

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 06/11/2019
Agenda Item: 4**

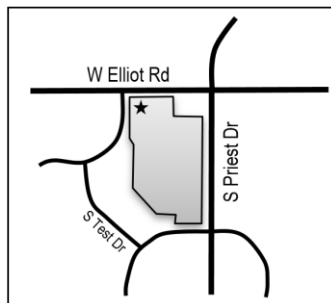
ACTION: Request a Development Plan Review for a new 2,318 square foot restaurant with a drive through for CHIPOTLE STORE #3457, located at 1655 West Elliot Road. The applicant is SBL Engineering LLC. (PL190071)

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: CHIPOTLE STORE #3457 (PL190071) is proposing a new Chipotle restaurant with a drive-through located on the southeast corner of West Elliot Road and South Harl Avenue within the PCC-2, Planned Commercial Center General zoning district. The restaurant will provide indoor dining and a small patio on the east elevation. A drive-through will be provided along the south elevation with the queuing lane wrapping around the west and north elevation. The prior use of the site was a dine-in restaurant (Applebee's) without a drive-through. The request includes the following:

DPR190048 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Unified CRE Partners, LLC
Applicant	Craig Baker, SBL Engineering, LLC
Zoning District	PCC-2
Gross / Net site area	1.58 acres / 1.23 acres
Total Building Area	2,318 s.f.
Lot Coverage	5% (50% maximum allowed)
Building Height	20' (40' maximum allowed)
Building Setbacks	88' front, 51' west side, 145' east side, 83' rear (0' front, 30' side, 30' rear min.)
Landscape area	30% (15% minimum required)
Vehicle Parking	61 spaces
Bicycle Parking	4 spaces (2 min. required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Dalton Guerra, Planner I (480) 350-8652

Department Director: Chad Weaver, Community Development Director
 Legal review by: N/A
 Prepared by: Dalton Guerra, Planner I
 Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS:

This site is located between West Elliot Road, West Velvet Drive, S Priest Dr and S Harl Avenue and is located within the Southwest Overlay District.

Existing entitlements for this property that will remain in effect are: None

Existing uses on the site include: restaurant building

This request includes the following:

1. Development Plan Review which includes: a new restaurant with a drive-through within 2,318 s.f. of building area on 1.23 net acres

The applicant is requesting the Development Review Commission take action on the item listed above.

SITE PLAN REVIEW

Site Plan

1. Staff recommended installing a shade structure over the patio to provide consistent shade and architectural interest to the east elevation in place of the proposed umbrellas and light poles; *the applicant responded that the umbrellas proposed on the patio are part of Chipotle's corporate image and will provide adequate shade. Staff is ok with the umbrellas but recommended the light poles be taken out and building mounted lighting to be provided instead. The applicant has made this change and it is reflected on the revised plans.*
2. Staff recommended installing a shade structure at the pick-up window to provide shade for cars; *the applicant responded that the proposed canopy above the window would be sufficient. The applicant proposed to install more trees along the drive-through lanes to provide additional shade for cars.*
3. Staff recommended relocating ADA parking to the stalls directly north of the building; *applicant responded that the existing spaces are the same distance from the building as the proposed spaces.*
4. Engineering and Transportation Department required a Type B bus shelter, pad, and furnishings along West Elliot Road; *this comment was addressed and labeled in the revised plans.*

Building Elevations

5. Staff recommended incorporating design elements from the south elevation on the north elevation to provide more architectural interest on the street frontage; *this comment was addressed on the revised plans.*
6. Staff recommended extending the tower element on the south elevation to make it more prevalent; *this comment was addressed on the revised plans.*

Landscape Plan

7. Staff commented to bring all landscape islands into conformance with Section 4-704; *this comment was addressed on the revised plans.*
8. Staff recommended replacing Mexican Bird of Paradise with 'Fan West' Ash along the drive-through lane; *the applicant provided one ash tree along the drive-through lane.*
9. Staff recommended replacing Mexican Bird of Paradise with Evergreen Elm along the street frontage on West Elliot Road; *these comments were not addressed on the revised landscape plan and will be required to comply by condition of approval (Condition of Approval #14).*

PUBLIC INPUT

- Neighborhood meeting not required

- No public input received

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The existing driveway on South Harl Avenue will remain and be used for access to the site. The building is oriented east to west with customer entrances on the east and south elevations. A patio will be provided on the east elevation with umbrellas for shade. The drive-through lane starts on the north side of the building and wraps around the west elevation with the pick-up window on the south elevation. A pedestrian path connection will be provided from West Elliot Road crossing the drive-through lane towards the main entrance on the east elevation. The proposed refuse is on the south end of the property facing the drive aisle.

Building Elevations

The building is considered a modern version of Chipotle restaurants with an assortment of materials and finishes utilized to provide architectural interest. The pick-up window has a tower pop-out element consisting of metal panels 22' in height on the south elevation. The parapet is proposed at 20'-6". The primary building material consists of stucco EIFS with a PPG 'Fog' paint finish. The north and south elevation are broken up by aluminum mullion slats in front of stucco EIFS with a PPG 'Autumn Ridge' paint finish. A dark colored smooth brick material covers the bottom portion of the west elevation and wraps the corners. Black metal canopies are provided above the east entrance and the pick-up window. The patio umbrellas are made of black Tucci Market Umbrella fabric.

Landscape Plan

The total landscape area provided on the site is 16,418 s.f. which equates to 30% coverage. Approximately 1,170 s.f. of landscaping is provided within the rights of way. The tree palette for this project consist of the following: existing-to-remain Date Palms and Ash, Mexican Bird of Paradise, 'Fan West' Ash, 'AZT Seedless' Mesquite, and Evergreen Elm. The ground cover palette consists of the following: existing-to-remain turf, Century Plant, 'Cornelius' Agave, Parry Agave, 'Blue Elf' Aloe, Desert Spoon, Golden Barrel Cactus, Compass Barrel Cactus, 'Brakelights' Red Yucca, Giant Hesperalos, Candelilla, Mexican Fencepost, Totem Pole Cactus, Tall Slipper Plant, and 'Sapphire Skies' Yucca. The project is considered a new development and must conform to the current landscape standards. The proposed landscape plan is sufficient in terms of required quantity of trees along the street frontage and within the site. However, Staff recommended alternate types of trees to be utilized on the street frontage and along the drive-through. These recommendations were not addressed in the revised plans and will be stated as a condition of approval.

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 provides visual interest with various colors and materials on all four elevations and a tower pop-out element on the south elevation.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; shade canopies are provided above the doors and pickup windows as well as umbrellas on the patio.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the primary building material consists of painted stucco EIFS. The west elevation integrates a smooth dark brick material in addition to the stucco EIFS. The tower element consists of painted MBCI metal panels and the accents on the north and south elevations are comprised of dark aluminum slats in front of EIFS. Combined, the materials and finishes are of good quality and compliments the surrounding shopping center which utilizes stucco and brick finishes.*

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; the building is smaller and oriented differently than the previous restaurant to accommodate the drive-through lane. The building is similar in size and layout to existing buildings within the center.*
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 tower element and accents help break up the massing of the main 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 canopies, patio, and large windows facing the street frontage scale the building down to the pedestrian level.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; a new Type B bus shelter and pad will be provided on West Elliot Road as well as a pedestrian connection to the building.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular and pedestrian ingress and egress is consistent with the previous restaurant and the drive-through entrance is located away from the driveway to avoid potential vehicular back-ups onto South Harl Avenue.*
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; the combination of the site and landscape design provide natural surveillance and activity support from the shopping center and rights of way.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the landscape design delineates the patio and main entrance from the drive aisle and drive-through lane.*
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; signage will be reviewed under a separate permit.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. The lighting is appropriate for the site and will conform to the lighting standards of the zoning code.*

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.

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.

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

General

1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations, and landscape plan dated 05/10/19. Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan

2. 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.
3. 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.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Building Elevations

5. The materials and colors are approved as presented:
Primary Building - Sto Essence DPR Medium/Fine Sand Finish Stucco - EIFS – Fog #1010-2
Secondary Building - Smooth Brick – Manganese Iron Spot
Tower Element – MBCI Metal Panels – Rustic Red
Building Accent – EIFS – Autumn Ridge #331-7 behind charcoal colored aluminum mullions
Storefront Windows/Doors/Canopies - Aluminum – Charcoal
Windows – Clear with anodized aluminum frame - Charcoal
Trim – Prefinished Metal – To match EIFS – Fog #1010-2
Mechanical Screening - Sto Essence DPR Medium/Fine Sand Finish Stucco - EIFS – Fog #1010-2

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

6. If provided, roof access shall be from the interior of the building. Do not expose roof access to public view.
7. Conceal roof drainage system within the interior of the building.
8. 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.
9. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
10. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

11. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.
12. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape

13. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.
14. **Replace Mexican Bird of Paradise with Evergreen Elm on the street frontage along West Elliot Road.**
15. Irrigation notes:
 - a. 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.

- b. Locate valve controller in a vandal resistant housing.
- c. Hardwire power source to controller (a receptacle connection is not allowed).
- d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
- e. Repair existing irrigation system on site and in the adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape on site and in these frontages for period of time that irrigation system is out of repair. Design irrigation so existing plants on site and in frontages is irrigated as part of the reconfigured system at the conclusion of this construction.

16. 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.

17. 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.

Building Address Numerals

18. 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) On multi-story buildings, locate no higher than the second level.
 - 5) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 6) 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.

SITE PLAN REVIEW: Verify all comments by all departments on each 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.

DEADLINE: 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.

CC&R'S: The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be reviewed and placed in a form satisfactory to the Community Development Manager and City Attorney.

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: <http://www.tempe.gov/home/showdocument?id=5327> . Contact the 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:

- 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 method of override access for Police Department (punch pad or similar) to controlled access areas including pool, clubhouse or other gated common areas.
- 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.

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.

ZONING AND DEVELOPMENT CODE:

- 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.

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:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a

minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.

- 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 <https://agriculture.az.gov/plantsproduce/native-plants>. 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.

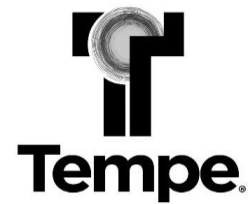
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality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

HISTORY & FACTS:

None relevant to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review



DEVELOPMENT PROJECT FILE

for

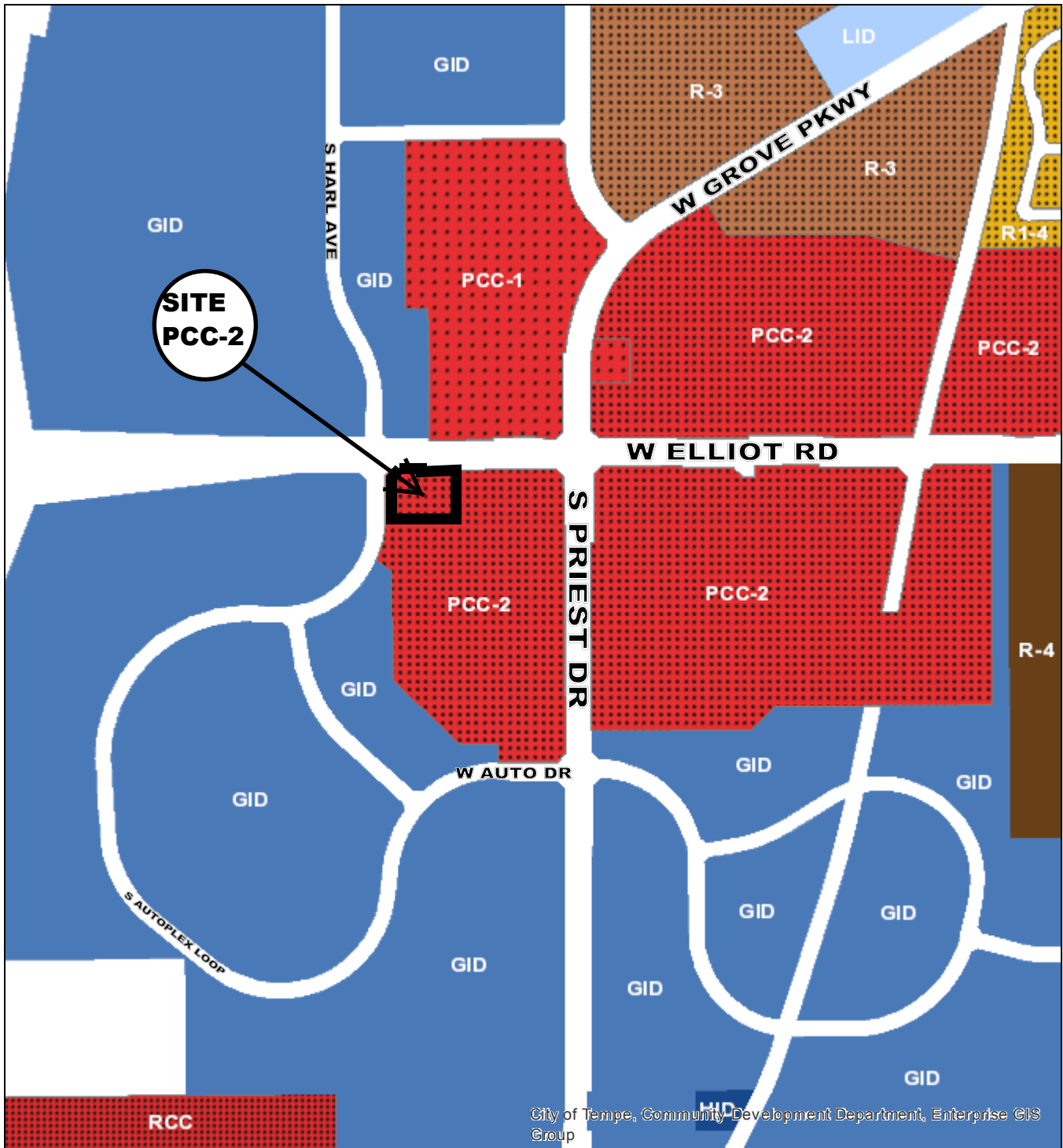
CHIPOTLE STORE #3457
(PL190071)

ATTACHMENTS:










- 1-6. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 7. Applicant's Letter of Explanation
- 8-9. Site Design (Site Plan, Landscape Plan)
- 10-15. Building Design (Blackline/Color Elevations, Sections, Renderings, Floor Plans)

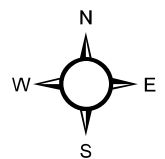
CHIPOTLE STORE #3457

PL 190071



City of Tempe, Community Development Department, Enterprise GIS Group

- | | |
|--|--|
|  Light Industrial District (LID) |  Regional Commercial Center (RCC) |
|  General Industrial District (GID) |  Single-Family Residential (R1-4) |
|  Heavy Industrial District (HID) |  Multi-Family Residential Limited (R-3) |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential General (R-4) |
|  Planned Commercial Center General (PCC-2) | |

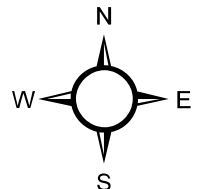


CHIPOTLE STORE #3457

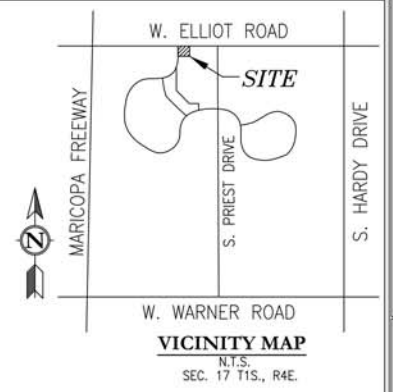
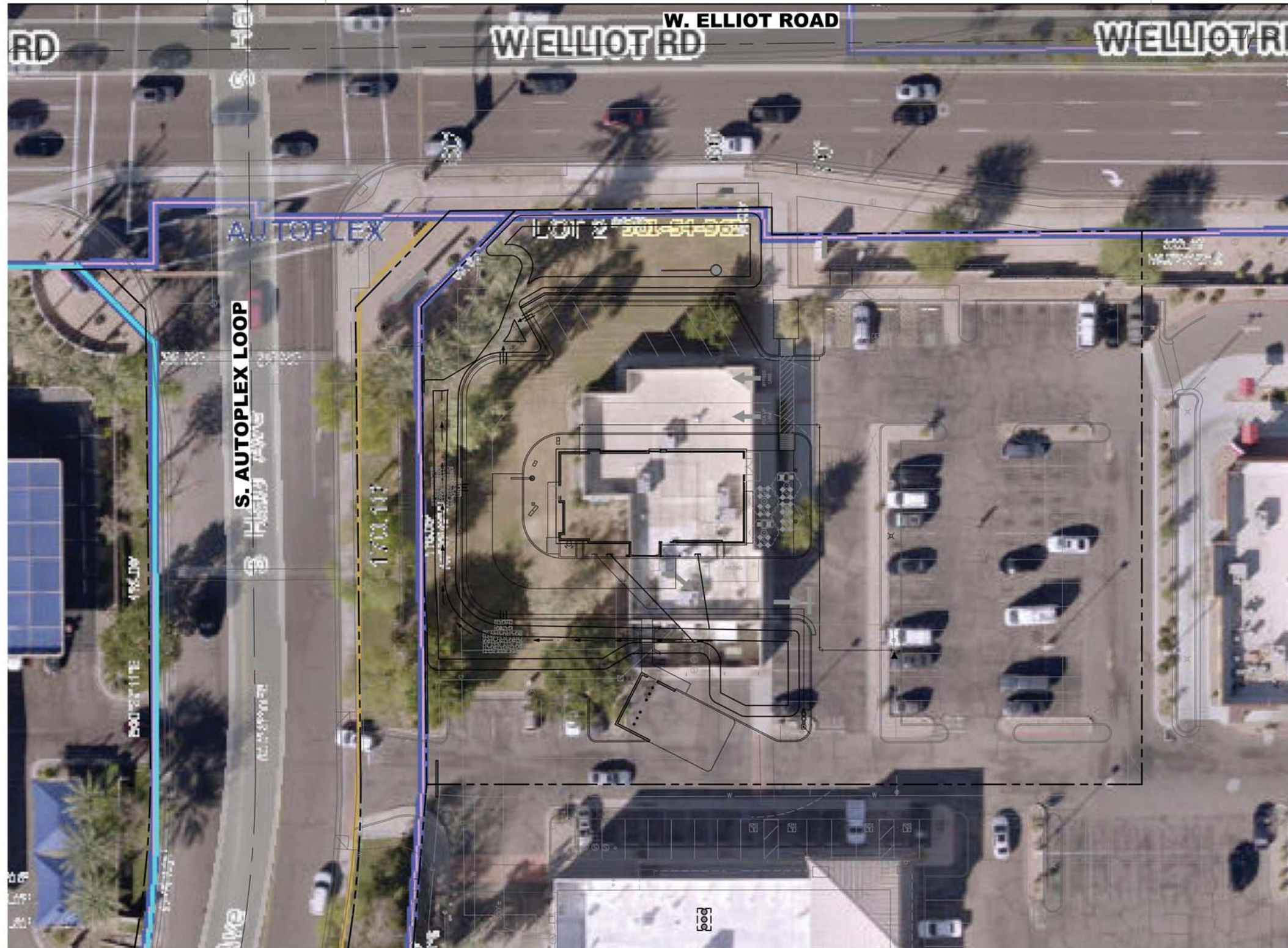
PL 190071



Aerial Map



CHIPOTLE STORE #3457



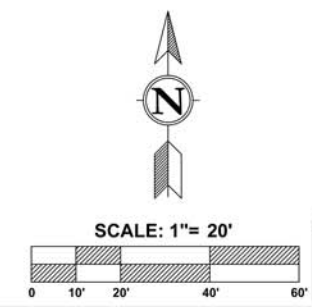
SBL Engineering, LLC.

CHIPOTLE STORE #3457 1655 W. ELLIOT ROAD, TEMPE, ARIZONA CONTEXTUAL AERIAL MAP

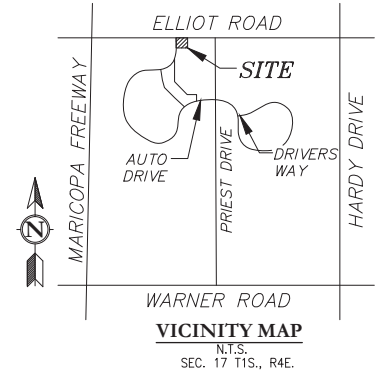
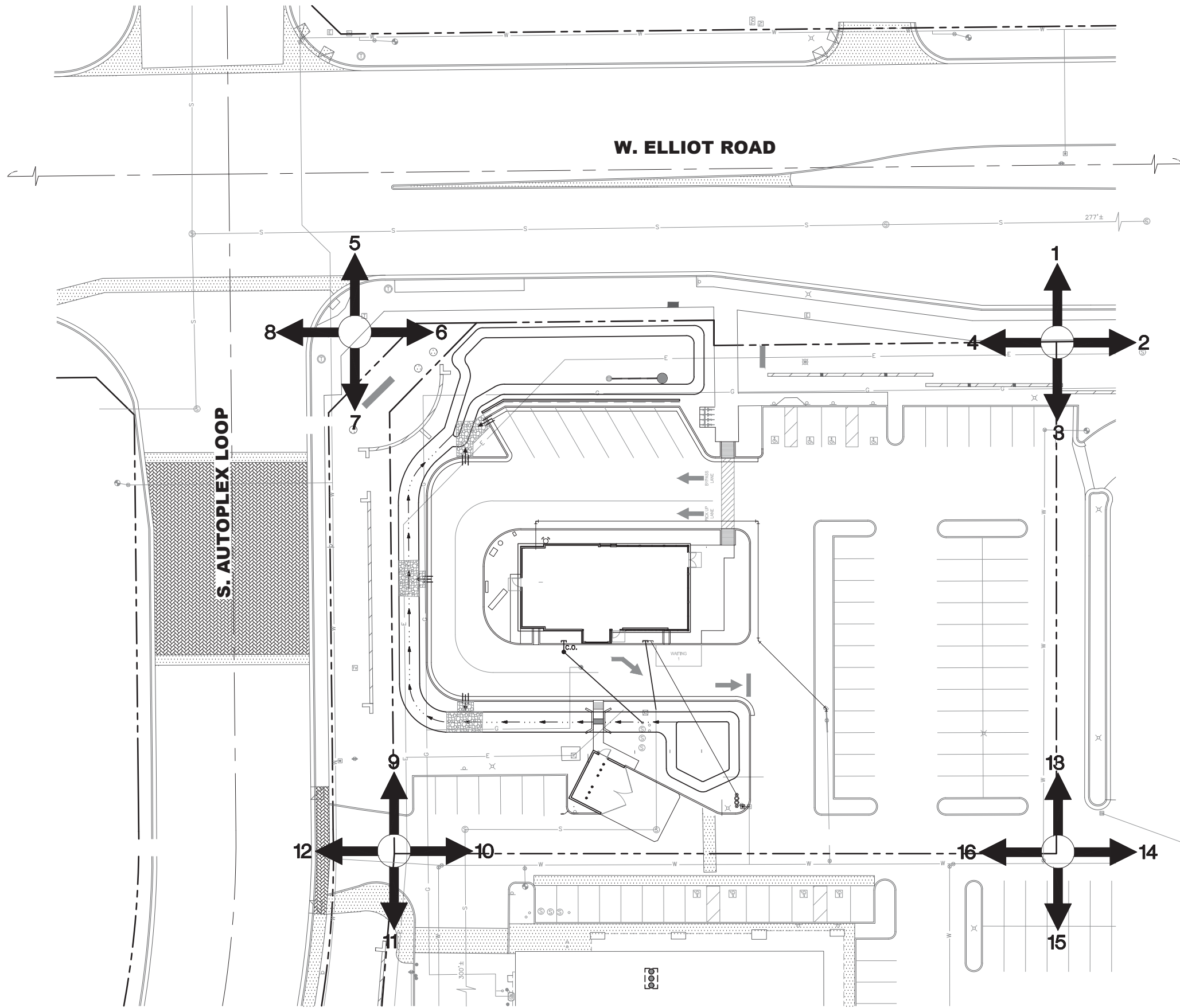
REVISIONS	DATE

DATE:	05/10/19
PROJ. NO.:	19-101
DESIGN:	CB
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CHECK:	JS
SCALE:	1"=20'
CAD FILE:	19101SP

AERIAL PLAN
CT1
1 of 1



CHIPOTLE STORE #3457



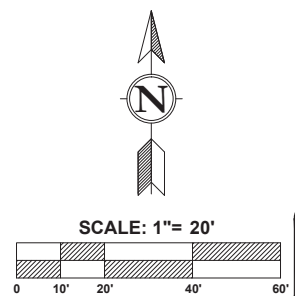
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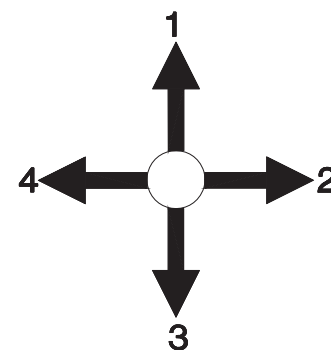
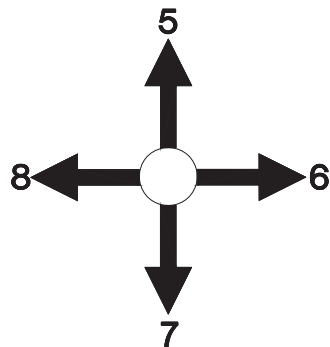
CHIPOTLE STORE #3457
 1655 W. ELLIOT ROAD, TEMPE, ARIZONA
STATE PLANNING

REVISIONS	DATE

DATE:	02/25/19
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CHECK:	JS
SCALE:	1"=20'
CAD FILE:	19101SP

SITE PLAN
SP2
 2 of 4





SBL Engineering, LLC.

CHIPOTLE STORE #3457
 1655 W. ELLIOT ROAD, TEMPE, ARIZONA

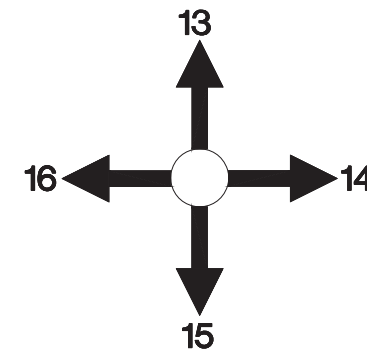
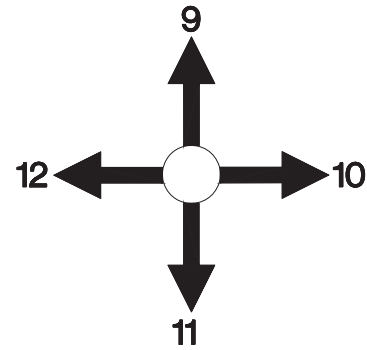
S I T E P L A N

REVISIONS	DATE

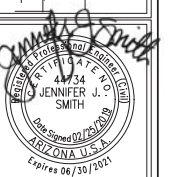
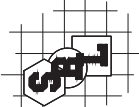
DATE:	02/25/19
PROJ. NO:	19-101
DESIGN:	CB
DRAWN:	CB
CHECK:	JS
SCALE:	1"=30'
CAD FILE:	19101SP

SITE PLAN
SP3
 3 of 4





SBL Engineering, LLC



CHIPOTLE STORE #3457
1655 W. ELLIOT ROAD, TEMPE, ARIZONA
SITE PLAN

REVISIONS	DATE

DATE: 02/25/19
 PROJ. NO: 19-101
 DESIGN: CB
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 SCALE: 1"=30'
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SITE PLAN
SP4
4 of 4

May 31, 2019

City of Tempe
Planning Department
31 E. 5th Street
Tempe, AZ 85281

Re: Development Plan Review, Letter of Explanation
Proposed Chipotle – 1655 W. Elliot Road

Please accept the following Letter of Explanation for a new Chipotle restaurant located in Tempe.

Project Information:

Address : 1655 W. Elliot Road
Proposed Use : Fast-Casual restaurant with Drive-thru window
Current Zoning : PCC-2
Lot Size : 1.23 Acres
Building Size : 2,318 SF
Patio Size : 369 SF
Building Height : 22'-0"

In accordance with the City of Tempe's Zoning and Development code, the proposed Chipotle development will conform to the standards in the following ways:

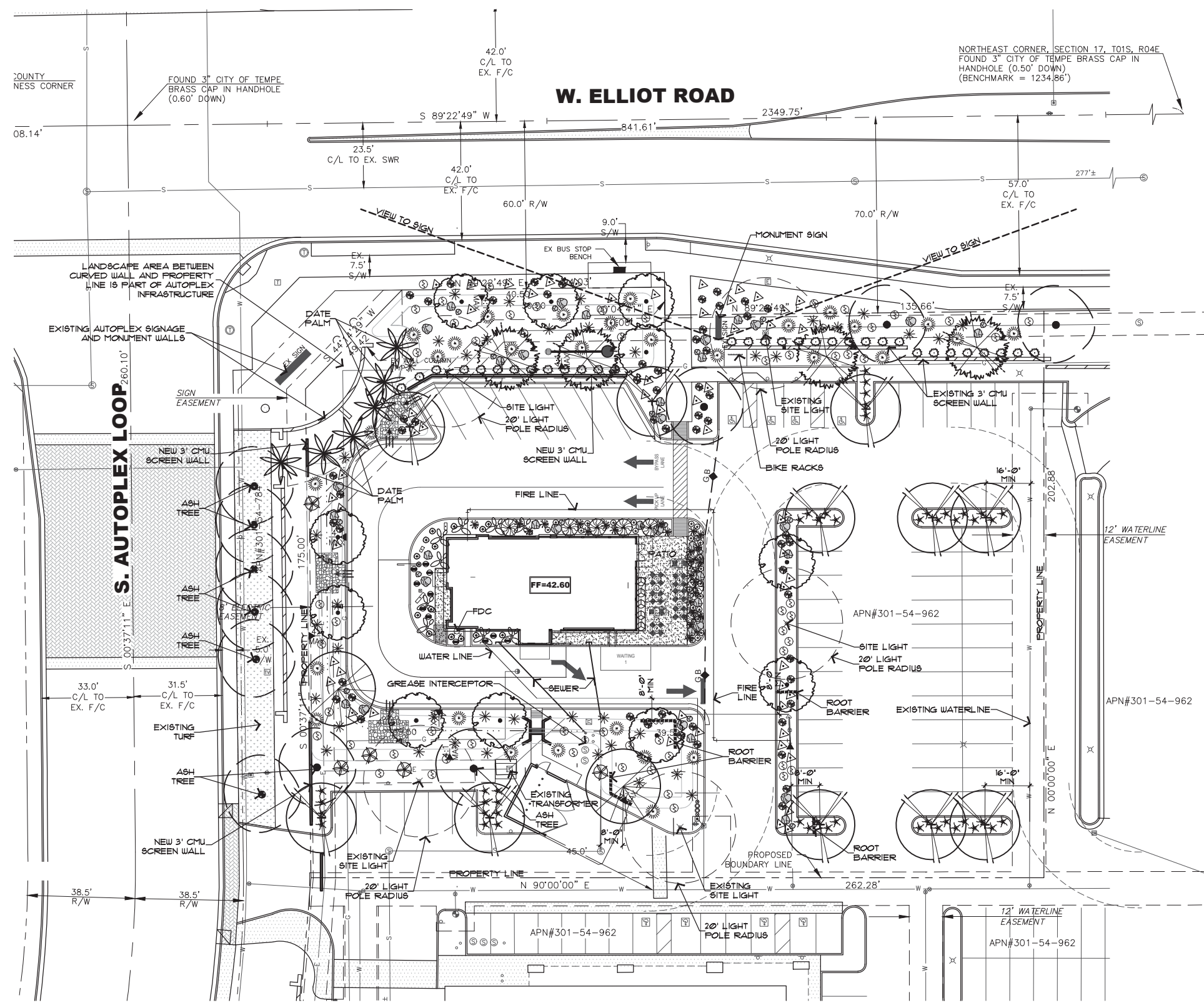
1. The building form and placement on the site strive to provide variety in the streetscape;
2. The building primary orientation to the north and east, together with landscaping, shall mitigate heat gain to increase human comfort;
3. The proposed building materials are of a high quality that will complement the surrounding development;
4. The building's scale is proportional to the site and the surrounding structures;
5. The building facades are designed to provide articulation and visual interest at the pedestrian level;
6. The proposed site development provides adequate access to pedestrian, bicycle and vehicular traffic;
7. Vehicular circulation has been designed to minimize interference with pedestrian access;
8. The proposed development strives to integrate Crime Prevention principles through building orientation, location and appropriate site lighting;
9. The proposed landscaping plan will compliment the new development and help to provide natural delineation;
10. All proposed signage will be in proportion to the building and will compliment the color palette of the proposed building; and
11. Any site lighting added will be minimal and limited to only what is necessary for site security and comfort without negatively impacting the surrounding sites.

Please feel free to reach out to me to discuss these or other development criteria.

Sincerely,



Shawna Fuhrman



PLANT SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES				
Existing Date Palm (To Remain)				
Existing Tree (To Remain)				
Caesalpinia mexicana	Mexican Bird of Paradise	24" Box 1" Cal.	11	Multi-Trunk Dense Canopy
Fraxinus 'Fan West'	'Fan West' Ash	24" Box 1" Cal.	2	Multi-Trunk Dense Canopy
Prosopis 'AZT Seedless'	'AZT Seedless' Mesquite	36" Box 2" Cal.	4	Multi-Trunk Dense Canopy
Ulmus Parviflora	Evergreen Elm	36" Box 2" Cal.	11	Standard Trunk Dense Canopy
SHRUBS/ACCENTS				
Agave americana	Century Plant	5 Gal.	5	As Per Plan
Agave 'Cornelius'	'Cornelius' Agave	5 Gal.	26	As Per Plan
Agave parryi	Parry Agave	5 Gal.	56	As Per Plan
Aloe 'Blue Elf'	'Blue Elf' Aloe	5 Gal.	21	As Per Plan
Dasylirion wheeleri	Desert Spoon	5 Gal.	30	As Per Plan
Echinocactus grusonii	Golden Barrel Cactus	5 Gal.	11	As Per Plan
Ferocactus cylindraceus	Compass Barrel Cactus	5 Gal.	14	As Per Plan
Hesperaloe 'Brakelights'	'Brakelights' Red Yucca	5 Gal.	41	As Per Plan
Hesperaloe funifera	Giant Hesperaloe	5 Gal.	40	As Per Plan
Euphorbia antisyphilitica	Candelilla	5 Gal.	55	As Per Plan
Pachycereus marginatus	Mexican Fencepost	15 Gal.	9	As Per Plan
Pachycereus monstrosus	Totem Pole Cactus	15 Gal.	5	As Per Plan
Pedilanthus bracteatus	Tall Slipper Plant	5 Gal.	32	As Per Plan
Yucca r. 'Sapphire Skies'	'Sapphire Skies' Yucca	24" Box	8	Multi-Head
GROUNDCOVERS				
Eremophila 'Outback Sunrise'	'Outback Sunrise'	1 Gal.	58	As Per Plan
MISCELLANEOUS				
DG	Decomposed Granite- 1/2" Screened 'Arizona Gold' 2" depth in all planting areas			
	Surface Select Granite Boulders 18"-22", 24"-30", and 40"-48" Diameter In Each Triangle Grouping Typ.			

CITY OF TEMPE NOTES

- NO RIVER ROCK PERMITTED UNLESS 2/3 OF EACH STONE IS EMBEDDED IN CONCRETE.
- 2' MATURE PLANT HEIGHT WITHIN 6' OF PAVING AND WITHIN SIGHT TRIANGLES.
- 3' MATURE PLANT HEIGHT WITHIN 6'-12' OF PAVING.

PLANTING NOTES

- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS", SEE SECTION 1903(e)(1), ZONING CODE.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLANTS, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY.



SEPARATION DISTANCE FOR TREES TO WATER LINES TO BE 16' WITHOUT A ROOT BARRIER AND 8' WITH A ROOT BARRIER PER COT DETAIL T-460

LANDSCAPE IMPROVEMENTS
Chipotle Store #3457
1655 W. Elliot Road, Tempe, AZ

DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	PW/AH
DATE:	03/27/19
REVISION:	05/03/19 City Comments

Planting Plan

ABBREVIATIONS & SYMBOLS

- T.O. TOP OF
- B.O. BOTTOM OF
- A.F.G. ABOVE FINISHED GRADE
- ELEVATION LEVEL

**DUNGAN
DESIGN
GROUP**

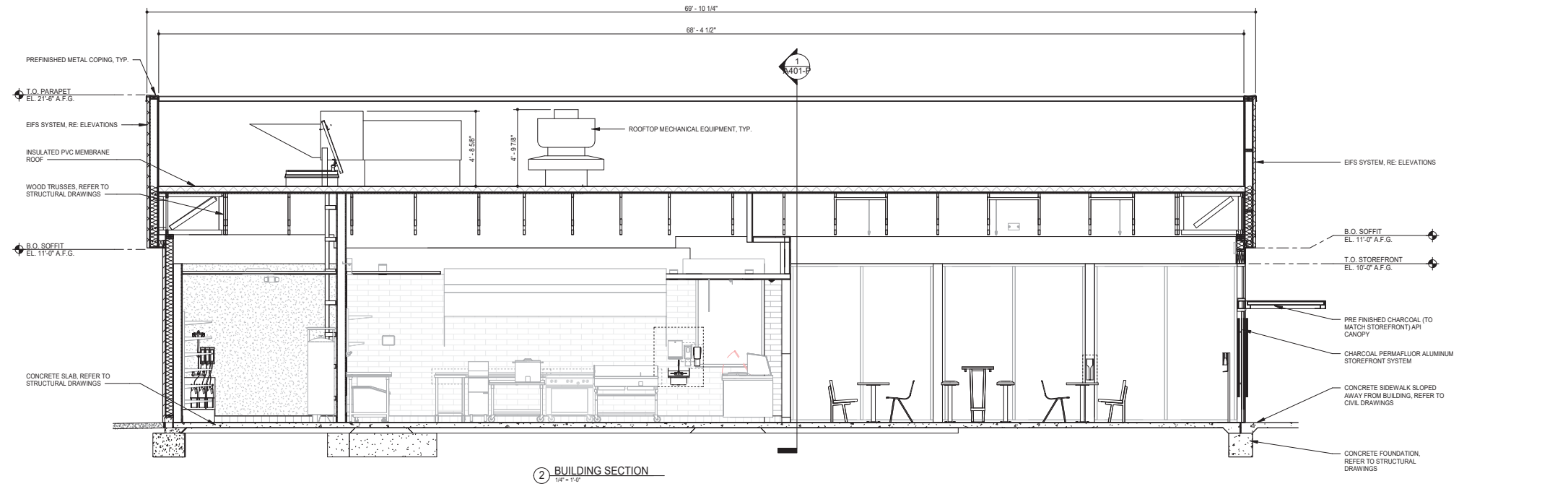
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Overland Park, KS 66212
913-341-2466

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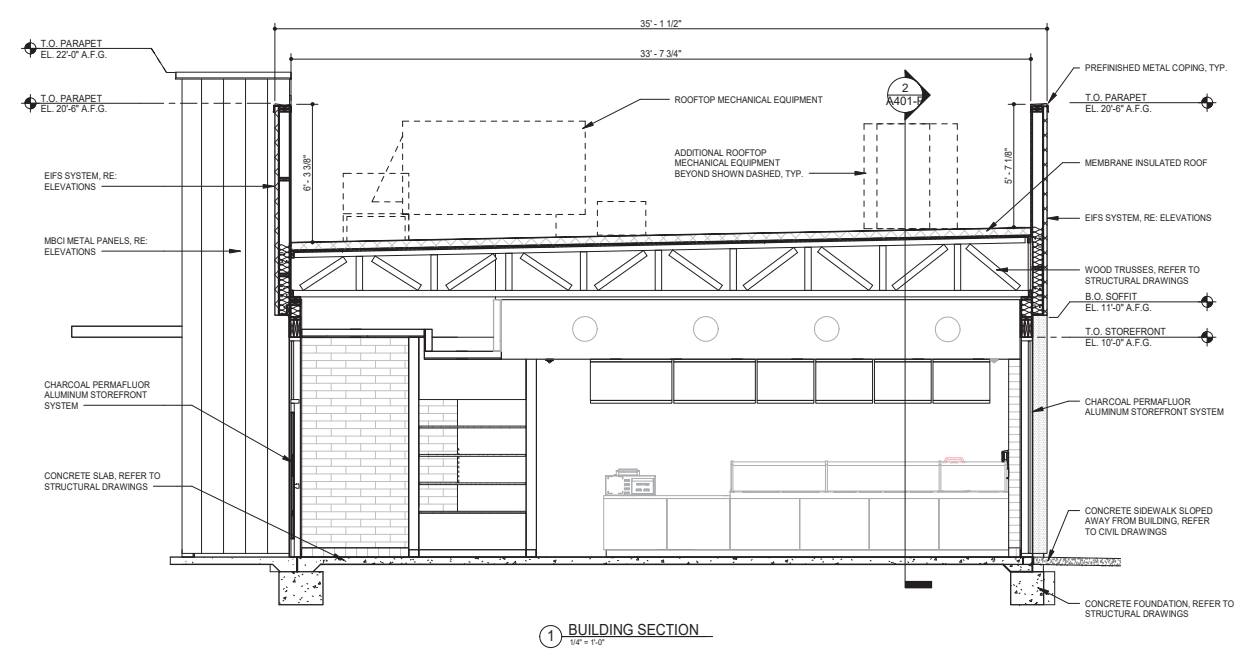


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FAX: (303) 555-4014
INTERNET: WWW.CHIPOTLE.COM

Priest & Elliot
Store No. 3457
1655 W. Elliot Road
Tempe, AZ 85284



2 BUILDING SECTION
1/4\"/>



1 BUILDING SECTION
1/4\"/>

Issue Record:

05/09/2019	DRC Planning Submittal

Revisions:

Project No.
01480

Building Sections

A401-P

