staff suggested, but kept the service portion projected out to retain square footage within the two middle suites. Staff suggested modification of the building colors, to reduce the monochromatic grey color scheme, which had originally used grey and brown. The suggestion was to incorporate an accent color similar to the corporate branding color used on the one suite, into canopies or other building elements. The applicant chose to retain the proposed aesthetic, but added material in varied textures and shades of grey as part of the design intent.

#### KIWANIS/THE LAKES CHARACTER AREA PLAN ANALYSIS

The proposed site layout accommodates pedestrians accessing the site from Minton Drive, as well as from the parking lot; however, the drive through and parking field create a pavement moat around the building, limiting opportunities for patios or outdoor dining experiences that interface with the street. A small patio is provided on the south east side of the site to accommodate Dunkin Donuts. The site is redevelopment for new restaurant and retail uses, which will have higher energy efficiency by use of new building code standards. The landscape is a balance of the traditional green turf of the Lakes and Kiwanis area, and a more xeric palette appropriate to the environment. Existing trees that were in conflict with power lines or the new construction are being removed and replaced with new species; a mature olive on the south side will be preserved in place, and new olive trees are proposed to compliment the this part of the original plant palette. The contemporary architecture of the building is a departure from existing stucco and tile roof commercial buildings in the area and is reflective of current trends in materials and colors, not necessarily the character of this area.

#### **PUBLIC INPUT**

- Neighborhood meeting was not required
- At the completion of this report, staff has received no calls or emails regarding this request.

### PROJECT ANALYSIS DEVELOPMENT PLAN REVIEW

#### Site Plan

The proposed new building is pushed toward the corner to maximize visibility and provide screening to the parking on the north and east sides of the site. The drive through wraps the west and south sides of the site to prevent conflicts with pedestrians entering the buildings from the parking lot. The drive through has queuing room for ten vehicles. There is a new driveway on the south east side, and an upgraded driveway on the north west side providing two way access to both Rural Road and Minton Drive. Stormwater retention is provided in swales along the street frontage, and in an underground culvert. The site has 50 parking spaces shared between four tenants. The building footprint is approximately 75 feet along the south and north sides, and 100 feet along the west and east sides. The landscape area is 22% of the site, predominantly at the street front and screening the drive through.

#### **Building Elevations**

The overall design of the building is contemporary to the trend of monochromatic grey palettes. The south side narrow end facing Minton has storefront glazing with canopies at the approach to the drive through, a corporate-themed gradation of paint from dark at the base to light at the top highlights the drive through area with painted cement board lap siding, a painted stucco window surround in the dining area uses a corporate orange to highlight the dining area of the donut restaurant. The north side narrow end has aluminum storefront systems and dark metal canopies and a combination of painted stucco and metal siding with a dark cmu wainscot. The primary building material is painted light grey stucco, with a combination of standard black cmu and split faced black cmu. The west side facing Rural Road has a center portion where the service rooms are located that is popped out and designed with alternating smooth faced and split faced block bands and storefront doors with black out on the interior. A canopy extends the length of the western elevation, extending from 3 feet over the window areas and narrowing to one foot over the projected portion over the service doors. The east elevation is the primary entrance to the businesses. Storefront systems are used under black metal canopies. The donut restaurant utilizes corporate colors in another accent window surround and gradation of grey paint over the entrance. The other suites are delineated by change of material, roofline height, and signage. The two middle suites are identical in architectural form. The scale of the building warrants a simple material palette with limited colors.

#### Landscape Plan

The proposed plan removes a significant amount of turf from the existing condition, reducing water consumption and limiting turf to the street frontage along Rural Road. The requisite 1 ½" caliper 36" box trees are used along the street front. The street trees are Chinese Pistache, Acacia Mulga and Swan Hill Olive. An existing mature olive is being kept for shade near the drive through on the south side. Southern Live Oak are used in the parking lot landscape islands. Shrubs include Sage, Rosemary and Ruellia. Grasses include Muhlenbergia and Mid-Iron sod. Accents include Red Yucca and Amolillo Agave. Ground covers include Bush Morning Glory, Euphorbia, Lantana and Trailing Rosemary.

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 is relatively small and is placed for function of the uses on site, with variation in the building footprint and elevations to provide variation to the simple form.
- 2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; Primary windows are on the north and east elevations. All windows are under shade canopies. West and south elevations are shaded by street trees. The service section of the building is a darker color, potentially absorbing more heat, which would be reflected back onto the drive through area. The interior would be buffered from this heat gain by the interior walls to the fire riser and SES room interior dividing walls.

- 3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; The building uses standard EFIS stucco system with paint, and enhances this with an integral colored CMU block with both split faced and smooth finishes. The use of canopies over every window architecturally enhances the standard storefront and provides shade and depth to the elevations.
- 4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The building is less than 8,000 square feet, the landscape area is slightly more than 8,000 square feet, the relatively small scale of the building and the reduced size of the parking area by approximately 25 spaces will reduce the amount of heat gain and keeps the overall proportions of the vegetation to the building in character with the area.
- 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; The building is broken up into three sections on the larger elevations and has changes in material on the shorter elevations. The use of a gradation of shading creates movement at the drive through window and brings the eye upward to the signage band. The darker cmu sections ground the building with a strong heavy element. The overall affect is articulated appropriate to the scale of the building.
- 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; The elevations respond to climactic conditions with the use of landscape and shade canopies. All four sides of the building have storefront glazing and canopies, to create visual interest from the two street fronts as well as from the two parking areas. The building is one story but uses roof parapet height change to provide variation in the architectural form.
- 7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the site has access to bus transit and provides shaded street frontages for pedestrians. Bike parking is provided to encourage bike transit to the site.
- 8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the location of the drive through was designed to minimize conflicts with the parking lot and pedestrians accessing the businesses.
- 9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the project provides visibility to the street frontage and parking lots, follows the lighting and landscape standards, a small patio at the south east end provides outdoor seating; the project appears to enhance the general security of the area through natural surveillance and activation of the site.
- 10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; There is a pedestrian connection from Minton Drive, where the bike parking is located. Tree species are varied between the street frontage and the parking islands, distinguishing a difference between these areas.
- 11. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will be compliant with code requirements.

#### Conclusion

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

#### **REASONS FOR APPROVAL:**

- 1. The project meets the General Plan Projected Land Use for this site.
- 2. The project will meet the development standards required under the Zoning and Development Code.
- 3. The proposed project meets the approval criteria for a 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.

#### Site Plan

- 1. The site plan is approved as submitted (July 6, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
- 2. Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
- 3. Provide service yard and mechanical (cooling tower/generator) yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment. Locate electrical service entrance sections inside the service yard, as indicated.
- 4. 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.
- 5. Provide upgraded paving at each driveway consisting of unit paving. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.
- 6. 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.
- 7. 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.

#### Floor Plans

- 8. Public Restroom Security:
  - a. Lights in restrooms:
    - 1) Provide 50% night lights
    - 2) Activate by automatic sensors, key or remote control mechanism
  - b. Single user restroom door hardware:
    - 3) Provide a key bypass on the exterior side

#### **Building Elevations**

9. The materials and colors are approved as presented (July 6, 2015):

Roof – Flat with parapet

Primary Building EIFS-02 – Lahabra or Equal stucco sand finish painted PT-100 Sherwin Williams SW7072 Online

Secondary Building - CMU-01 - Smooth faced CMU - Superlite - Black

Building Accent - CMU-02 - Split-faced CMU - Superlite - Black

Building Accent – Hardie Cement Board 12" Lap Siding in the following colors:

PT-101 - Sherwin Williams SW7069 Iron Ore Satin Finish

PT-102 - Sherwin Williams SW7068 Grizzle Gray Satin Finish

PT-103 - Sherwin Williams SW7067 Cityscape Satin Finish

PT-104 - Sherwin Williams SW7066 Gray Matters Satin Finish

PT-105 - Sherwin Williams SW7065 Argos Satin Finish

PT-106 - Sherwin Williams SW7064 Passive Satin Finish

Building Accent - ALU-SD-01 Metal Sales TL-17 (24-guage) PVDF Krynar - K7 Metallic Silver

Building Accent – EIFS-01 – Dryvit System DUDO-10-1020 painted PT-107 Sherwin Williams SW6884 Obstinate Orange Metal Canopies and Building Accessories – MTL-01 G.C. Blackened Steel

Windows - Anodized aluminum frame

Glazing – Dual Pane insulated low-e glass, clear

Provide primary building 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.

- 10. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
- 11. Conceal roof drainage system within the interior of the building.
- 12. 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.
- 13. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
- 14. 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

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

#### Landscape

- 16. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
- 17. Provide and maximize turf along both street frontages, outside of the right of way.
- 18. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
- 19. Irrigation notes:
  - a. Provide dedicated landscape water meter.
  - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
  - c. Locate valve controller in a vandal resistant housing.
  - d. Hardwire power source to controller (a receptacle connection is not allowed).
  - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
  - f. Provide temporary irrigation to existing landscape (on site or on street frontages) for period of time that irrigation system is out of repair. Design irrigation so that existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
- 20. 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.
- 21. 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.
- 22. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. 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

- 23. Provide address signs on the building elevation facing the street to which the property is identified (Rural Road) and on the elevations facing the parking lot, but not on the Minton Drive side.
  - 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 or dedicated light source.
    - 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 <a href="www.tempe.gov/zoning">www.tempe.gov/zoning</a> 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: <a href="http://www.tempe.gov/city-hall/public-works/engineering/standards-details">http://www.tempe.gov/city-hall/public-works/engineering/standards-details</a> or purchase book from the Public Works Engineering Division.
- Access to refuse enclosure details an all other Development Services forms at this link: <a href="http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms">http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms</a>. The enclosure details are under Civil Engineering & Right of Way.
- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- 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: <a href="www.tempe.gov/modules/showdocument.aspx?documentid=5327">www.tempe.gov/modules/showdocument.aspx?documentid=5327</a>. 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:

- Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
- Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
- 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.

#### ENGINEERING:

- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

#### 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 6:00 am to 4:30 pm 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:

- Provide a landscape island tree in the required island south of the refuse enclosure, relocate light fixture to meet lighting requirements.
- 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 <a href="www.azda.gov/ESD/nativeplants.htm">www.azda.gov/ESD/nativeplants.htm</a>. 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. Directional signs are subject to review by planning staff during plan check process.

#### **HISTORY & FACTS:**

The lot to the east of this site was developed as a single family residence, the remainder of the

area was agricultural uses. The surrounding area developed between 1969 and 1979 according to

historic aerial images.

June 7, 1978 Design Review Board approved the building, site and landscape plans for Southwest Savings.

#### **ZONING AND DEVELOPMENT CODE REFERENCE:**

Section 6-306, Development Plan Review



### **DEVELOPMENT PROJECT FILE**

# for RURAL & MINTON BLDG

### **ATTACHMENTS**:

1.	Location	Мар
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- 2. Aerial
- 3. Letter of Explanation
- 4. Site Photo Context (Sheet SP-0)
- 5. Site Plan (Sheet SP-1)
- 6. Floor Plan (Sheet A-1.1)
- 7. Building Elevations (Sheet A-5)
- 8. Colored Elevations
- 9. Building Sections (Sheet A-7)
- 10. Landscape Plan
- 11. Material board



#### LETTER OF EXPLANATION / DUNKIN DONUTS - RURAL - MINTON / 5.28.15

Located at the Northeast corner of Rural Road and Minton Drive in Tempe, the proposed new building houses Dunkin Donuts, a doughnut and coffeehouse restaurant, Tokyo Joe's, a fast casual restaurant concept and two other new potential retail tenants. The building location can be easily accessed by car or by foot via user-friendly roads and pedestrian sidewalks. Generous number of parking spaces is provided for all spectrums of users and their vehicle. Also, there are considerations for bicycle and public transportation users.

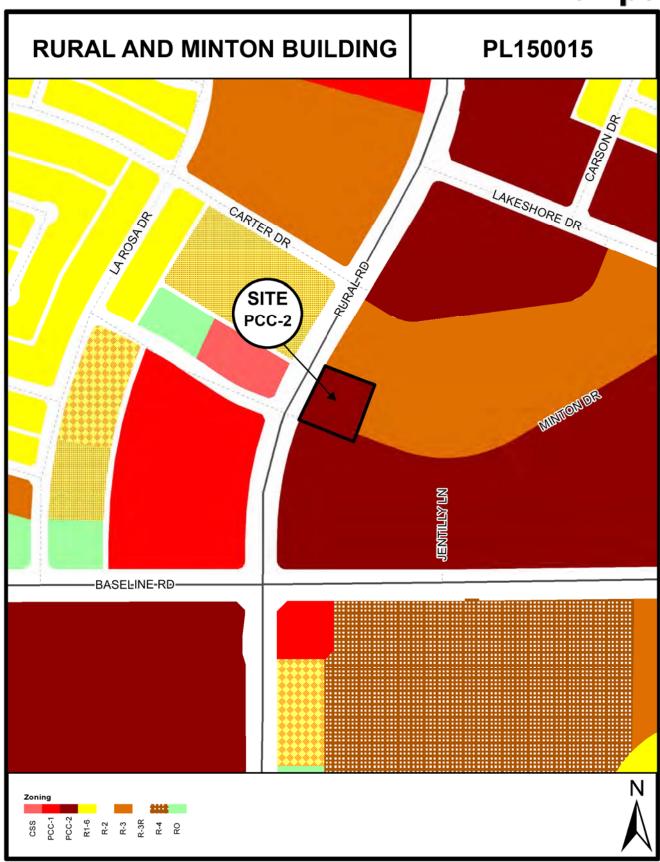
In terms of the building form and design, the contemporary exterior skin brings the four different tenant spaces together creating a visually cohesive and pleasing to the eye building mass. Building design cohesion is achieved further more in relationship to the surrounding properties. It not only blends in, but it brings a much needed vitality and freshness to the area. Materials used are of superior quality and honest to the native Arizona modern desert color pallet and textures.

The three-dimensionality of the overall rectangular form in the building design is introduced with variations in depths and heights at the vertical and horizontal planes. On the horizontal plane, the depth is created by the use of projecting in and out of the building masses with warm gray cement board, EIFS and CMU blocks. Whereas for the vertical planes, the depth variation is reached, by the use of modern metal trellis shade structures rhythmically accentuating simple storefront windows. Characteristic for Dunkin Donuts vivid urban orange color is applied to L-shaped masses strategically placed at the building corners for interest and focal statement. Mix of strong architectural and soft organic vegetation shadows gives the building another layer of interest. As a whole, the building scale and proportionality, within itself and the surrounding streetscape, is carefully studied and achieved to perfection creating a pleasing experience for all the end users to enjoy.

With regards to the building and the site sustainability, much attention is placed on the heat gain prevention and retention in order to minimize energy loads and contribute to the occupants overall comfort. The storefront glass, floor to ceiling windows and patios are located on the most favorable in terms of heat gain on the North and East sides. Window trellises and canopies keep unwanted heat out. Native, drought resistant, canopy trees, varied in size provide ample amount of natural shade and allow some soft diffused daylight inside. Arid climate and colorful flowering plants plus aromatic shrubberies contribute to users overall well being. Judicious hardscape that consists of varies size boulders and decomposed granite keeps the water use to a minimum. Only a small area at the front of the building receives the natural turf for building street visibility and contrast with the earth tones of the building and hardscape. Landscape extends into the parking area, creating shade spots for the parked vehicles, breaks the monotony of black asphalt and helps delineate the building, driveways and pathways.

Aside from natural lighting, artificial lighting is provided in sufficient amounts without any negative effects on the neighboring properties or street. The building wall sconces light beautifully graze the changes in textures. Signage light gives off right amount of light to keep the user informed and not to overpower it. Parking lot site lighting gives off enough light to help users navigate along the parking paths and stalls.





**Location Map** 



**RURAL AND MINTON BUILDING** PL150015 MINTONDR

**Aerial Map** 



SITE PHOTO'A'



SITE PHOTO'S'

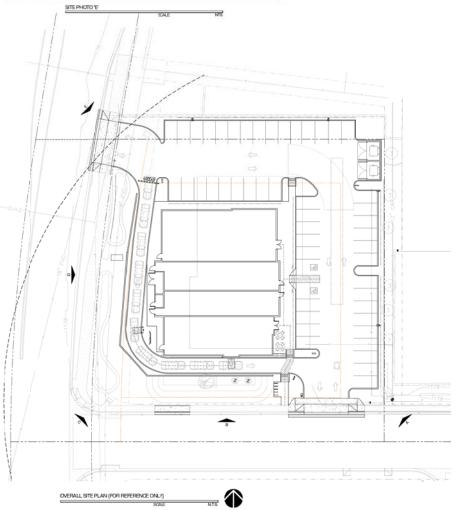


SITE PHOTO 'C'



SITE PHOTO 'O'







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DUNKIN BRANDS

STORE #: 354811 DUNKIN' DONUTS

4715 S. RURAL RD. TEMPE, AZ 85282

DPR SUBMITTAL

OVERALL SITE PLAN (FOR REFERENCE ONLY)

BN1186

SP-0

#### LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST GUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZINA, DESCRIBED AS POLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

THENCE NORTH 89\*18/0011 EAST, 8:38 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 TO A POINT OF INTERSECTION WITH THE MONUMENT UNIT OF A NONDOCUSING EASEMENT FOR PRIVATE DRIVE AND PUBLIC UTILITIES.

THENCE NORTH OD'441 0011 WEST, ALONG SAID MONUMENT LINE 415.65 FEET TO THE INTERSECTION OF SAID MONUMENT LINE WITH THE MONUMENT LINE OF A SECOND NONEXCLUSIVE EXCEMENT FOR FRIVATE ORIVE AND PUBLIC UTILITIES, SAID POINT BBINS ON THE ARC OF A CROIC THE CENTRE OF WHICH DEARS NORTH OF 1261 14811 EAST, 4805.07 FEET.

THENCE NORTH 69°10 1 0011 WEST, 160.75 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING NORTH 69°100011 WEST, 200.00 RET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF RUPAL FOWD AS ESTABLISED BY WARPAINT O'EED RECORDED IN OCCICET TORS, PICE 633, RECORDS OF MARICOPA COUNTY, ARZONA, SAID POINT SEING ON THE ARCO FA SECOND ORICLE THE CONTINEO F WHOLE BASES SOUTH 69°100011 SAIT, 177,277 FEET:

THENCE SOUTH 69" 100011 EAST, 18172 FEET ALONG A LINE PAPALLEL TO THE MONUMENT LINE OF THE SECOND NONEXCLUSIVE EASEMENT FOR PRIVATE DRIVE AND PUBLIC UTILITIES:

THENCE SOUTH 20°50'0011 WEST, 206.27 FEET TO THE TRUE POINT OF BEGINNING

#### NEXT RRE HYDRANT IS APPROX. 225-0\* TO THE NORTH ON THE SE CORNER OF BURAL RD. AND E. CARTER OR. 30 EXISTING CURB CUT TO BE IMPROVED PER CITY OF TEMPE DRIVEWAY DETAILT-320 (R) 181.72' S 69" 10' 00" E (M) 181.89' S 69" 10' 48" E 8'6" TVP. ®<sub>7</sub> 70 75 -30 -30 -39 30-16'0" 10 OUTLINE OF EXISTING BUILDING TO BE REMOVED -13 (11) SPACES O1081-20708; L-807.25; O1-5 88: 10 00-6 PUBLIC ROADWAY) RURAL ROAD FUTURE TRAINT PROPOSED BUILDING 8050 SF HT: 25.72 FT 2 43 🗃 🤄 FUTURE TOWNS 30-PROPOSED GLANIN 2,050 SF 124 13 30'-0" SIDE BLDG. SETBACK 200.00 (FI) 198.98 (M), N 69" 10" 00" W MINTON DRIVE ARCHITECTURAL SITE PLAN

#### **KEYED NOTES**

- 2, CONCRETE FILLED PIPE BOLLARO, SEE DETAIL 5/SP-2,
- MENU BOARD SIGN. CONTRACTOR TO VERIFY EXACT LOCATION AND INSTALLATION. SEE DETAIL 2/SPAP.
- GROUND LOOP, SEE DETAIL 4/592 (DETAIL 3/592 FOR EXISTING PARAMENT CONDITIONS.
- 5. DRIMETHRU SIGN (DIRECTIONAL), SEE DETAIL 7/SP-2 6. CLEARANCE BAR.
- 36'H SCREEN WALL TO MATCH EXISTING SHOPPING CENTER, SIE DETAIL B/SP-2
- 9. TRASH ENCLOSURE, SEE DETAIL 6/SP-3
- 10, HANDICAP PARKING SIGN, SEE DETAIL 11/SP42
- 11. SITE LIGHTING. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- 6' ADA ACCESS RAMP W/ 2' DETECTABLE WARNING SURFACE, 1:12 MAX, SLOPE, 6' MAX, RISE, SEE DETAIL 12/SPQ
- 13. ADA ACCESS AISLE.
- 14. CONCRETE PATIO.
- 15, LANDSCAPE AREA,
- 16. DASHED LINE INDICATES ADA ACCESS ROUTE.
- 17, THANK YOU SIGN.
- 18. FIRE RISER ROOM. 19. PROPERTY LINE.
- 20. SES PANEL
- 21, EXISTING FIRE HYDRANT AND FRE RISER STAND PIPE.
- 22. NOT USED.
- 24. PAINTED PEDESTRIAN WALKWAY.
- 25. NOT USED.
- 26, NOT USED.
- 27. REFUSE TRUCK TURNING RADIL 25 FT, INTERNAL AND 45 FT, EXTERNAL
- 28, ENCYCLE PACK, SEE DETAIL 9/99-2,
- 29. UNDERGROUND RETENTION, REFER TO DWIL DRAWINGS. 30, 2°0" PARKING OVERHANG.
- 31, 80°0" DRME-THRU QUEUE LINE.
- 32, PORTION OF EXISTING PLANTER TO REMAIN, EXISTING OLIVE TIRE INSIDE PLANTER TO REMAIN UNDAMASED.
- 33, PYLON/MONUMENT SIGN, SEEDETAIL 1/SP-3
- 34, LINE OF EXISTING PAVING.
- 250/0" FIRE HOSE RADIUS FROM CENTERLINE OF EXISTING STAND FIRE.
- 36. BUILDING CANOPY/AWNING.

#### **GENERAL NOTES**

- REFER TO DUNKIN BRANDS WEBSITE (www.ardus.com/extrer FOR COMPLETE INSTALLATION INFORMATION AND DETAILS.
- 2. ALL SIGNAGE TO BE UNDER SEPARATE REVIEW AND PERMIT.

#### ACCESSIBILITY NOTES

THE CONTRACTOR SHALL RECOME FAMILIAR WITH THE ADIA, AND LOCAL BRANCES FREE REQUIREMENTS AND SHALL ENSURE THAT THE FAMILIAR THE STREETSTOT OF THE APPLICABLE PROJUMENTS. THE FOLLOWINGS A PARTIAL LIST OF SITE FREATCH (TIENDS WITHIN THE SOURCE OF WORK TO PAY PARTICULAR ATTENTION TO.

- ACCESSIBILITY FROM PARKING TO BUILDING INTERIOR.
- PATH OF EGRESS FROM BUILDING TO PUBLIC RIGHT OF WAY

PRICECT NARRATIVE: PRIMOVAL OF ROBITORS AND DEVILOPMENT OF NEW PRIES STANDING BULDING. TO ACCOMMICIATE 4 TEMANTS TOTAL INDEEDS AND ACCOMMICIATE 4 TEMANTS TOTAL INDEEDS AND ACCOMMICIATE BURGING, WHILE WHITCH WAS AND ACCOMMITTO THE EXISTING LANDISCAPPING DESIGN.



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STORE #: 354811 DUNKIN' **DONUTS** 

4715 S. RURAL RD. TEMPE, AZ 85282

DPR SUBMITTAL

ARCHITECTURAL SITE PLAN

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SP-1



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### DUNKIN BRANDS



#### STORE #: 354811 DUNKIN' DONUTS

4715 S. RURAL RD. TEMPE, AZ 85282

DPR SUBMITTAL 06

DPH SUBMITTAL

ARCHITECTURAL FLOOR PLAN

BN1186

A-1.1



STAE	MANUFACTURES MIXEL NO.	00009	
ALL/8D01	METAL SALES TL-17 (24 GAUGE)	PVOF KRYVARI - K7 METALLIC SILV	ER
CB6D-01	HWIDE COMENT BOARD	12" LAP SONG - PANT COLOR AS	SPECIFIC
OMU01	SUPERLITE SPLT FACE CMU	BACK	
OWNOS	SUPERLITE STANDARD OMU	BACK	
EFS01	DRIVAT SYSTEMS, INC. DUDG-10-1020	PAINT COLOR AS SPECIFIED	
EFFSCE	LAHARINA OREOLIAL STUCCO	SANDENIAL PRINT COLOR AS SE	ECFED
MIL01	TED BY GC. BLACKINED STEEL	DESIGNATIO PROVIDE CONTROL S SEAL WITH CLEAR PERMALAC (SC OR SMALAS)	SWAPLE, LUPT NOVA
STEME OT	TED BY GC.	ANDDOOR ALLIMPIUM FRAME W	THOUGH.
	STOREFRONT	INDULATED LOWIE GLASS	
_== PA	UNT (EXTER		
_ne PA		NOR)	utix
EMBH.	UNT (EXTER	NOR)	
ENGL STAL P1100	MANUFACTURE	NOR)	utix
FINEL STAL PT-100 SATH FINEH PT-101	MWARACTHEE MAKE ACTURE MAKE AC	NOR)  COLOR  COL	URY 48%
FRISH 57/02 PT-100 SATIN FRISH PT-101 SATIN FRISH PT-102	MANUFACTURES MANUF	NOR)  COLOR  COL	48% 48%
FEMBL STILL PT-100 SUTINFINISH PT-101 SUTINFINISH PT-102 SUTINFINISH PT-100	MANUFACTURES MANUF	DOOR)  COLUMN	UEX 40% 0% 12%
FINEL DEAL PT-100 SATH FINEH PT-101 SATH FINEH PT-102 SATH FINEH PT-103 SATH FINEH PT-104	MALEACHEE  MALEACHEE  MALEACHEE  SHOWN VALID	COLOR COLOR COLOR COLOR COLOR FONOTE MAG GRIZZLEGIAY MAG CITYLORE MAG GRAY MATTERS	UEN 40% 0% 12% 22%
FINEL STAL PT-100 SATH/FINEH PT-101 SATH/FINEH PT-102 SATH/FINEH PT-103 SATH/FINEH PT-104 SATH/FINEH PT-104 SATH/FINEH PT-105	MATERIAL DE MARIA COLLEGA DE CONTROL DE CONT	COLOR	UN 40% 0% 13% 22% 30%



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### DUNKIN BRANDS [ oct dr jnk think? ]



#### STORE #: 354811 DUNKIN' DONUTS

PROJECT LOCATION 4715 S. RURAL RD. TEMPE, AZ 85282

DPR SUBMITTAL 06.08.15

EXTERIOR ELEVATIONS

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A-5







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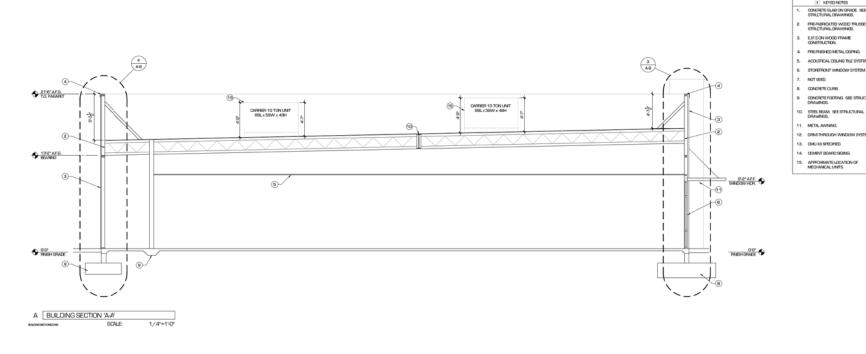
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OPR SUBMITTAL 06.08.15

EXTERIOR ELEVATIONS

BN1186 A-5





CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS.

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### -[eardrinkthinti]



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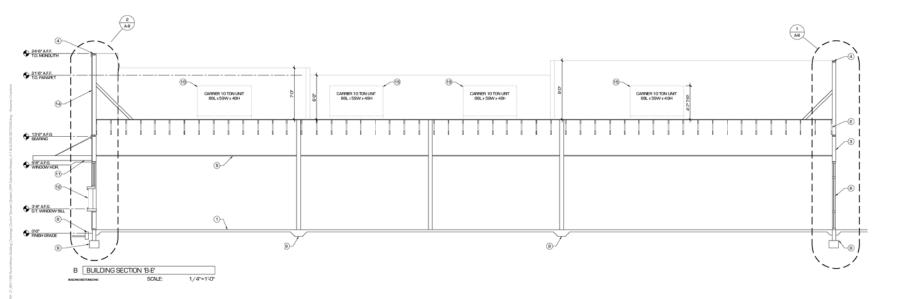
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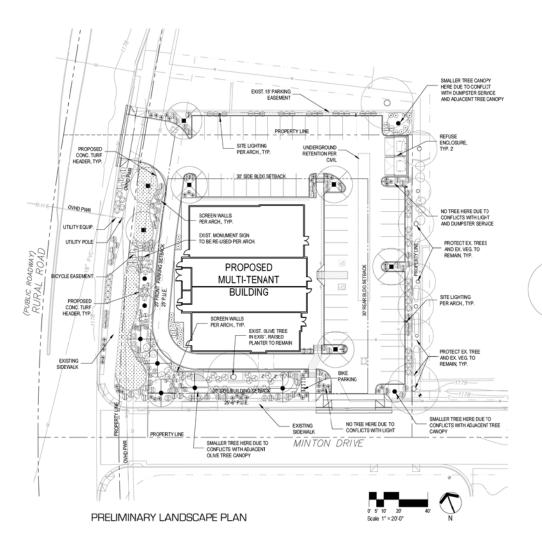
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BUILDING SECTIONS

BN1186

A-7





THIS SITE

QTY.

VICINITY MAP (NOT TO SCALE)



BOTANICAL NAME (COMMON NAME) SIZE - PLANTING/ MATURITY Acada anerua 36° box (1.5 -2.0 Caliper) (Maturity 20' ht. canopy) 36° bax Multi-trunk Olea europaea 'Swan Hill' (Swan Hill Fruitless Olive) (Maturity 30' ht, canopy) Pistacia chinensis 'Sarah's Radience'™ ('Sarah's Radience'™ Chinese Pistache)

PLANT LEGEND

(Maturity 25'- 40' ht. canopy) 36° box (1.75 - 2.5 Caliper) Quercus virginiana (Maturity 50' ht. canopy)

#### PLANTS BELOW 3" HT. AT MATURITY (PER CITY OF TEMPE D.S.D.)

(Live Oak)

$\bigcirc$	Hesperalce parvifolia (Red Yucca)	5 Gal - (3' ht. mature)	18
0 0	Leucophyllum zygophyllum ('Cimmaron'™ Sage)	5 Gal - (3' ht. mature)	5
$\odot$	Muhlenbergia capillaris 'Regal Mst'™ ('Regal Mist'™ Muhly)	5 Gal - (3' ht. mature)	25
((()	Rosmarinus officinalis 'Benenden Blue' (Benenden Blue Rosemary)	5 Gal - (3' ht. mature)	17
$\otimes$	Ruellia brittoniana (Mexican Petunia)	5 Gal - (3' ht. mature)	11

	0	(moocan retaina)		
PL	LANTS BE	LOW 2" HT. AT MATURITY (PER CITY OF TEM	IPE D.S.D.)	
	<b>®</b>	Agave ocahui (Amolilo)	1 Gal - (2' ht. mature)	4
(		Convolvulous cneroeum (Bush Morning Glory)	1 Gal - (2 ht. mature)	2
	1	Euphorbia antisyphilitica (Candelilla)	1 Gal - (2' ht. mature)	3
(	1	Lantana montevidensis (Purple Trailing Lantana)	1 Gal - (1" ht. mature)	5
(	$\Box$	Lantana spp. "New Gold" (New Gold Lantana)	1 Gal - (2 ht. mature)	1
	$\Theta$	Rosmarinus officinalis 'Huntington Carpet'	1 Gal - (1' ht. mature)	3

#### INERT MATERIALS

Decomposed Granite Top-dress 1/2" sized (screened) in all planting and non-paved areas except turf. Color: Saddleback Brown. Approx. 7,640 s.f. at 2" depth.

#### NATURAL TURF

Mid-Iron Sod as supplied by Western Sod. Approx. 1,590 s.f.

CALL TWO WORKING DI MEPORE YOU DISC 263-1100



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#### STORE #: 354811 **DUNKIN' DONUTS**

4715 S. RURAL RD. TEMPE, AZ 85282

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BN1186 **PRELIMINARY** LANDSCAPE PLAN

#### PROJECT DATA TABLE

SQUARE FOOTAGE OF 'ON-SITE' LANDSCAPING: 8,305 SQ.FT.

SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY (OFFSITE) LANDSCAPING: 925 SQ.FT.

TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-STE LANDSCAPING: 9230 SQ FT.

PERCENT LANDSCAPE COVERAGE BASED ON NETSITE AREA: 9,230 / 40,320\*\* = 22%

TOTAL SQUARE FOOTAGE OF ALLOWED WATER-INTENSIVE LAND SCAPE: 8506 x 20% = 1701 S.F. MAX

TOTAL SQUARE FOOTAGE OF PROPOSED TURF: 1590 SQ.FT.

" NET SITE AREA CALCULATION INCLUDES ONLY THE AREA WITHIN THE PROPERTY LINE BOUNDARIES

TIES:

ALI NON-PAVED AREAS, EXCEPT TURF, SHALL BE COVERED WITH DECOMPOSED GRAVITE, 2 MINIMUM DEPTH.

ALL PLANT SPECES SHALL CONFORM TO ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER

ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION STANDARDS.

ALL PLANTING AREAS WILL BE AUTOMATICALLY IRRIGATED WITH A PROGRAMMABLE DRIP IRRIGATION

SYSTBAL
THERE ARE EXISTING TREES AND SHRUBS ALONG THE EAST SIDE OF THE EAST PROPERTY LINE THAT
SHALL BEHAMIN IN PLACE. IF, PRAMAGED DURING THE COURSE OF CONSTRUCTION, THE MATERIALS
SHALL BE REPLACED IN KIND WITH COMPARABLE SPECIES AND SIZE.
SYSTING QUIVE THEE IN EXISTING RAYSED PLAYIES SHALL BE MARKHAINED. IF DAMAGED DURING THE

COURSE OF CONSTRUCTION, THE TREE SHALL BE REPLACED WITH COMPARABLE SIZE FRUITLESS 'SWAN HILL' OLIVE.



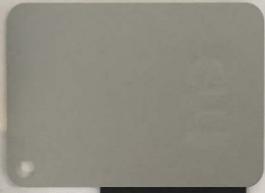
PROJECT NAME: DUNKIN DONUTS | STORE #3454811
ADDRESS: 4715 S. RURAL ROAD, TEMPE, AZ 85282
ARCHITECT: BAR NAPKIN PRODUCTIONS



CMU-01 / split face anu mfg. superlite color black



CMU-02 / standard anu mfg: superlite color: black



ALU-SD-01/ aluminum siding mfg: metal sales color: metallic silver



MTL-01 / blackened metal mfg. t.b.d. by contractor finish: clear seal



PT-100 / paint mfg: sherwin williams color: sw7072



PT-107 / paint mfg: sherwin williams color: sw6884



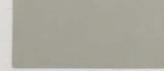
PT-101 / paint mfg: sherwin williams color: sw7069



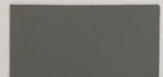
PT-104 / paint mfg: sherwin williams color: sw7066



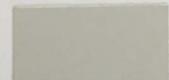
PT-102 / paint mfg: sherwin williams color: sw7068



PT-105 / paint rifg: sherwin williams color. sw7065



PT-103 / paint mfg. sherwin williams color: sw7067



PT-106 / point mfg. sherwin williams. color sw7064



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