

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

Meeting Date: 08/09/2016
Agenda Item: 6

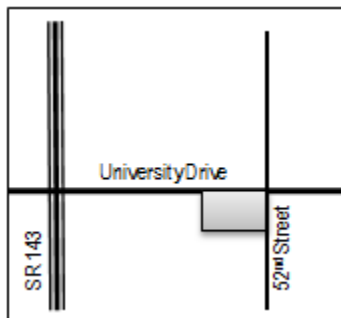
ACTION: Request for a Development Plan Review of a new 5,848 square-foot convenient store and a Use Permit to exceed the parking maximum (125%) for **QUIKTRIP #400**, located 2111 West University Drive. The applicant is Huellmantel & Affiliates.

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

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: **QUIKTRIP #400 (PL160600)**, is requesting a new 5,848 square-foot convenient store. There is an existing QuikTrip store on this site that will be demolished and rebuilt to meet their corporation new building design. The new site layout will consist of two (2) refueling canopies, one being located on each side of the building; and the building will be positioned closer to the street. The request includes the following:

1. Development Plan Review including site plan, building elevations and landscape plan.
2. Use Permit to allow greater than the maximum 125% surface parking for use.



Existing Property Owner	QuikTrip Corporations
Applicant	Lauren Proper Potter, Huellmantel & Affiliates
Zoning District	GID (General Industrial)
Gross / Net site area	2.61 gross acres / 2.59 net acres
Total Building Area	5,848 SF
Lot Coverage	6% (no standard maximum allowed)
Building Height	24'-0" (35'-0" maximum allowed)
Building Setbacks	160'-5" front (52 nd Street), 94' street side (University Dr.), 72'-3" side (south), 135'-0" rear (25, 25', 0', 0' min.)
Landscape area	34% (10% minimum required)
Vehicle Parking	78 provided (20 minimum required, 25 maximum allowed)
Bicycle Parking	5 provided (6 minimum required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby, Planner I (480) 858-2394

Department Director: Jeff Tamulevich, Interim Community Development Director
 Legal review by: N/A
 Prepared by: Obenia Kingsby, Planner I
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located on the southwest corner of 52nd Street and University Drive and is zoned General Industrial (GID). The total project area affected by this proposal is approximately 3.76 acres. There are three (3) existing buildings that will be demolished as part this proposal. The QuikTrip will be rebuilt with a new corporate design and two fuel canopies. There will be 1.15 acres of surplus property as a result of this project; the excess land is on the southeast corner of University Drive and Hohokam Drive and may be used for future development.

Existing entitlements to remain in effect are: a use permit to allow retail (convenience store) and gas/fuel sales in GID. Existing uses on the site include: gas/fuel sales, retail and office.

This request includes the following:

1. Use Permit to exceed the parking maximum of 125%.
2. Development Plan Review which includes: a new 5,848 square-foot convenient store.

The applicant is requesting the Development Review Commission take action on the items listed above. For further processing, the applicant will need approval for a Subdivision Plat.

PRELIMINARY SITE PLAN REVIEW

- December 9, 2015: First preliminary site plan review comments provided; staff required a 2nd preliminary review (consisting of at minimum a revised site plan, elevations and a landscape plan). Requested that applicant provide a traffic impact study, bus pull out easement, and double refuse enclosure to accommodate trash and recycling.
- January 8, 2016: Second preliminary site plan review comments provided. Informed applicant that the minimum tree requirement was not being met and to provide the required project data.
- March 2, 2016: First formal review comments provided. Requested that future bus pull out to be shown on site plan and provide the necessary project data.

PUBLIC INPUT

- Neighborhood meeting not required.
- No public input was received prior to completion of this report.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to exceed the parking maximum of 125% for surface parking.

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

1. *Any significant increase in vehicular or pedestrian traffic.* There will not be a significant increase in vehicular or pedestrian traffic. Two (2) buildings are being removed from the proposed site and one (1) building is to be demolished and rebuilt with new design.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* This project will not exceed ambient conditions that arise from odor, dust, gas, noise, vibration, smoke, heat or glare.
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.* This project does not conflict with the goals and objectives of General Plan 2040 and will no contribute to the deterioration of the neighborhood or downgrading of property values.
4. *Compatibility with existing surrounding structures and uses.* Project will be compatible with the existing surrounding structures and uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* There will be adequate control of disruptive behavior both outside and inside of

the premise through both lighting and visual surveillance.

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

DEVELOPMENT PLAN REVIEW

Site Plan

The property is 2.61 acres size. The new QuikTrip building will be pushed closer to the University Drive property line than the existing building. There will be fueling canopies on both sides of the building and site can be accessed from three streets (University Drive, 52nd Street and Hohokam Drive). The 1.15 acres of surplus property may be used for future development, but will serve as a vehicular connection to the proposed QuikTrip convenient store site.

Building Elevations

The building will be a 24'-0" in height and designed to the standards of the next generation QuikTrip stores. The building mainly consists of brick and tile. All three entry ways to building will have a metal canopy above. Roof top mechanical equipment will be screened by metal paneling painted to compliment the building. There is a significant amount of glazing proposed for the north, west and east elevations. The storefront system framing will match the canopy fascia. The gas canopies will use the same materials as the building.

Landscape Plan

On-site landscaping totals 34%. The landscape layout will provide a comfortable pedestrian environment. Trees proposed along the street frontage are Sissoo, Chinese Pistache, Mesquite and Live Oak; the applicant is providing large variation of ground cover as well. The street frontage for the surplus property to the west of the proposed QuikTrip site will be completed with this project..

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 elevations incorporate brick veneers and glazing, which are desired for this location. The placement, massing and materials 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; landscaping, gas canopies and building entrance canopies provide shade to the majority of pedestrian areas and will assist in mitigating heat gain/retention and energy conservation.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials primarily consist of brick veneer and glazing, which are desired materials for this location.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; landscape and building elements are appropriately scaled to site.*
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 is significantly setback from the street. There is a relief in monotony by changes in both horizontal and vertical planes.*
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 of building create visual interest and there are views from the inside of the building out to 52nd Street and University Drive.*

7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; there is a bus stop located on each corner of the 52nd Street and University Drive intersection.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; majority of vehicular circulation would occur along the perimeter of site. Gas pump canopies are spaced a significant distance from building entrances which should allow for safer circulation on-site.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; plans have been reviewed by the Police Department, and comments provided to applicant. The height of proposed landscaping adjacent to the public sidewalks will comply with CPTED principles.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; right-of-way landscaping delineates pedestrian pathways at the perimeter of the site; landscape islands and hardscape have been implemented appropriately to provide delineation from parking, buildings and driveways.*
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; signs are subject to a separate plan review.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting must comply with current code requirements to meet minimum illumination levels and be non-intrusive to adjacent properties.*

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

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

USE PERMIT CONDITIONS OF APPROVAL:

1. This Use Permit is valid only after a Building Permit has been obtained and the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during building plan check process.
3. 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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations and landscape plan dated July 8, 2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. An amended subdivision plat is required for this development and shall be recorded prior to issuance of building permits.

3. Final Traffic Impact Study must be submitted and approved by Public Works (Transportation Division) prior to issuance of building permits.

Site Plan

4. Provide double refuse enclosure to collect and stage for both trash and recycling. A minimum forty-five (45) feet of unobstructed straight-line backing is required for servicing. Double swing gate is required for enclosure.
5. Provide a minimum of six (6) bike spaces.
6. 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.
7. 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.
8. Provide upgraded paving at each driveway consisting of integral colored 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.
9. 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.
10. 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

11. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
12. 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

13. The materials and colors are approved as presented:
 - Main Building – Interstate Brick – Bronzestone
 - Secondary Building – Daltile – MP04 Radiant Iron
 - Accent Banding – Interstate Brick – Midnight
 - Rear Service Doors – Sherwin Williams – custom color (QT Brown)
 - Mechanical & Refuse Screening - Anodized aluminum frame – Pella – Burnished Bronze BR
 - Fascia – Alpollic – HLZ aluminum

Provide primary building colors and materials with a light reflectance value of 75 percent or less.

14. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
15. Conceal roof drainage system within the interior of the building.
16. 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.
17. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
18. 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

19. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting.
20. Illuminate building entrances dusk to dawn to assist with visual surveillance at these locations.

Landscape

21. Provide a minimum of 40% vegetative ground cover.
22. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
23. 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 right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape on site or in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site or in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.
24. 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.
25. 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.
26. 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.

Addressing

27. Provide address sign(s) on the building elevation facing the street to which the property is identified.
 - 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 numbers or letters 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.

- 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.
- The Use Permit is valid for QuikTrip and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Any intensification or expansion of use shall require a new Use Permit.
- DEADLINES:
 - Use Permit approvals shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit 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 Use Permit.
 - 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.
- 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: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details DS116 and DS118 and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. 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: 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.
- POLICE DEPARTMENT SECURITY REQUIREMENTS:
 - Refer to Tempe City Code Section 26-70 Security Plans.
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage ambush.
 - 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.
 - The Owner is required to prepare a security plan for this project with the Police Department. The architect should be involved to verify any modification that would require design revisions. To avoid revisions to permitted construction documents, initial meetings with the Police Department regarding the security plan are recommended before building permits are issued. At a minimum, the Owner shall contact the Police Department to begin security plan process approximately eight weeks prior to receipt of certificate of occupancy.
- TRAFFIC ENGINEERING:
 - Provide 8'-0" wide public sidewalk along arterial roadways, or as required by Traffic Engineering Design Criteria and Standard Details.
 - 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.
- 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.

- CIVIL ENGINEERING:
 - An Encroachment Permit or License Agreement must be obtained from the City for any projections into the right of way or crossing of a public utility easement, prior to submittal of construction documents for building permit.
 - Maintain a minimum clear distance of twenty-four (24) feet between the sidewalk level and any overhead structure.
 - 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.

- SOLID WASTE SERVICES:
 - 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. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
 - 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.

- 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to www.tempe.gov/signs.

- **DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

September 26, 2001 Board of Adjustments approved following for QuikTrip #439 (BA010238), located at 2111 West University Drive in the I-1, Light Industrial District.:

A) Use Permit to allow a fuel dispensing facility with a retail component consisting of store area of 5,419 s.f. and a fuel island canopy area of 11,594 s.f. Net area is 1.67 acres.

B) Variance to allow a fuel dispensing facility to be located at the intersection of one (1) arterial (University Drive) and one (1) non-arterial street (52nd Street) as opposed to the intersection of two (2) arterial streets.

October 17, 2001 Design Review Board approved building elevations, site plan and a landscape plan for QuikTrip #439 (DRB01227/DS010581), located at 2111 West University Drive in the I-1, Light Industrial District.

Note: There is no history available for the existing office buildings on-site that are proposed to be demolished as part of this project.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Section 6-308, Use Permit



DEVELOPMENT PROJECT FILE

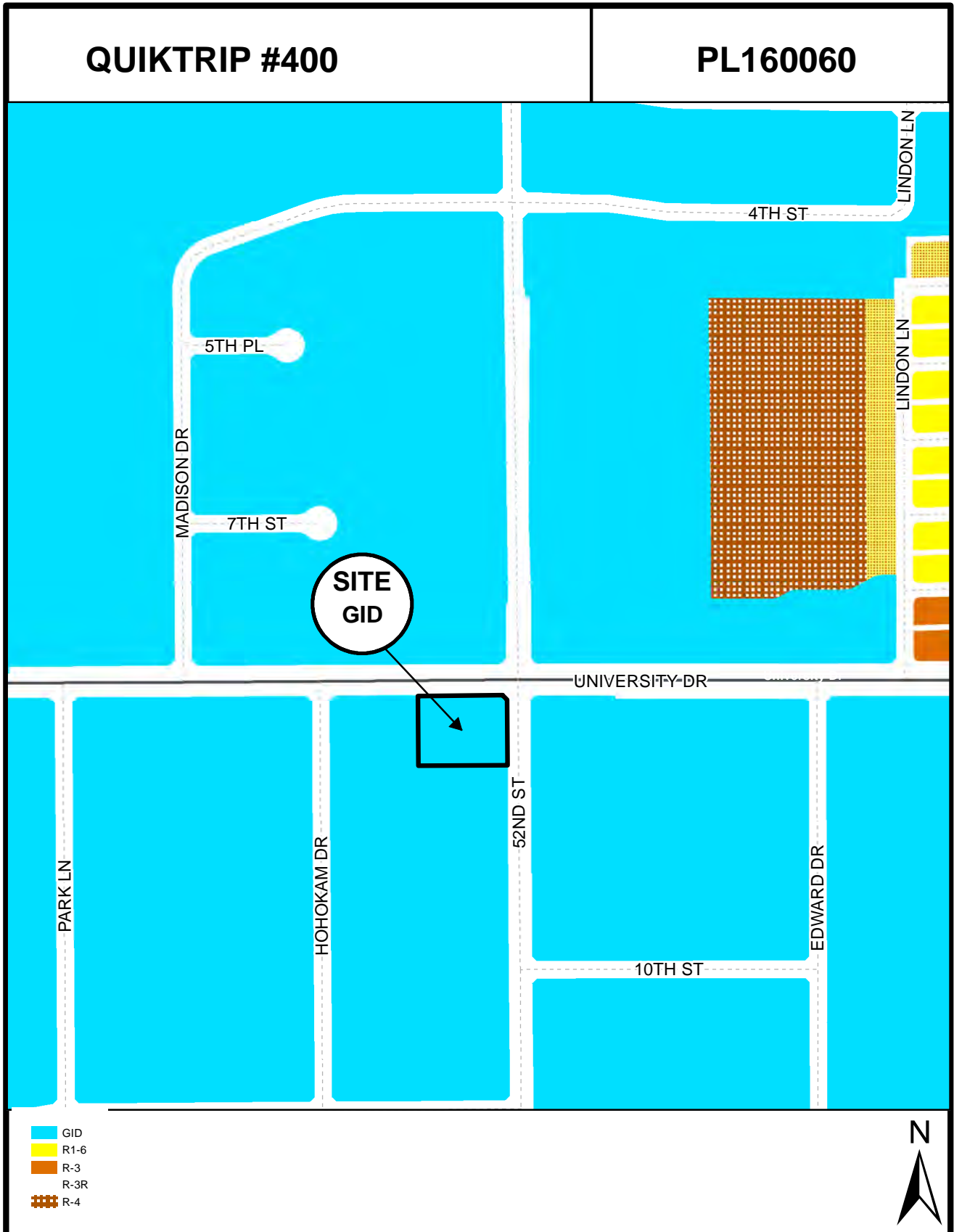
for

QUIKTRIP #400

(PL160060)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-9. Letter of Explanation
10. Site Plan
11. Color Elevations
- 12-15. Black and White Elevations
- 16-17. Perspectives
18. Building Sections
19. Floor Plan
20. Landscape Plan
21. Photometric Plan
- 22-29. Site Photos



Location Map

QUIKTRIP #400

PL160060



Maricopa County Assessor's Office



Aerial Map



QUIKTRIP #400

2111 W. University Drive

LETTER OF EXPLANATION

DEVELOPMENT PLAN REVIEW & USE PERMIT

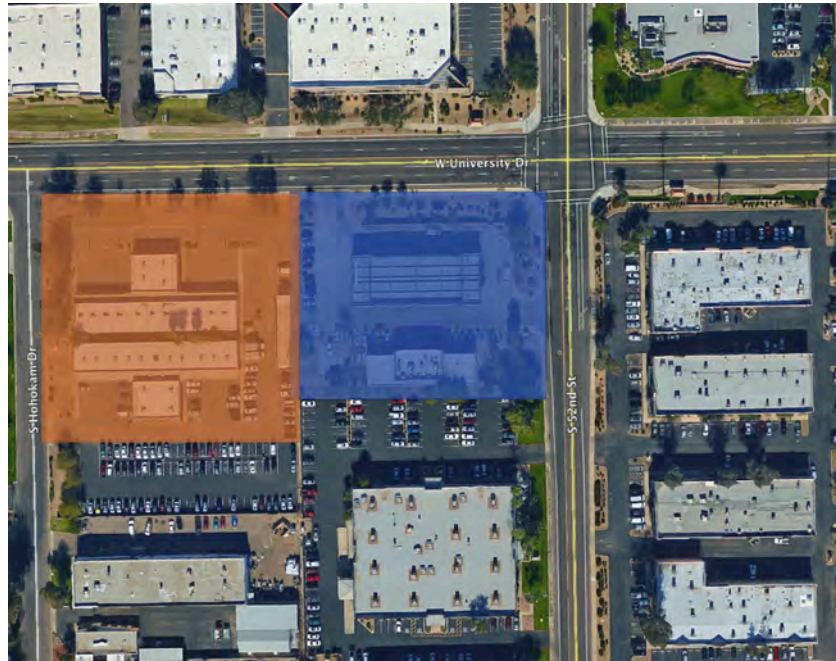


HUELLMANTEL
AFFILIATES

P.O. Box 1833 - Tempe, Arizona 85280-1833 – 480.921.2800 - charles@huellmantel.com

SUMMARY

QuikTrip Corporation currently owns and operates a fueling station with food and convenience items located at the southwest corner of University Drive and 52nd Street as indicated on the map below in blue:



QuikTrip has acquired the adjacent parcel highlighted above in orange in order to revamp the existing store. QuikTrip would like to tear down the existing older generation store and build its newest Generation III store. The newer stores are larger and feature upgraded design features including brick construction instead of block, thicker glazing and steel framing instead of aluminum.

The new fueling station with food and convenience items will be reoriented in a manner that allows more efficient and safer access off of University Drive by creating two driveways. As with many QuikTrip stores, people frequent this location for the market portion as well as for fueling services, and QuikTrip has designed the new store on this site with a larger number of parking spaces to better accommodate its customers.

In order to accommodate these requests, QuikTrip is requesting approval of a Development Plan Review for the new store as well as a Use Permit to provide greater than 125% of the required parking.

DEVELOPMENT PLAN REVIEW

QuikTrip's proposed redevelopment of the existing service station at this location will conform to the following ZDC standards:

1. Placement, form, and articulation of buildings and structures provide variety in the streetscape;

The building is set back approximately 80 feet from the front property line, allowing for variation between the appearance of nearby buildings and QuikTrip. QuikTrip's design aesthetic includes building heights that are appropriate and in concert with the surrounding buildings and a simple yet modern façade that blends in with the architecture themes in the area.

2. Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;

QuikTrip's fueling stations allow for natural shade to mitigate heat gain in a number of ways. The gas canopies provide shade for a large portion of the site and are designed specifically to provide comfort to customers who are outside fueling their vehicles. The store design includes canopies that are architecturally integrated to provide continuity with the design elements of the site as a whole. Furthermore, the orientation of the store is designed to minimize the impact of heat from sun exposure. The front of the store – which features large windows – faces north so as to not receive direct sunlight.

3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;

The building materials are of superior quality and are varied in a way that will provide visual interest. QuikTrip's Generation III stores feature the highest quality of materials and thoughtful design of any QuikTrip store to-date. Some of these upgraded materials include a variety of brick (as opposed to block construction) including accent bands to break up the design and provide horizontal articulation. These design details are consistent with other architecture in the area that features brick construction. Additionally, the store's large windows and steel framing blend the more classical brick design with sleek, modern elements that allow QuikTrip to blend in seamlessly with both newer and more traditional architecture.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;

The proposed QuikTrip will be similar in scale to the existing store, which relates well with the surrounding office and industrial uses. Large setback distances from University Drive to the building allow for significant landscaping adjacent to the sidewalk and street frontage, which softens the appearance of the site and provides for effective integration into 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;

QuikTrip's proposed building redesign does not feature any large building masses. The majority of this site consists of open space and the building and gas canopies are scaled for a

pedestrian experience at the street level. QuikTrip also provides a large portion of its total landscaping along the street frontage of its sites along sidewalks to provide for the best pedestrian experience.

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 building façades provide for a variety of materials designed to compliment each other while maintaining a unique character that avoids monotony in the design. Canopies extend across the entryway sidewalk and are placed at a height that provides for an appropriate pedestrian scale. These canopies are designed in a way that is both utilitarian and aesthetically pleasing and are used as architectural elements to provide variation in materials and appearance that create visual interest.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;

This site is served by Valley Metro Bus Route 30 with a stop located at 52nd Street and University Drive. Sidewalks along the street frontage with appropriate and well-maintained landscaping provide for a pleasant pedestrian experience and QuikTrip designs its sites with these elements in mind. Drive aisles are created to provide for safe circulation of both vehicles and pedestrians with maximized visibility and are well lit during evening hours.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;

QuikTrip understands the importance of providing a safe environment, particularly in an area where pedestrian and vehicular activity are highly prevalent. As such, QuikTrip designs its fueling stations to provide safe circulation to minimize conflicts between pedestrian and vehicular traffic. There are not conflicts with surrounding residential uses because QuikTrip is located in a commercial and industrial corridor on the south side of University Drive.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;

Design that discourages criminal activity is an important factor in QuikTrip's stores, and QuikTrip met with the Tempe Police Department to create a design that fosters a safe environment. The site is designed to be open with the store set back at a distance that allows for natural surveillance. Lighting is provided at an appropriate level and landscaping is maintained so as to not become overgrown or unsafe. Furthermore, QuikTrip staff are trained specifically to maintain a presence outside of the store to further discourage criminal activity.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways;

Landscape has been placed throughout the site to separate various areas and to provide delineation between vehicular and pedestrian elements as well as to separate the storefront from the remainder of the site.

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; and

Signage will be provided consistent with the conditions that currently exist on site. The architectural elements of the building function as a compliment the signage so that signage is integrated into the design of the building. The signage will be compatible in scale, design, color and orientation with the site.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.

Lighting will be provided consistent with the current conditions on site. The site is surrounded by office and industrial uses, and thus the lighting does not create a negative effect on the area.

USE PERMIT

QuikTrip is requesting a Use Permit to allow more than 125% of the minimum required parking. The ZDC provides for vehicular parking in Retail – Convenience store/gas situations at a rate of 1 space per 300 square feet. This would provide for 19 spaces at this location, allowing up to 24 parking spaces without a Use Permit. It has been QuikTrip's experience at this site that more parking is required, and as such we are requesting a Use Permit to allow 78 parking spaces (4 of which are accessible).

We believe the Use Permit is justified based on compliance with each of the criteria below:

- a. not cause any significant vehicular or pedestrian traffic in adjacent areas, and*
The reconstruction of the existing fueling station at this location will not cause any significant vehicular or pedestrian traffic in adjacent areas for a number of reasons. Primarily, the site has been designed to accommodate customers who are already in the area and to circulate them onto University Drive – an arterial street as identified in the General Plan 2040 and onto 52nd Street – a collector street. By properly designing this location, QuikTrip provides for ingress and egress that do not result in significant vehicular or pedestrian traffic in adjacent areas. Also, the adjacent areas are businesses within an industrial park area and it is unlikely that customers of QuikTrip will go into the industrial park unless that is their intended destination. It is our experience that customers of QuikTrip stop on their way to or from another location and continue on their path of travel after visiting our store. As a result, the rebuild of this QuikTrip store will not cause any significant vehicular or pedestrian traffic in adjacent areas.
- b. not cause any nuisance (odor, dust, gas, noise, vibration, smoke, heat or glare, etc.) exceeding that of ambient conditions, and*
QuikTrip is currently operating a fueling station at this location, and the stores that QuikTrip operates are designed to be an amenity to the locations they serve. There is no nuisance caused by the existing store that exceeds current ambient conditions, and there will not be any additional odor, dust, gas, noise, vibration, smoke, heat or glare from the reconstruction of this QuikTrip. QuikTrip stores are well-maintained specifically to prevent these nuisances from occurring, and many of these nuisances apply to heavy industrial uses that are not applicable to the operation of a fueling station.
- c. not contribute to the deterioration of the neighborhood or be in conflict with the goals, objectives and policies of the City, and*
This QuikTrip is appropriately located within an industrial park and office area along an arterial roadway and one of Tempe's busiest roadways. The existing QuikTrip has been a good neighbor for the area and actively works to improve its surroundings by providing a clean and safe environment that is meticulously managed and maintained. The use is in conformance with the Zoning and Development Code as well as the General Plan 2040, and is not in conflict with any goals, objectives or policies of the City.

d. be compatible with existing surrounding structures, and

The existing surrounding structures are office and industrial park buildings. The existing QuikTrip creates architectural variation and the proposed redesigned building only improves upon the design features of the current store aesthetic. The redesigned Generation III store blends classic architecture through the use of brick construction with modern design elements that feature large glass windows and metal accents to allow the store to fit seamlessly into the area without blending in with some of the more drab surrounding buildings.

e. not result in any disruptive behavior which may create a nuisance to the surrounding area or general public.

QuikTrip is well known for its quality of design and skillfully managed stores that discourage criminal activity and provide 24-hour surveillance for the area. This store will not result in any disruptive behavior that may create a nuisance to the surrounding area or general public and will very likely have the opposite effect – fostering a safer environment by providing a well-lit and operational facility with constant surveillance and visual employee activity outside to maintain a customer-friendly ambiance.

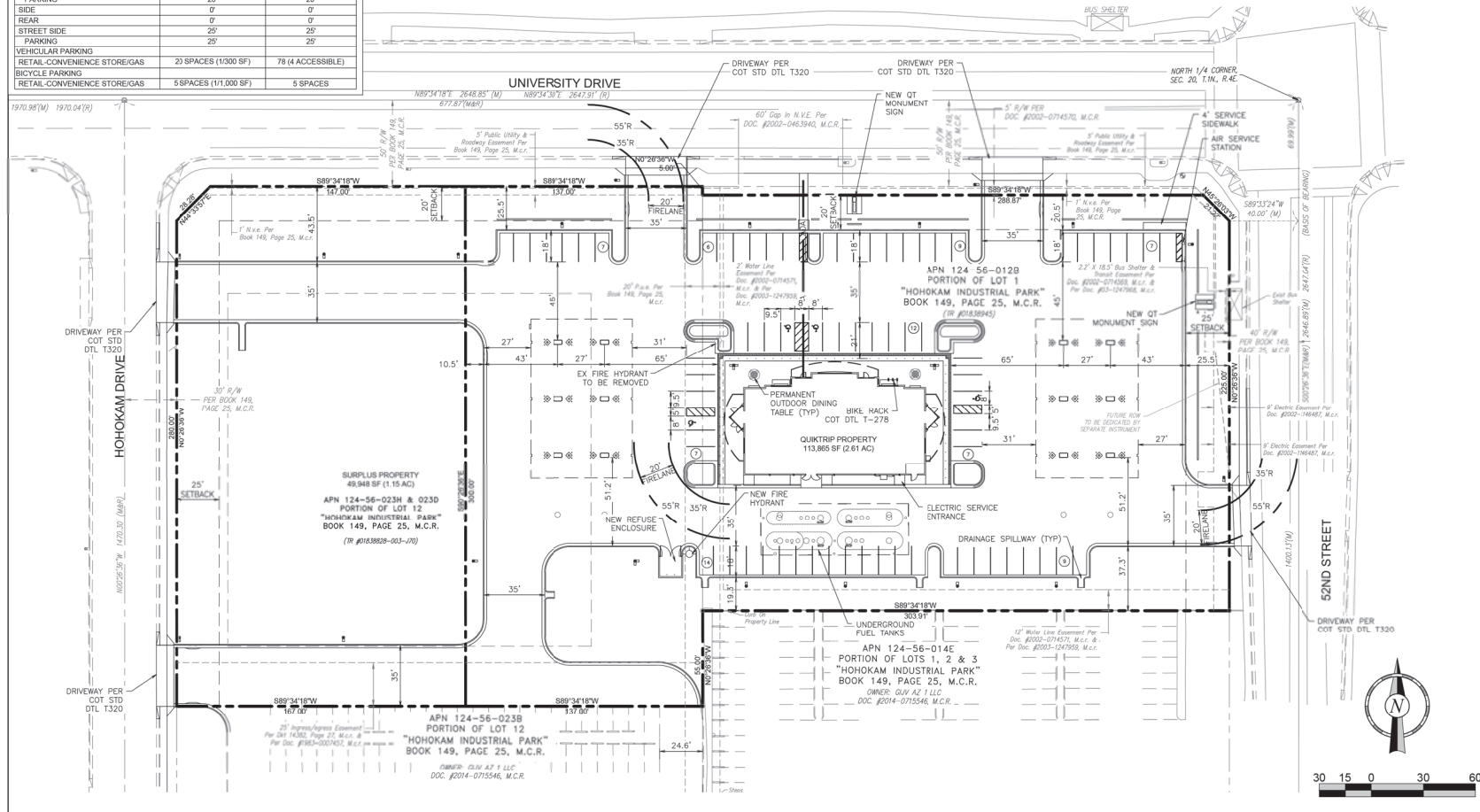
QUIKTRIP STORE #0400

PROJECT DATA		
GENERAL PLAN	GID	PROPOSED
PROJECT LAND USE	COMMERCIAL	COMMERCIAL
PROJECT DENSITY	NONE	NONE
ZONING	GID	GID
SITE AREA		
NET		2.59 AC
GROSS		2.61 AC
BUILDING AREA TOTAL		11,345 SF (11%)
BUILDING AREA		5,848 SF
BUILDING OVERHANG AREA		661 SF
TIPO CANOPY AREA (2 - IDENTICAL)		10,836 SF
BUILDING HEIGHT	39'-0"	24'-0"
BUILDING LOT COVERAGE	NS	0.15 AC (6%)
INCLUDING CANOPY COVERAGE	NS	0.40 AC (15%)
SITE LANDSCAPE COVERAGE	10% MIN	0.89 AC (34%)
LANDSCAPE AREA OF SITE (ROW)		8,364 SF
BUILDING SETBACKS		
FRONT	25'	25'
PARKING	20'	20'
SIDE	0'	0'
REAR	0'	0'
STREET SIDE	25'	25'
PARKING	25'	25'
VEHICULAR PARKING		
RETAIL-CONVENIENCE STORE/GAS	20 SPACES (11000 SF)	78 (4 ACCESSIBLE)
BICYCLE PARKING		
RETAIL-CONVENIENCE STORE/GAS	5 SPACES (11,000 SF)	5 SPACES

PROJECT DATA	
SITE AREA	
PROJECT PROPERTY	113,865 SF (2.61 AC)
SURPLUS PROPERTY	49,948 SF (1.15 AC)
PARKING PROVIDED 74 PLUS 4 ACCESSIBLE	
BICYCLE COMMUTE AREA	
BUILDING CODE CONSTRUCTION TYPE: TYPE-VB	
SPRINKLERS/FIRE ALARMS PROVIDED	

NOTE:
QUIKTRIP MONUMENT SIGNS TO BE PERMITTED UNDER A SEPARATE DPR.

SITE LEGEND	
	PROPERTY LINE
	SECTION/ROAD CENTERLINE
	ROAD CENTERLINE
	EASEMENT LINE
	ADA
	ADA TRAVELWAY
	CURB LINE (TRACK)
	EXISTING CONCRETE CURB AND OUTLET
	FIRE LANE
	PARKING SPACE INDICATOR
	MULTIPLE PRODUCT DISPENSER WITH CANOPY
	COLLING AND BOLLARDS
	FUEL SYSTEM ACCESS MANWAY



QuikTrip No. 0400
2111 W. UNIVERSITY DR
TEMPE, AZ

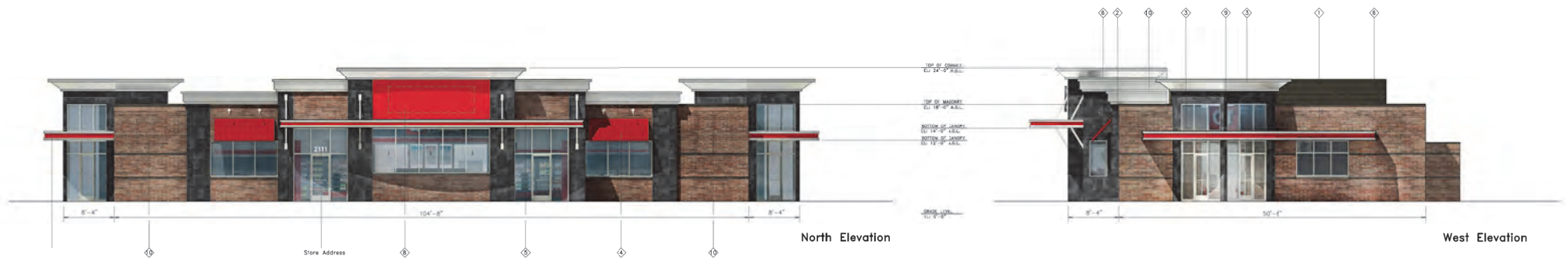


PROTOTYPE: P-47 (REV.1/16/17)
DIVISION: 05
VERSION: 00
DESIGNED BY: CAG/JAW
DRAWN BY: CAG/JAW
REVIEWED BY: CAG

REV.	DATE	DESCRIPTION
1	04/18/16	ISSUE COMMENTS
2	04/18/16	REVISE COMMENTS ADDRESSED

ORIGINAL ISSUE DATE: DEC 21, 2015

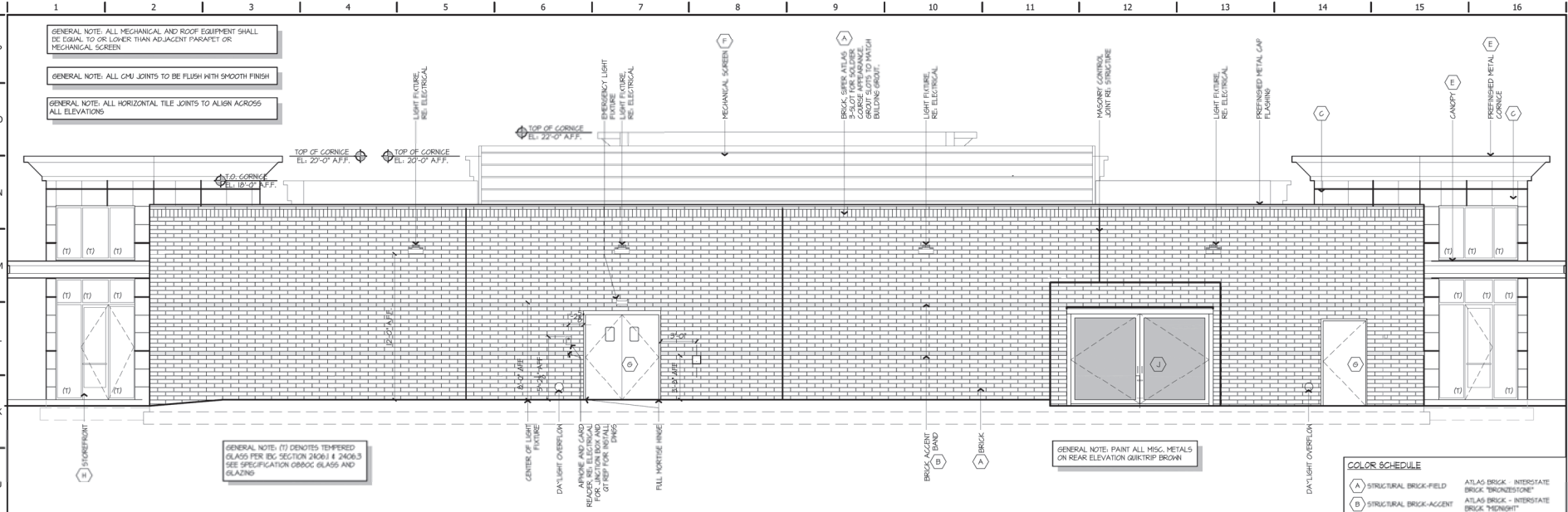
SHEET TITLE: SITE PLAN
SHEET NUMBER: 1 of 3



Store # 0400 Angled Entry Buildings Elevations	Address: 2111 W. University Dr.	City, State: Tempe, AZ
Serial # 05-0400-BST1	Scale: 1/16"=1'-0"	Issue Date: 3/15/16
Drawn By: BP	Rev/Notes:	

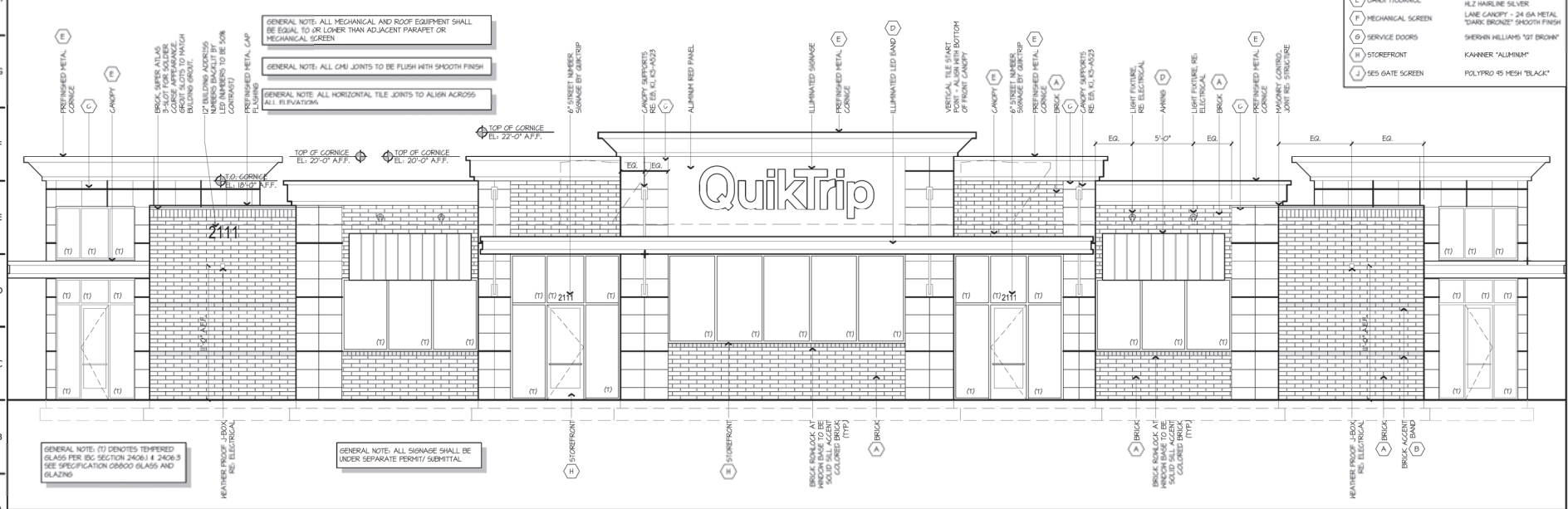
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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRICK	UNIVERSITY BRICK	UNIVERSITY BRICK
2	WOOD	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
3	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
4	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
5	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
6	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
7	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
8	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
9	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
10	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING
11	GLASS	ALLEN INDUSTRIES	SPRINKLE BEAM AWNING



H1 REAR ELEVATION (SOUTH)

1/8" = 1'-0" A1-A101



A1 FRONT ELEVATION (NORTH)

1/8" = 1'-0" A1-A101

COLOR SCHEDULE		
(A)	STRUCTURAL BRICK-FIELD	ATLAS BRICK - INTERSTATE BRICK "BRONZESTONE"
(B)	STRUCTURAL BRICK-ACCENT	ATLAS BRICK - INTERSTATE BRICK "HONEYCOMB"
(C)	TILE MEMBRANE ON BRICK CHU	DAL-TILE - "RADIANC RICH" HP-C4
(D)	STRANDING SEAM ANNING/ILLUMINATED BAND	RED POLYCARBONATE 3/4" X 3/4"
(E)	CANOPY/CORNICE	ARLIC ACB HLZ MARLINE SILVER
(F)	MECHANICAL SCREEN	LAME CANOPY - 24 GA METAL "DARK BRONZE" SMOOTH FINISH
(G)	SERVICE DOORS	SHERWIN WILLIAMS "GT BROWN"
(H)	STOREFRONT	KAWNEER "ALUMINUM"
(J)	SEAS GATE SCREEN	POLYTRIP 45 MESH "BLACK"

KDF JOB #: 10510

300 W. Clarendon Avenue Suite 320
Phoenix, AZ 85013
P: 602.234.1388 F: 602.234.1413

QuikTrip No. 0400

2111 W UNIVERSITY DR
TEMPE, ARIZONA

PROTOTYPE	PHAS
DIVISION	PH000K
VERSION	GEN 03
DATE	02-04-2016

REV	DATE	DESCRIPTION

PERSONAL ISSUE DATE: 03/02/2016

SHEET TITLE:
EXTERIOR ELEVATIONS

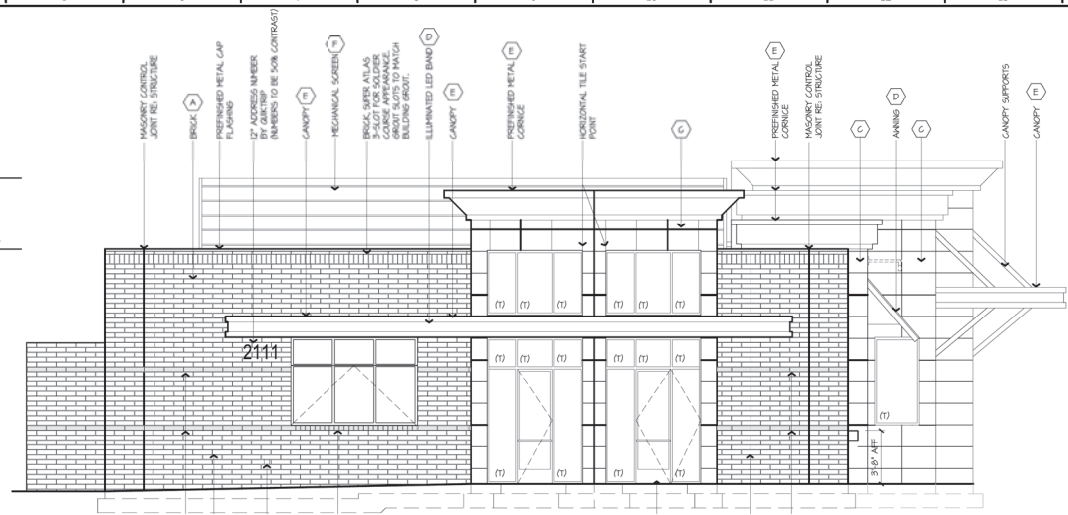
SHEET NUMBER:
A201

GENERAL NOTE: ALL MECHANICAL AND ROOF EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT PARAPET OR MECHANICAL SCREEN

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL TILE JOINTS TO ALIGN ACROSS ALL ELEVATIONS

GENERAL NOTE: (T) DENOTES TEMPERED GLASS PER IBC SECTION 2406.1 & 2406.3 SEE SPECIFICATION 08000 GLASS AND GLAZING



TOP OF CORNICE
EL: 22'-0" AFF.

TOP OF CORNICE
EL: 20'-0" AFF.

TOP OF CORNICE
EL: 18'-0" AFF.

TOP OF MASONRY
EL: 16'-0" AFF.

BOTTOM OF CANOPY
EL: 12'-0" AFF.

BOTTOM OF CANOPY
EL: 10'-0" AFF.

TOP OF ACCENT BAND
EL: 8'-0" AFF.

TOP OF ACCENT BAND
EL: 4'-0" AFF.

COLOR SCHEDULE	
(A) STRUCTURAL BRICK-FIELD	ATLAS BRICK - INTERSTATE BRICK "BRONZSTONE"
(B) STRUCTURAL BRICK-ACCENT	ATLAS BRICK - INTERSTATE BRICK "DIGNITY"
(C) TILE MEMBRANE ON BRICK CMU	CMU-TILE - "RADIANT IRON" HP-C4
(D) STRANDING SEAM ANNING/ILLUMINATED BAND	RED POLYCARBONATE 3/4 5024
(E) CANOPY/CORNICE	ARLIG ACB HLZ MARLINE SILVER
(F) MECHANICAL SCREEN	LAME CANOPY - 2# GA METAL "DARK BRONZE" SMOOTH FINISH
(G) SERVICE DOORS	SHERWIN WILLIAMS "GT BROWN"
(H) STOREFRONT	KAWNER "ALUMINUM"
(J) SES GATE SCREEN	POLYPRO 15 MESH "BLACK"

H1 SIDE ELEVATION (EAST)

1/8" = 1'-0" A1-A101

TOP OF CORNICE
EL: 22'-0" AFF.

TOP OF CORNICE
EL: 20'-0" AFF.

TOP OF CORNICE
EL: 18'-0" AFF.

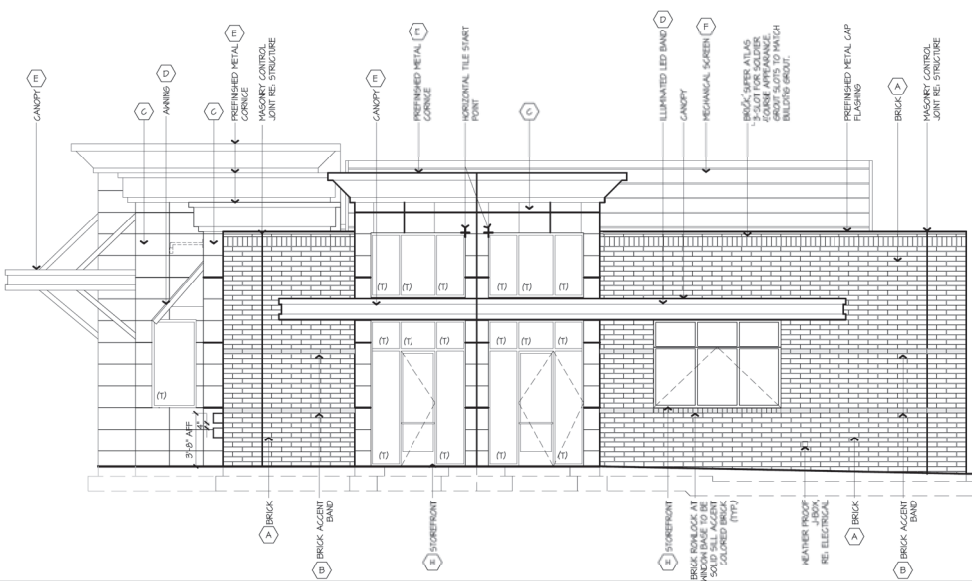
TOP OF MASONRY
EL: 16'-0" AFF.

BOTTOM OF CANOPY
EL: 12'-0" AFF.

BOTTOM OF CANOPY
EL: 10'-0" AFF.

TOP OF ACCENT BAND
EL: 8'-0" AFF.

TOP OF ACCENT BAND
EL: 4'-0" AFF.



TOP OF SCREEN
EL: 20'-10" AFF.

TOP OF MASONRY
EL: 16'-0" AFF.

GENERAL NOTE: ALL MECHANICAL AND ROOF EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT PARAPET OR MECHANICAL SCREEN

GENERAL NOTE: ALL CMU JOINTS TO BE FLUSH WITH SMOOTH FINISH

GENERAL NOTE: ALL HORIZONTAL TILE JOINTS TO ALIGN ACROSS ALL ELEVATIONS

GENERAL NOTE: (T) DENOTES TEMPERED GLASS PER IBC SECTION 2406.1 & 2406.3 SEE SPECIFICATION 08000 GLASS AND GLAZING

A1 SIDE ELEVATION (WEST)

1/8" = 1'-0" A1-A101

KDF JOB #: 10510

300 W. Clarendon Avenue Suite 320
Phoenix, AZ 85013
P: 602.234.2868 F: 602.234.1413

QuikTrip No. 0400

2111 W UNIVERSITY DR
TEMPE, ARIZONA

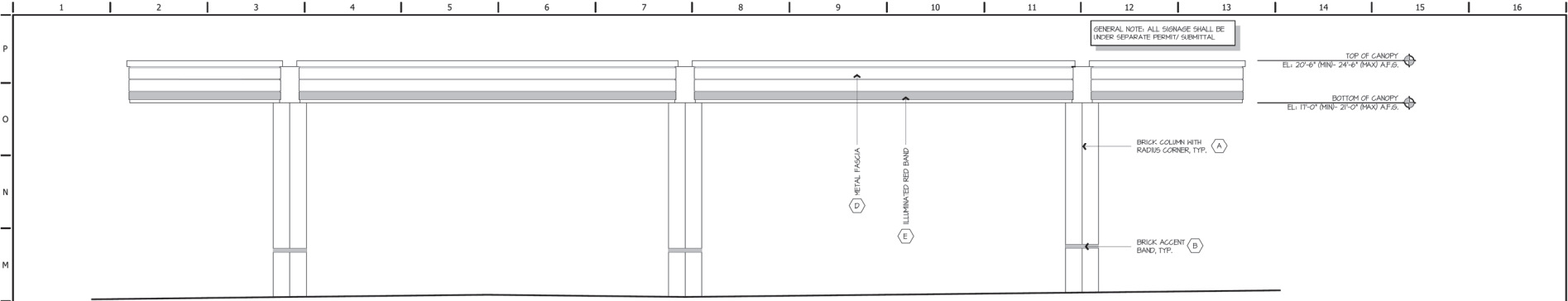


PROTOTYPE	PHB
DIVISION	PH000K
VERSION	GEN 03
DATE	02-04-2018

REV	DATE	DESCRIPTION

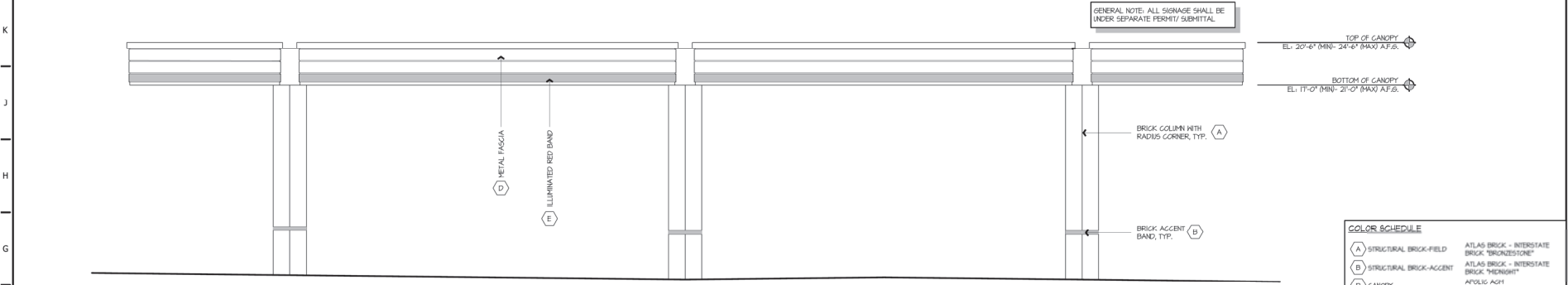
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A202



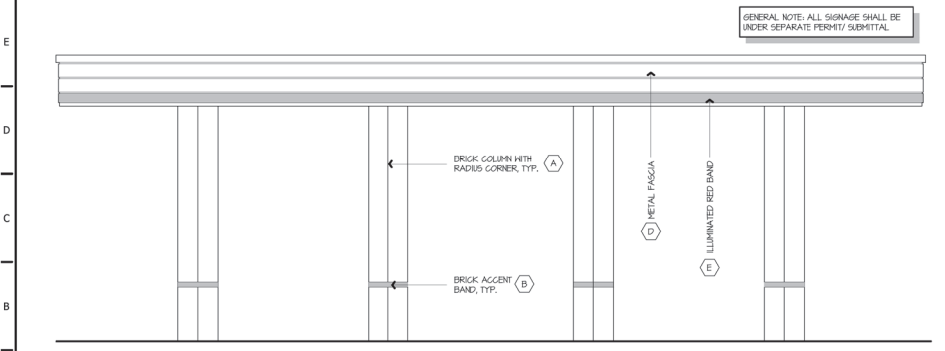
L1 WEST CANOPY REAR ELEVATION (WEST)

1/2" = 1'-0" A1-A101



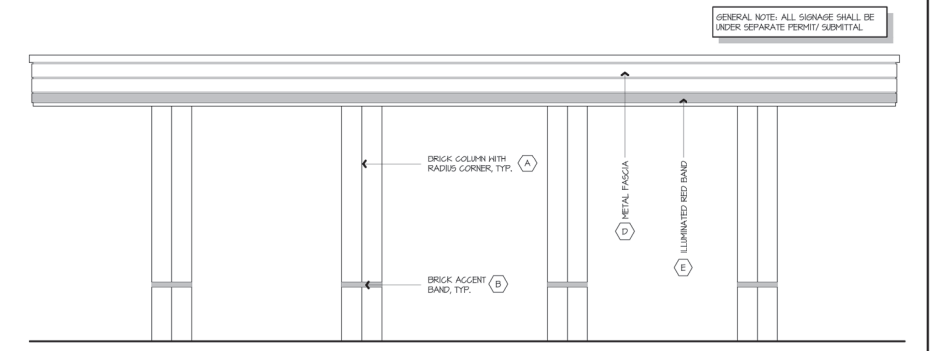
F1 WEST CANOPY FRONT ELEVATION (EAST)

1/2" = 1'-0" A1-A101



A1 WEST CANOPY SIDE ELEVATION (NORTH)

1/2" = 1'-0" A1-A101



A9 WEST CANOPY SIDE ELEVATION (SOUTH)

1/2" = 1'-0" A1-A101

COLOR SCHEDULE

(A)	STRUCTURAL BRICK-FIELD	ATLAS BRICK - INTERSTATE BRICK "BRONZE/STONE"
(B)	STRUCTURAL BRICK-ACCENT	ATLAS BRICK - INTERSTATE BRICK "MIDNIGHT"
(D)	CANOPY	ANOLIS ACH FLZ HARLINE SILVER
(E)	ILLUMINATED BAND	RED POLYCARBONATE 3/4 5/16"

KDF JOB #: 16010

300 W. Clarendon Avenue Suite 320
Phoenix, AZ 85013
D: 602.284.1866 F: 602.284.1413

QuikTrip No. 0400

2111 W UNIVERSITY DR
TEMPE, ARIZONA

PROJECT INFORMATION
PROJECT: QUIKTRIP NO. 0400
DIVISION: PHOENIX
VERSION: GEN 02
DATE: 03-04-2016

REV	DATE	DESCRIPTION

PERSONAL HOLD DATE: 03/03/2016

SHEET TITLE:
WEST CANOPY ELEVATIONS

SHEET NUMBER:
C201



ATTACHMENT 16



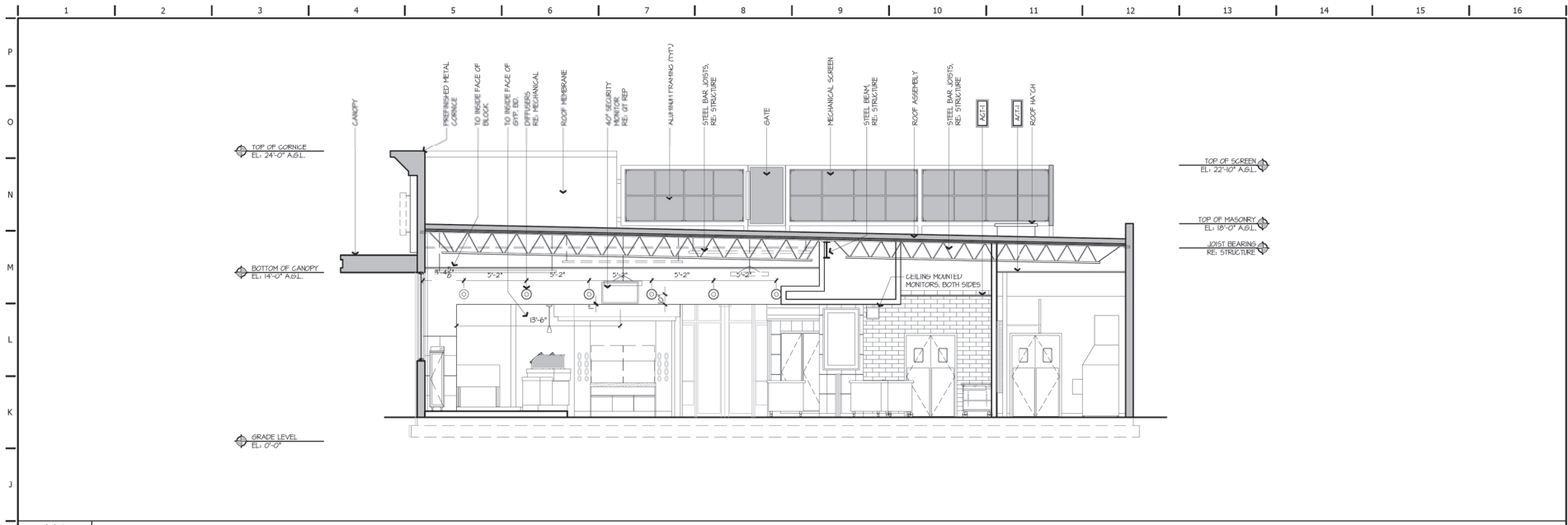
QT

QuickTrip

QuickTrip

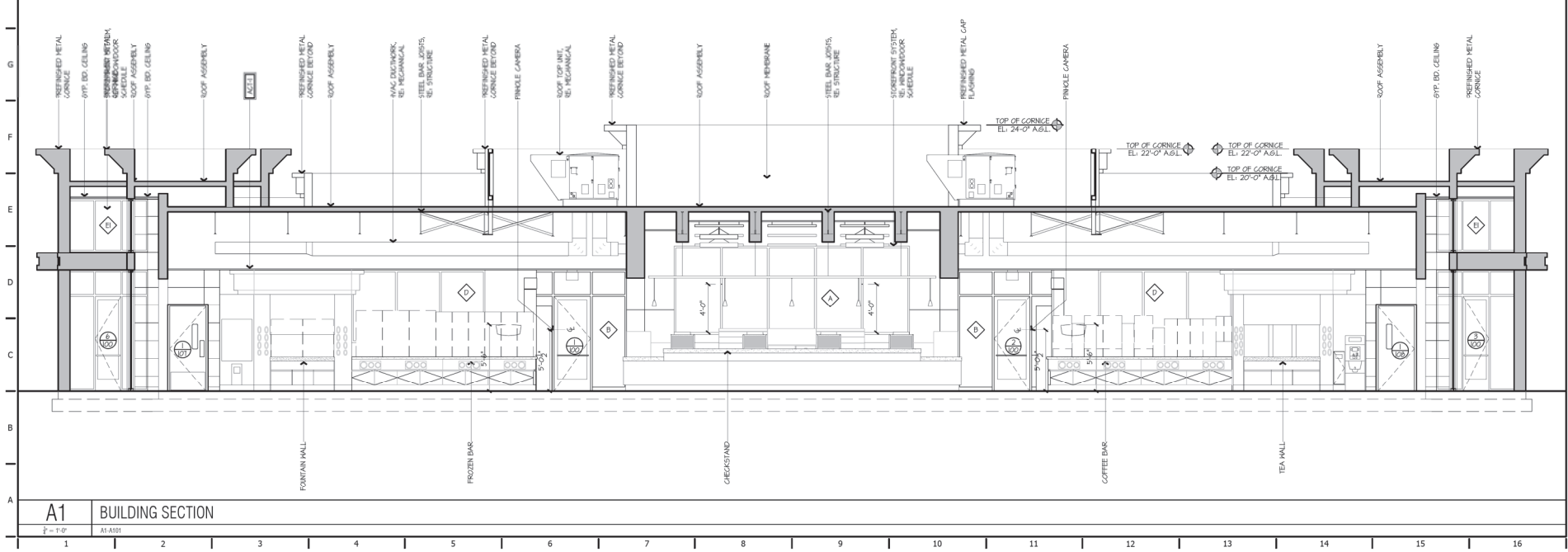
QuickTrip

ARCHITECT



H1 BUILDING SECTION

1/8" = 1'-0" A1-A101



A1 BUILDING SECTION

1/8" = 1'-0" A1-A101

KDF JOB #: 16050

300 W. Clarendon Avenue Suite 320
 Phoenix, AZ 85013
 O: 602.281.1866
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QuikTrip No. 0400

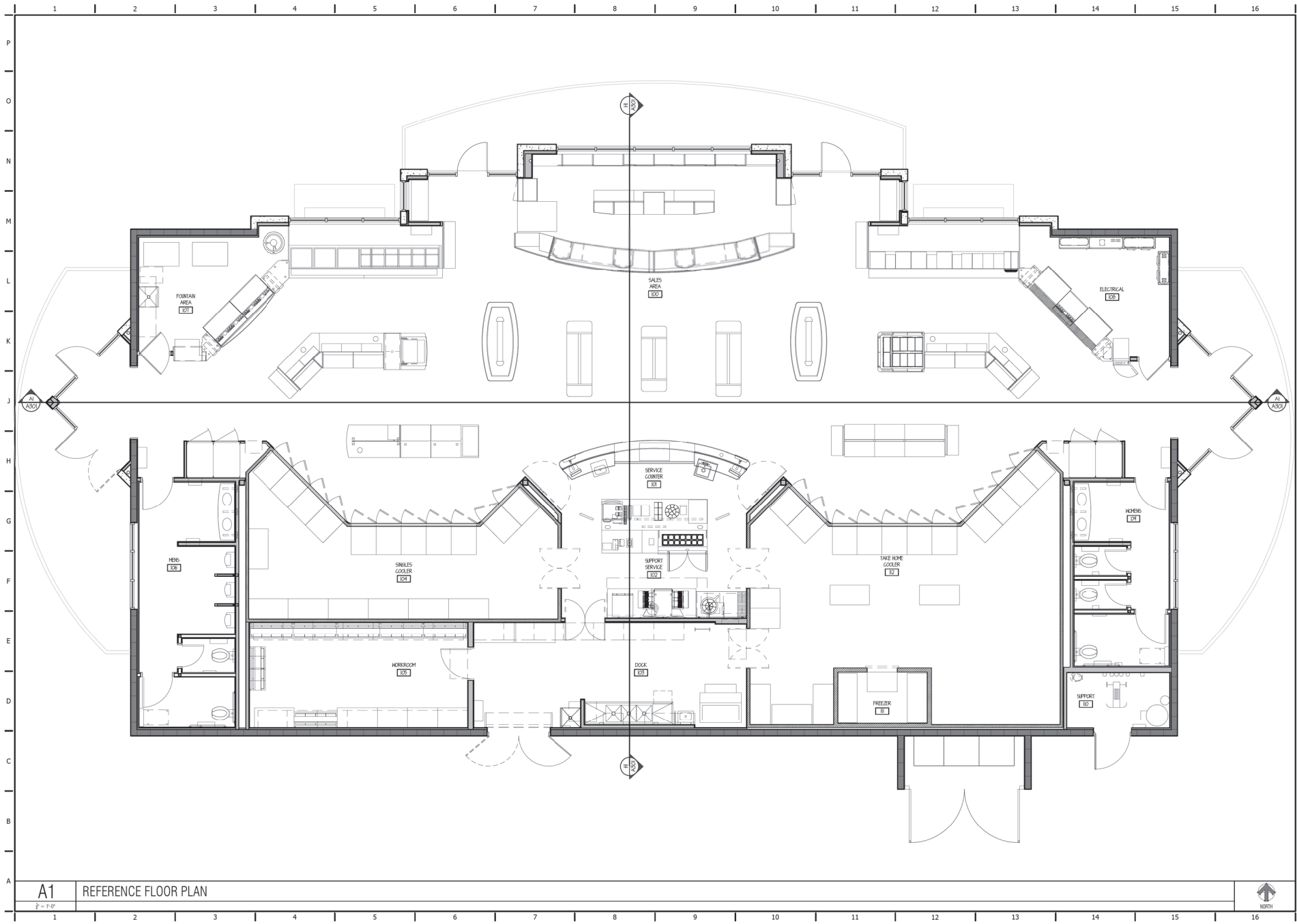
2111 W UNIVERSITY DR
 TEMPE, ARIZONA

PROJ: 16050
 DIVISION: PHOENIX
 VERSION: GEN 03
 DATE: 02-05-2016

REV	DATE	DESCRIPTION

SHEET TITLE:
 BUILDING SECTIONS

SHEET NUMBER:
A301



KDF ARCHITECTURAL GROUP, L.L.C.
 300 W. Clarendon Avenue Suite 320
 Phoenix, AZ 85013
 O: 602.284.1868
 F: 602.284.1413

QuikTrip No. 0400
 2111 W UNIVERSITY DR
 TEMPE, ARIZONA

QT	
PROJECT TYPE	ST-BM
DIVISION	PHOTONIX
VERSION	GEN 03
DATE	02-08-2008

REV	DATE	DESCRIPTION

SHEET TITLE:
 REFERENCE FLOOR PLAN

SHEET NUMBER:
A101

A1 REFERENCE FLOOR PLAN



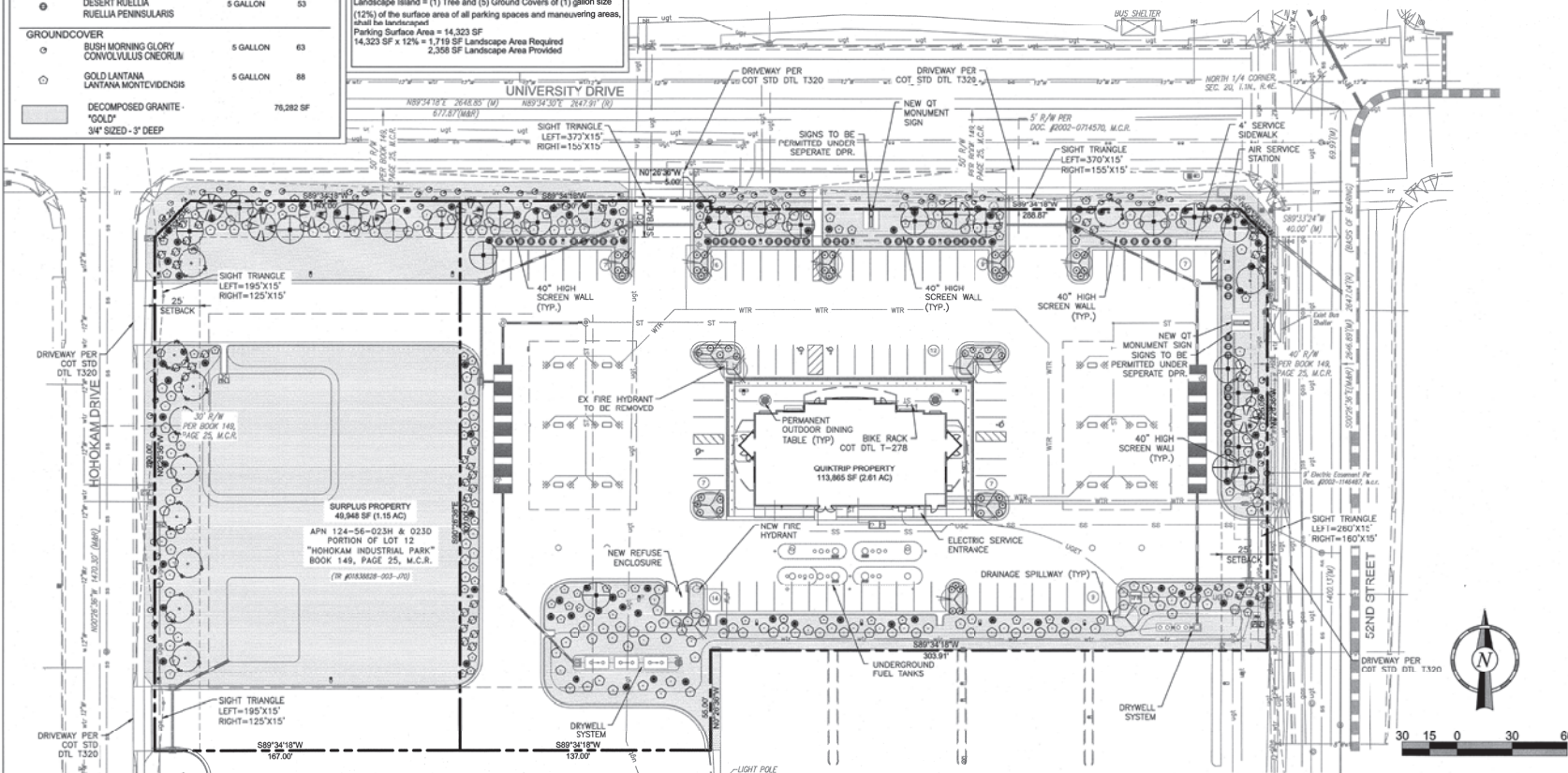
QUIKTRIP STORE #0400

LANDSCAPE CONCEPT PLANT MATERIALS			
TREES	SIZE	QUANTITY	
●	SISSOO	1 1/2" CALIPER MINIMUM	11
●	DALBERGIA SISSOO	1 1/2" CALIPER MINIMUM	6
●	CHINESE PISTACHE	1 1/2" CALIPER MINIMUM	24
●	PISTACHIA CHINENSIS	1 1/2" CALIPER MINIMUM	14
●	MESQUITE	1 1/2" CALIPER MINIMUM	
●	PROSOPIS VELUTINA	1 1/2" CALIPER MINIMUM	
●	LIVE OAK	1 1/2" CALIPER MINIMUM	
●	QUERCUS VIRGINIANA	1 1/2" CALIPER MINIMUM	
SHRUBS			
●	AGAVE PARRYI	5 GALLON	6
●	PARRY'S AGAVE	5 GALLON	88
●	RED YUCCA	5 GALLON	186
●	HESPERALOE PARVIFLORA	5 GALLON	43
●	CHIQUANIAN SAGE	5 GALLON	50
●	LEUCOPHYLLUM LAEVIGATUM	5 GALLON	53
●	BLUE RANGER	5 GALLON	63
●	LEUCOPHYLLUM ZYGOPHYLLUM	5 GALLON	88
●	PETITE PINK OLEANDER	5 GALLON	
●	NERIUM OLEANDER "PETITE PINK"	5 GALLON	
●	DESERT RUELLIA	5 GALLON	
●	RUELLIA PENINSULARIS	5 GALLON	
GROUND COVER			
●	BUSH MORNING GLORY	5 GALLON	76,282 SF
●	CONVOLVULUS CNEORUM	5 GALLON	
●	GOLD LANTANA	5 GALLON	
●	LANTANA MONTEVIDENCIS	5 GALLON	
■	DECOMPOSED GRANITE "GOLD"		
	3/4" SIZED - 3" DEEP		

CITY OF TEMPE - LANDSCAPE REQUIREMENTS
 Chapter 2 General Development
 Section 4-204 - Table 4-204 - G1D
 Required Landscape Area = 10% of Net Site Landscape Area
 Site Area = 163,785 SF
 Landscape Area = 16,378 SF (10%)
 60% Landscape Coverage = 23,317 SF
 Landscape Coverage Provided = 26,658 SF (88%)
 Landscape Groundcover is 68% which is greater than 60%.

Chapter 7 Street Frontage - Section 4-703
 Required Street Frontage Landscape = (1) tree per 30 LF
 (1 1/2" Minimum Caliper with Screen Wall)
 University Drive = 622 LF → 21 Trees Provided
 52nd Street = 226 LF → 8 Trees Provided
 Hohokam Drive = 280 LF → 9 Trees Provided

Chapter 7 - Parking Facility - Section 4-704
 Parking Lot Landscape
 Minimum (1) Tree per Twelve (12) Parking Spaces
 Landscape Island = (1) Tree and (5) Ground Covers of (1) gallon size
 (12% of the surface area of all parking spaces and maneuvering areas, shall be landscaped)
 Parking Surface Area = 14,323 SF
 14,323 SF x 12% = 1,719 SF Landscape Area Required
 2,358 SF Landscape Area Provided



PROJECT NO. 05-0400
WLB
 WLB Group
 1000 North Central Expressway, Suite 100
 Tempe, AZ 85281
 Phone: (480) 732-1100
 Fax: (480) 732-1105

QuikTrip No. 0400
 2111 W. UNIVERSITY DR
 TEMPE, AZ



APPLICANT: QUIKTRIP CORPORATION
 DESIGNER: CAG/SHW
 DRAWN BY: CAG/SHW
 REVIEWED BY: CAG

REV	DATE	DESCRIPTION
1	11/11/14	ISSUE FOR PERMITS
2	11/11/14	PERMITS REVIEW COMMENTS
3	11/11/14	PERMITS REVIEW COMMENTS

PROTOTYPE: P-87 (REVISED)
 DIVISION: 65
 VERSION: 001
 DESIGNED BY: CAG/SHW
 DRAWN BY: CAG/SHW
 REVIEWED BY: CAG

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 L100

ORIGINAL ISSUE DATE: DEC 21, 2015

SITE PHOTO TEMPLATE

PHOTOGRAPHS OF SITE & SURROUNDING AREA

Store No: 400

Date: 10/27/15

Location: University Drive/52nd Street/Hohokam Drive, Tempe



Photograph #1 NEC University/52nd St. looking North



Photograph #2 NEC University/52nd St. looking East



Photograph #3 NEC University/52nd St. looking South



Photograph #4 NEC University/52nd St. looking SW



Photograph #5 NEC University/52nd St. looking West



Photograph #6 NE of NEC University/52nd St. looking South



Photograph #7 NE of NEC University/52nd St. looking SW



Photograph #8 NE of NEC University/52nd St. looking West



Photograph #9 Mid-site University Drive looking South



Photograph #10 NW of NWC University/Hohokam looking East



Photograph #11 NW of NWC University/Hohokam looking SE



Photograph #12 NW of NWC University/Hohokam looking South



Photograph #13 NWC University/Hohokam looking North



Photograph #14 NWC University/Hohokam looking East



Photograph #15 NWC University/Hohokam looking SE



Photograph #16 NWC University/Hohokam looking South



Photograph #17 NWC University/Hohokam looking West



Photograph #18 Mid-site Hohokam Drive looking East



Photograph #19 SW of SWC Hohokam Drive looking North



Photograph #20 SW of SWC Hohokam Drive looking NE



Photograph #21 SW of SWC Hohokam Drive looking East



Photograph #22 SWC Hohokam Drive looking North



Photograph #23 SWC Hohokam Drive looking NE



Photograph #24 SWC Hohokam Drive looking East



Photograph #25 SWC Hohokam Drive looking South



Photograph #26 SWC Hohokam Drive looking West



Photograph #27 South Mid-site looking West



Photograph #28 South Mid-site looking NW



Photograph #29 South Mid-site looking North



Photograph #30 South Mid-site looking South



Photograph #31 South Mid-site looking East



Photograph #32 South of South Mid-site looking East



Photograph #33 SEC 52nd Street looking North



Photograph #34 SEC 52nd Street looking East



Photograph #35 SEC 52nd Street looking South



Photograph #36 SEC 52nd Street looking West



Photograph #37 SEC 52nd Street looking NW



Photograph #38 SE of SEC 52nd Street looking West



Photograph #39 SE of SEC 52nd Street looking NW



Photograph #40 SE of SEC 52nd Street looking North



Photograph #41 Mid-site 52nd Street looking West



Photograph - East Retention



Photograph - East Transformer (1)



Photograph - East Transformer (2)



Photograph - Northcentral Communications Stand



Photograph - West Transformer