

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 09/14/2021
Agenda Item: 3**

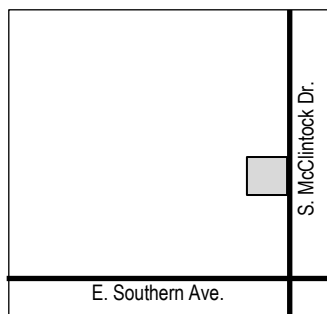
ACTION: Request a Development Plan Review for a new +/- 2,626 square-foot building for STARBUCKS AT SOUTHERN PALMS, located at 3206 South McClintock Road. The applicant is Archicon Architecture & Interiors, L.C.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: STARBUCKS AT SOUTHERN PALMS (PL210165) is proposing a new building for drive-through coffee shop. The request includes the following:

DPR210075 Development Plan Review including a site plan, building elevations and landscape plan.



Property Owner	Southern Palms Station LLC
Applicant	Tim Rasnake, Archicon Architecture & Interiors, L.C.
Zoning District	PCC-2
Net Site Area	0.615 acre (26,790SF)
Total Building Area	2,626 SF
Lot Coverage	9.8% (50% maximum allowed)
Building Height	23'-0" (40'-0" maximum allowed)
Building Setbacks	20'-1" front, 34'-0" north side, 52'-0" south side, 70'-4" rear (0', 30', 30', 30' minimums)
Landscape area	28% (15% minimum required)
Vehicle Parking	17 spaces provided (35 minimum spaces required, 44 maximum surface spaces allowed); the subject site is part of a Shared Parking agreement for the Southern Palms Shopping Center, staff has added a condition of approval requiring that a new/updated Shared Parking application be submitted and approved prior to issuance of building permits.
Bicycle Parking	6 spaces provided (6 minimum spaces required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Obenia Kingsby II (480) 858-2394

Department Director: Shelly Seyler, Interim Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby II, Planner II
Reviewed by: Suparna Dasgupta, Principal Planner

COMMENTS

This site is located on the west side of McClintock Drive, approximately 600 feet north of the McClintock Drive and Southern Avenue intersection. The existing building on-site will be demolished and replaced with a new building.

This request includes the following:

1. Development Plan Review including a site plan, building elevations and landscape plan; for a new +/- 2,626 square-foot building for a drive-through coffee shop.

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

SITE PLAN REVIEW

This went through the site plan review process a total of four (4) times; two preliminary reviews (09/02/20 and 03/17/21) and two formal reviews (06/02/21 and 07/28/21). Most comments for this project were requests such as providing more detailed plans, correcting errors, presenting the project data/plans more clearly and design recommendations. The most significant comment provided was the requirement for a Shared Parking analysis, as there is a parking deficiency per the ZDC requirements and approved Shared Parking analysis on file. The applicant is amenable to submitting a Shared Parking application, which staff has added at a condition of approval. The shared Parking analysis will have to be approved prior to issuance of building permits for this project.

PUBLIC INPUT

A neighborhood meeting was not required for this request; and staff did not receive public input prior to completion of this report.

PROJECT ANALYSIS

CHARACTER AREA PLAN

The site is located within the boundaries of the Alameda Character Area Plan and project will comply with the following Character Area principles:

- Streetscapes: an outdoor patio is proposed on the north side of building, which will provide views along the street frontage.
- Pedestrian Scale: shade is provided at the primary building entrance and patio with an awning/canopy.
- Landscape Treatment: project has incorporated Evergreen Elm trees, which is on the historic plant palette for this character area; and the proposed landscape palette promote biodiversity.
- The Living City: development will create an opportunity for community member to interact and demolishing the existing building on-site to construct a new more efficient building should yield a positive impact from an environmental presentative.

DEVELOPMENT PLAN REVIEW

Site Plan

This site is approximately 0.62 acres. The proposed building has been placed along the McClintock Drive frontage with parking stalls to the west of the building, lessening public view. The subject site can be access by shared driveways on adjoining lots to the north and south, as well as a few driveways along Southern Avenue; these are the main driveways into the shopping center. The solid waste staging/collection is located away from the street frontage as well. A condition of approval has been added requiring that the bus stop provide a Type B shelter and if necessary, a public easement or dedication of right-of-way be provided for any portion of the shelter that encroaches into the subject lot (private property).

Building Elevations

The building is proposed with a maximum building height of 23'-0" single-story. The primary building materials consists of brick veneer, painted metal, painted EIFS and glass. A patio is proposed on the north side of the building and will be shaded with a canopy cover.

Landscape Plan

The proposed landscape coverage for this project is 28%. Along the street frontage the applicant is maintaining the real turf and adding street trees. The remainder of the site will be improved with decomposed granite, shrubs/ground covers and trees. Tree types being added to the site are Evergreen Elm and Willow Acacia.

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 buildings are designed with variation in materials, colors, fenestration, and wall planes on all elevations. The design provides variety in the streetscapes.*
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort; all windows (including drive-through pick-up) and the proposed patio will be shaded by an awning or canopy.*
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; the proposed materials are durable and complements surrounding developments.*
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; project is appropriately scaled relative to the site and surroundings.*
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; large building masses are broken up by shifts in horizontal and vertical planes which assist in relieving monotony. The building also has a well-defined base and top, heavier materials such as brick veneer are proposed at the base of building (wainscot) and a couple of tower elements as accent, the building field material is painted EIFS and painted metal coping parapet caps to distinguish the top.*
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 detail has been provided along the street frontage which will provide an improved streetscape and visual interest for pedestrians.*
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; there are bus stops traveling in all directions within a quarter mile of this site, and the bus stop along the frontage of this site will be improved to provide a bus shelter.*
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; conflict between pedestrian and vehicular circulation will primarily occur drive-through lane exit, and staff has added a condition requiring a traffic calming device be provided, as required per ZDC Section 3-408(C).*
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; landscape appropriately delineates parking from parking, buildings, driveways and pathways.*
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 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 dated September 2, 2021, building elevations dated July 14, 2021, and landscape plan dated August 26, 2021 (these plans were received on September 20, 2021). Minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. **A Shared Parking analysis must be approved prior to issuance of building permits.**
3. **Bus stop located along the McClintock Road frontage must meet City of Tempe Detail T-654 for Bus Stop Passenger Shelter Type B. This shelter shall be installed by the developer/property owner. Compliance of this requirement must be verified by the Engineering and Transportation Department.**

Site Plan

4. **A traffic calming device must be provided near approach of pedestrian pathway located at exit of the drive-through lane.**
5. 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.
6. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
7. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

8. Provide visual surveillance by means of fire-rated glazing assemblies from stair towers into adjacent circulation spaces.
9. Public Restroom Security:
 - a. Single user restroom door hardware:
 - 1) Provide a key bypass on the exterior side

Building Elevations

10. The materials and colors are approved as presented:

Primary Building – EIFS (painted) – Dunn Edwards “Finest Silk”, DE6127
Secondary Building – EIFS (painted) – Dunn Edwards “Rustic Taupe”, DE6129
Wainscot and Main Entrance/Pickup Window Tower Elements – Echelon, Harvard Brick – Mesaba Calm
Awnings/Canopy, Parapet Cap and Patio Railing (metal/steel) – painted Dunn Edwards “Weathered Brown”, DEC756
Wood Planks Underside of Canopies – finished with Cabot-1614379 acrylic wood stain and sealer, Red Cedar
Wainscot Cap – CIP Concrete with broom finish
Storefront – Kawneer Bronze Anodized

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

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

Lighting

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

Landscape

16. Arterial street trees shall be a minimum of 36” box specimens and a minimum of 1 ½” caliper trunk.
17. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½” feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½”. Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Repair existing irrigation system (on-site or in the adjacent public rights-of-way) where damaged by work of this project. Provide temporary irrigation to existing landscape (on-site or in these frontages) for period of time that irrigation system is out of repair. Design irrigation so existing plants are irrigated as part of the reconfigured system at the conclusion of this construction.
18. 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.
19. 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

20. Verify property address and submit a PDF copy of the site plan with unit floor plans for permanent addressing to permitcenter@tempe.gov prior to submittal of construction documents.

21. 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.

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:

- 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.

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.
- Any new or existing overhead utilities (if any) on or adjacent to site must be placed underground, including street crossings, per City of Tempe Code, Section 25-120 thru 25-126 & Ord # 88.85 except for transmission lines (greater than 12.5kv).
- 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 the Solid Waste Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging and collection must be on-site; no backing onto or off of streets, alleys or paths of circulation.

- 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:

March 18, 1983 City Council approved a Variance for SOUTHERN PALMS CENTER to reduce the parking for buildings A through E from 494 spaces to 426 spaces at the northwest corner of McClintock Drive and Southern Avenue.

- August 24, 1983 Board of Adjustment approved a Variance for SOUTHERN PALMS CENTER (Parcel 10) to reduce the required number of off-street parking spaces from 30 spaces to 18 spaces at 3108 South McClintock Drive.

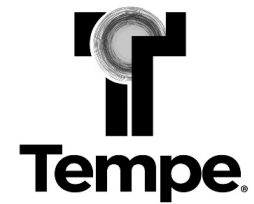
- January 30, 1989 Board of Adjustment approved a Variance for 502 CLUB to reduce the required off-street parking from 988-976 spaces at 3136 South McClintock Drive.

- December 11, 1991 Planning and Zoning Commission approved a Variance for MCDONALD'S RESTAURANT to reduce the required parking from 65 spaces to 51 spaces at 3218 South McClintock Drive.

- May 15, 1992 City Council approved a Use Permi for NATIONAL OPERATION LIMITED PARTNERSHIP to allow parking to be provided based on demand (Shared Parking) at 1538 East Southern Avenue.

- September 27, 2013 Community Development Department staff approved a Shared Parking Analysis for SOUTHERN PALMS SHOPPING CENTER at 3122 South McClintock Drive.

ZONING AND DEVELOPMENT CODE REFERENCE:
 Section 6-306, Development Plan Review
 Section 6-311, Shared Parking



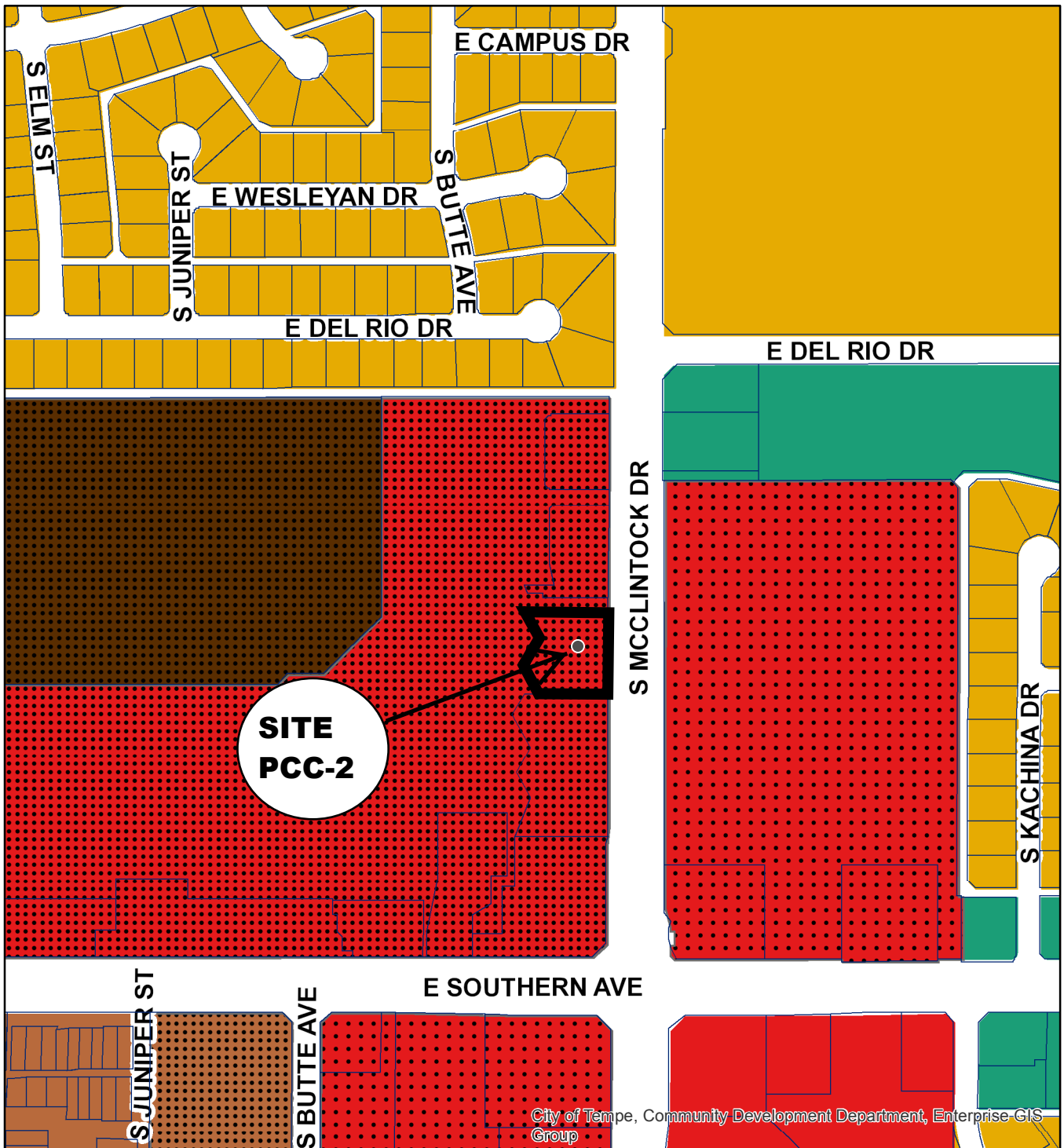
DEVELOPMENT PROJECT FILE
for
STARBUCKS AT SOUTHERN PALMS
(PL210165)

ATTACHMENTS:









- 1-4. Site Context (Location Map, Aerial and Aerial with Site Plan Overlay, Site Photos)
- 5-9. Applicant's Letter of Explanation
- 10-11. Site Design (Site Plan, Landscape Plan)
- 12-18. Building Design (Blackline/Color Elevations, Sections, Renderings, Material Samples, Floor Plans)

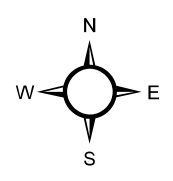
Starbucks at Southern Palms

PL210165



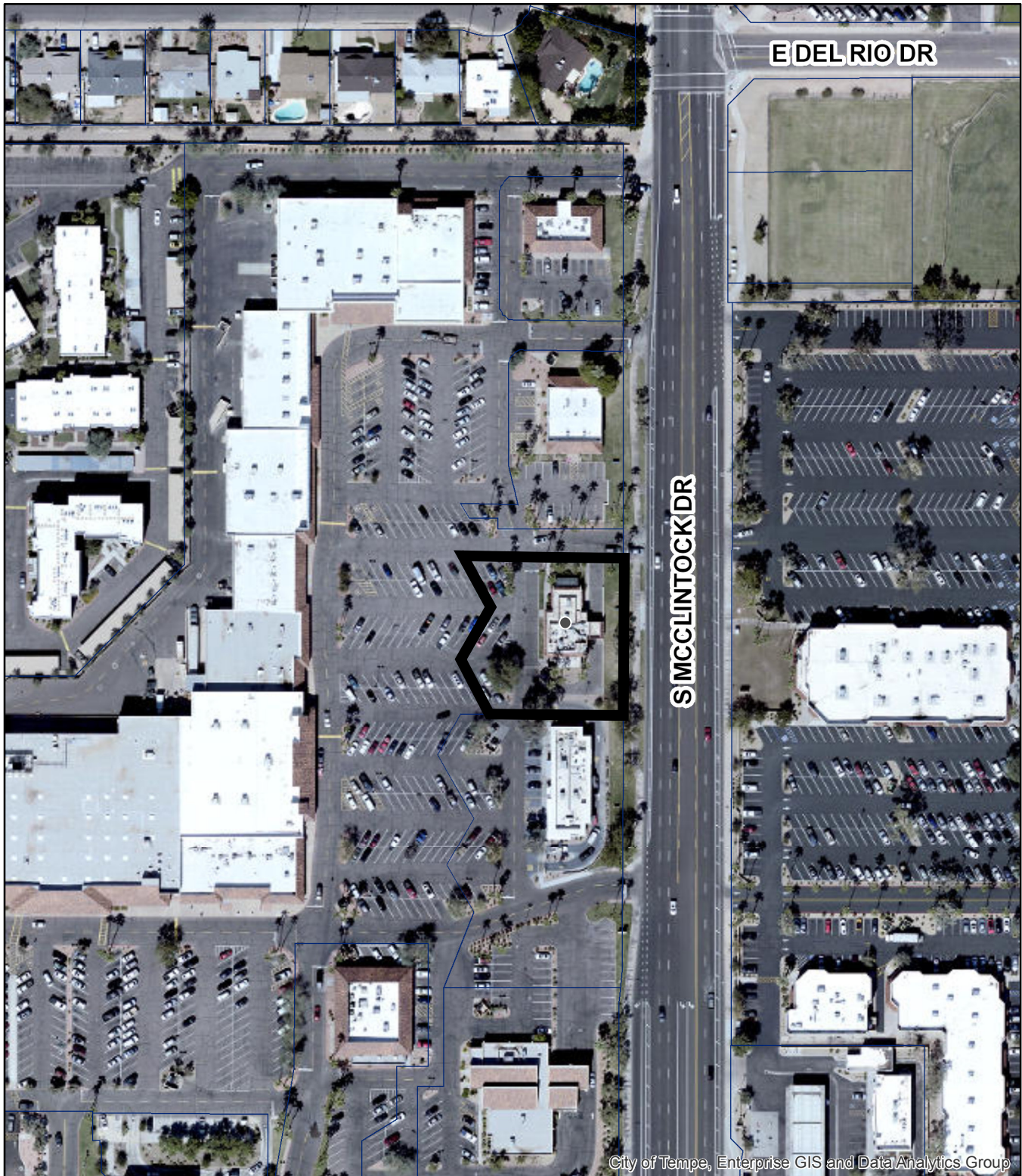
City of Tempe, Community Development Department, Enterprise GIS Group

-  Commercial Shopping and Services (CSS)
-  Single-Family Residential (R1-6)
-  Planned Commercial Center Neighborhood (PCC-1)
-  Multi-Family Residential (R-2)
-  Planned Commercial Center General (PCC-2)
-  Multi-Family Residential Limited (R-3)
-  Residential/Office (RO)
-  Multi-Family Residential High (R-5)

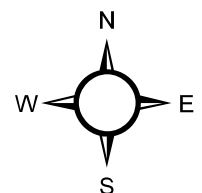


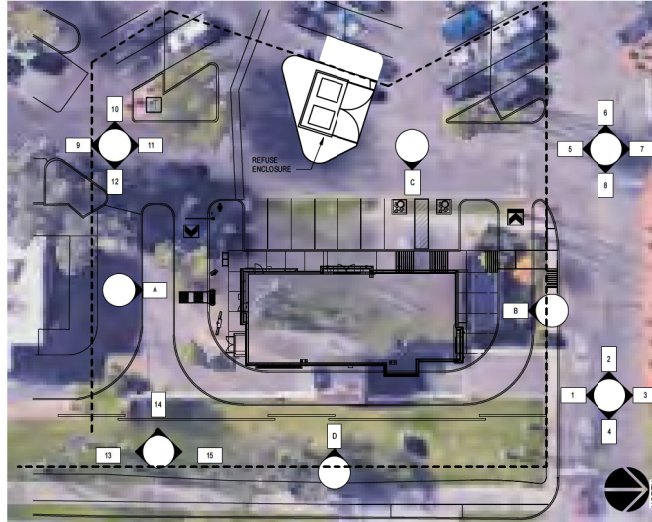
Starbucks at Southern Palms

PL210165



Aerial Map





ARCHICON
 Architecture & Interiors, L.C.
 5055 E. WASHINGTON STREET
 SUITE 200
 PHOENIX, ARIZONA 85034
 P: 602.222.4266
 www.archicon.com

STARBUCKS AT SOUTHERN PALMS
 3206 S. MCCLINTOCK DRIVE
 TEMPE, ARIZONA 85252

PROJECT NO:	2069100-01
PROJECT MGR:	MF
DRAWN BY:	Author
CHECKED BY:	Checker
NO. REVISION:	DATE:

SHEET DESCRIPTION
 Site Photos



SHEET NO.

PA6.2
 ISSUE DATE: 14 JULY 2021

August 24, 2021

City of Tempe
Planning Division
31 East Fifth Street
Tempe, Arizona 85281

RE: Southern Palms Shopping Center Starbucks Redevelopment – Letter of Explanation

Dear Planning Staff:

Phillips Edison & Co., on behalf of Southern Palms Station LLC, is proposing a redevelopment at Southern Palms Shopping Center, located at 3206 S. McClintock Drive. The proposed redevelopment affects parcel #133-33-717, where an existing building previously occupied by YC's Mongolian BBQ exists.

The proposed redevelopment will replace a dated and unoccupied 3,405 SqFt, prior restaurant building with a new 2,626 SqFt build-to-suit Starbucks. The proposed building will require a total of 35 parking spaces; which is a ten (10) stall decrease in required parking due to the reduced building size. The proposed plan also includes a net increase of six (6) new parking spaces. The reduced demand and increase in supply of parking stalls is a net sixteen (16) stall benefit to the shared parking condition at the shopping center.

The current overall composition of tenants/uses at the shopping center requires a maximum of 1,117 spaces to serve peak hour parking demands (estimated at 1pm weekdays) per ratios in the existing shared parking agreement (dated 9/27/2013). 1,105 spaces are existing at the shopping center, necessitating an updated shared parking analysis to evaluate the twelve (12) stall peak hour deficit. This new parking analysis is currently under-way to evaluate the current tenant/use mix, actual hourly parking counts, reductions from internal trips and transit (bus) ridership. Results of the analysis are expected in late September 2021.

The development plan will conform to the City of Tempe Development Code Criteria Section 6-306(D) through the following means:

- 1. Placement, form, and articulation of buildings and structures provide variety in the streetscape:**



The new building is proposed to be aligned lengthwise along McClintock drive with the drive-thru window and horizontal awning facing the street. Building elements including a masonry clad bump-out, two window awnings, a visual screen at the drive-thru window and window fenestration create visual differentiation and interest along 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:

A patio on the North side of the building will be shaded during mornings when most patrons are drinking coffee. There is also shading in the forms of a canopy over the full width of the drive-thru lane at the drive-thru window, awnings at the front entry, along the West and North storefront as well as East facing windows that will provide shade for energy conservation and human comfort.

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

Materials are of high quality including 3'-4" tall brick base surrounding the building and on the entry / drive-thru bump-outs, which are proposed to be entirely clad in brick resembling colors of the clay tile roofing at the shopping center. The color specified for the EIFS on the remainder of the building is also neutral and consistent with surrounding buildings at the shopping center.

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

The scale of the building, at a proposed maximum height of 23' tall is consistent with contextual out-lot buildings at the shopping 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 proposed building is well-articulated with a masonry base and a clearly defined entry feature that is slightly taller and bumped-out from the primary façade. The patio area on the North side of the site will provide pedestrian interest to those passing by.



- 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 proposed building facades have varied architectural materials including masonry at the building entry, drive-thru window and base wrap; storefront glass in the café where a seating area allows views in and out; a patio railing adds visual interest and scale; and a horizontal screen at the drive-thru entry provides visual interest.

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

The site plan incorporates a new bus shelter, enhancing convenient and comfortable access to multi-modal transportation options.

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

Vehicular circulation has been enhanced in the proposed designed by wrapping the new drive-thru back into the shopping center rather than directly into the McClintock entry/exit, which is the existing condition. This will minimize conflicts with pedestrians and other vehicles.

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

Southern Palms is generally a very safe shopping center but Phillips Edison does actively work to prevent crime through our operations by maintaining our facilities to a high standard and installing surveillance or increasing security on an as-needed basis.

- 10. Landscape accents and provides delineation from parking, buildings, driveways and pathways:**

The proposed site plan incorporates xeric landscape accents around the patio parking islands, along the drive-thru lane and in the landscape mound adjacent

to McClintock Drive. These accents add visual interest, provide pedestrian comfort and delineate vehicular from pedestrian areas.

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:

The proposed signage plan will be by Starbucks as the end-user and is intended to have good proportion and color contrast with building materials. The existing monument sign is proposed to be re-built under a separate permitting process.

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

The lighting for the proposed building and site plan will be minimal and intended to enhance pedestrian safety, crime prevention and enhance architectural features including the front entry and patio area.

The proposed redevelopment also supports principles in the Alameda Character Area Plan by incorporating the following elements:

1. The new bus shelter will improve the pedestrian comfort of multi-modal infrastructure, enhancing mobility.
2. A drought tolerant planting scheme respects and reflects the Sonoran Desert context and improves water conservation.
3. The redevelopment supports the Triple Bottom Line mission of People, Planet Profit by:
 - a. Bringing in people to a place where community members can interact;
 - b. Providing a new facility that is more energy efficient and environmentally sensitive than the prior building;
 - c. Turning an unoccupied and aging building into a bustling activity center that will generate revenues for the City and Developer alike.

In closing, we believe that the proposed redevelopment is a much-needed upgrade from the existing condition including an improvement to the shared parking condition. The proposed development meets all the requirements of the City of Tempe Development Code Criteria as well as fitting the vision of the Alameda Character Area Plan.

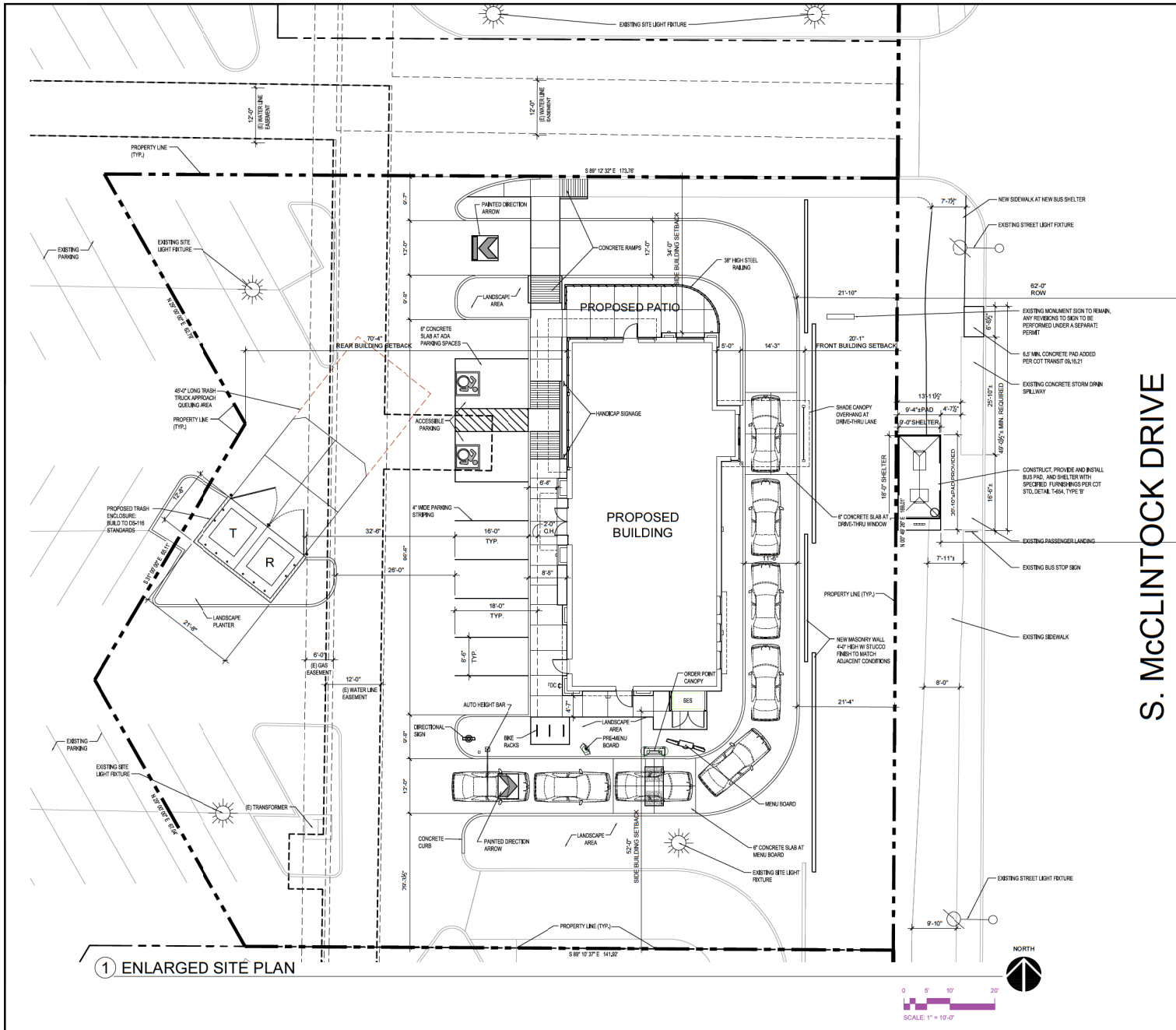
Thank you,





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PROJECT DATA

PROJECT NAME: STARBUCKS AT SOUTHERN PALMS
PROJECT ADDRESS: 3206 S. MCCLINTOCK DRIVE
 TEMPE, ARIZONA 85282

PROJECT SCOPE: NEW RESTAURANT BUILDING A DRUGS-THRU DEMOLISH
 EXISTING BUILDING AND DRIVE-THRU LANE

ASSESSOR PARCEL NO: 133-33-717
CURRENT ZONING: RC-2
EXISTING LOT AREA: 26,790 S.F. (615 AC.)
EXISTING BUILDING: 3,006 S.F. (TO BE DEMOLISHED)
PROPOSED BUILDING S.F.: 3,826 S.F.
PROPOSED PARKING S.F.: 365 S.F.

LOT COVERAGE (50% MAX): 3,808 S.F. / 26,790 = 0.14%

LANDSCAPE COVERAGE:
 REQUIRED: 15%
 PROVIDED: 35% (7,803 S.F.)

BUILDING HEIGHTS ALLOWED: 35'-0"
BUILDING HEIGHTS PROPOSED: 23'-0" (1-STORY)

BUILDING SETBACKS:
 REQUIRED FRONT: 0'-0" PROVIDED: FRONT: 20'-4"
 NORTH SIDE: 30'-0" NORTH SIDE: 34'-0"
 SOUTH SIDE: 30'-0" SOUTH SIDE: 32'-0"
 REAR: 30'-0" REAR: 70'-0"

PARKING REQUIRED:
 1 PER 75 S.F. = 2,626 S.F. / 75 = 35 SPACES (Outdoor)
 1 PER 100 S.F. = 365-300 S.F. / 100 = 4 SPACES (Indoor)
TOTAL: 39 SPACES

PENDING REQUIREMENT OF CITY: A SEPARATE APPLICATION WILL BE SUBMITTED TO SHOW THE SHOPPING CENTER HAS AN EXISTING PARKED PARKING AGREEMENT WHICH WILL BE EITHER PROVIDED OR UPDATED FOR A PARKING STUDY TO DEMONSTRATE THE TOTAL PROVIDED PARKING IS SUFFICIENT FOR THE SURROUNDING USES.

PARKING PROVIDED: 17 SPACES (On-Street)
 22 SPACES (Indoor)
TOTAL: 39 SPACES

BICYCLE PARKING REQUIRED: 6 SPACES
 1 PER 500 S.F. = 2,626 / 500 = 5 SPACES (Outdoor)
 1 PER 2,000 S.F. = 365 / 2,000 = 2 SPACES (Indoor) Specifically at Patio
TOTAL: 6 SPACES

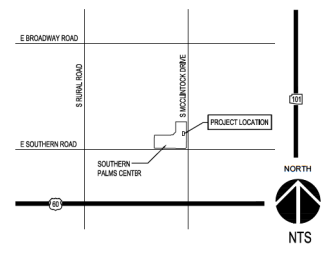
BICYCLE PARKING PROVIDED: 6 SPACES

OCCUPANCY: A-2
CONSTRUCTION TYPE: V-B - SPRINKLERED

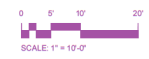
NOTE: ALL SITE AND BUILDING SIGNAGE, MENU BOARDS, ORDER POINT AND DIRECTIONAL SIGNAGE TO BE REVIEWED AND APPROVED BY A SEPARATE PERMIT.

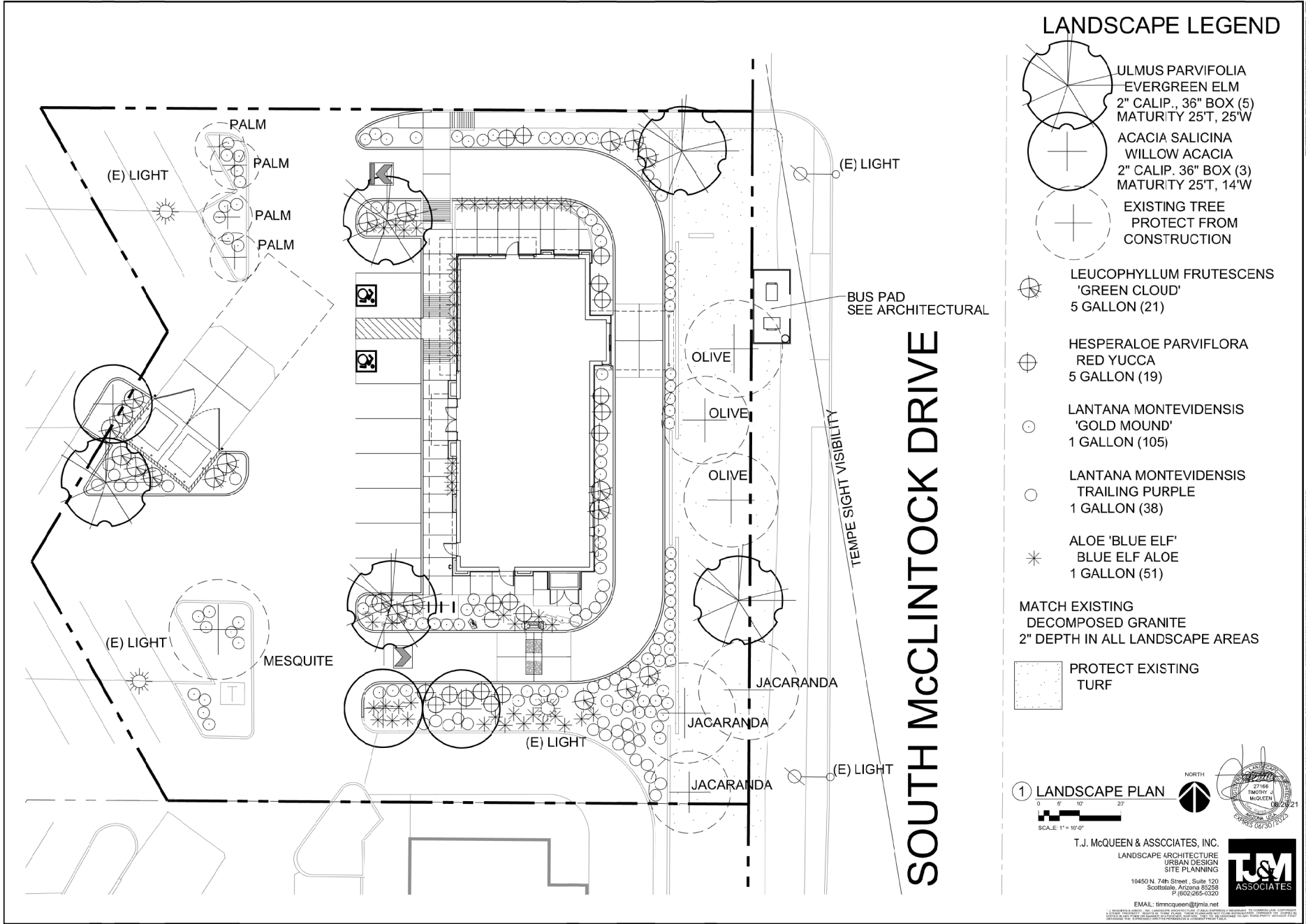
S. MCCLINTOCK DRIVE

VICINITY MAP





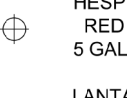


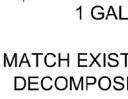


1 ENLARGED SITE PLAN





LANDSCAPE LEGEND

-  **ULMUS PARVIFOLIA
EVERGREEN ELM**
2" CALIP., 36" BOX (5)
MATURITY 25'T, 25'W
-  **ACACIA SALICINA
WILLOW ACACIA**
2" CALIP. 36" BOX (3)
MATURITY 25'T, 14'W
-  **EXISTING TREE
PROTECT FROM
CONSTRUCTION**
-  **LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'**
5 GALLON (21)
-  **HESPERALOE PARVIFLORA
RED YUCCA**
5 GALLON (19)
-  **LANTANA MONTEVIDENSIS
'GOLD MOUND'**
1 GALLON (105)
-  **LANTANA MONTEVIDENSIS
TRAILING PURPLE**
1 GALLON (38)
-  **ALOE 'BLUE ELF'
BLUE ELF ALOE**
1 GALLON (51)

MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

 **PROTECT EXISTING
TURF**

1 LANDSCAPE PLAN
0 5' 10' 20'
SCALE: 1" = 10'-0"



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URBAN DESIGN
SITE PLANNING
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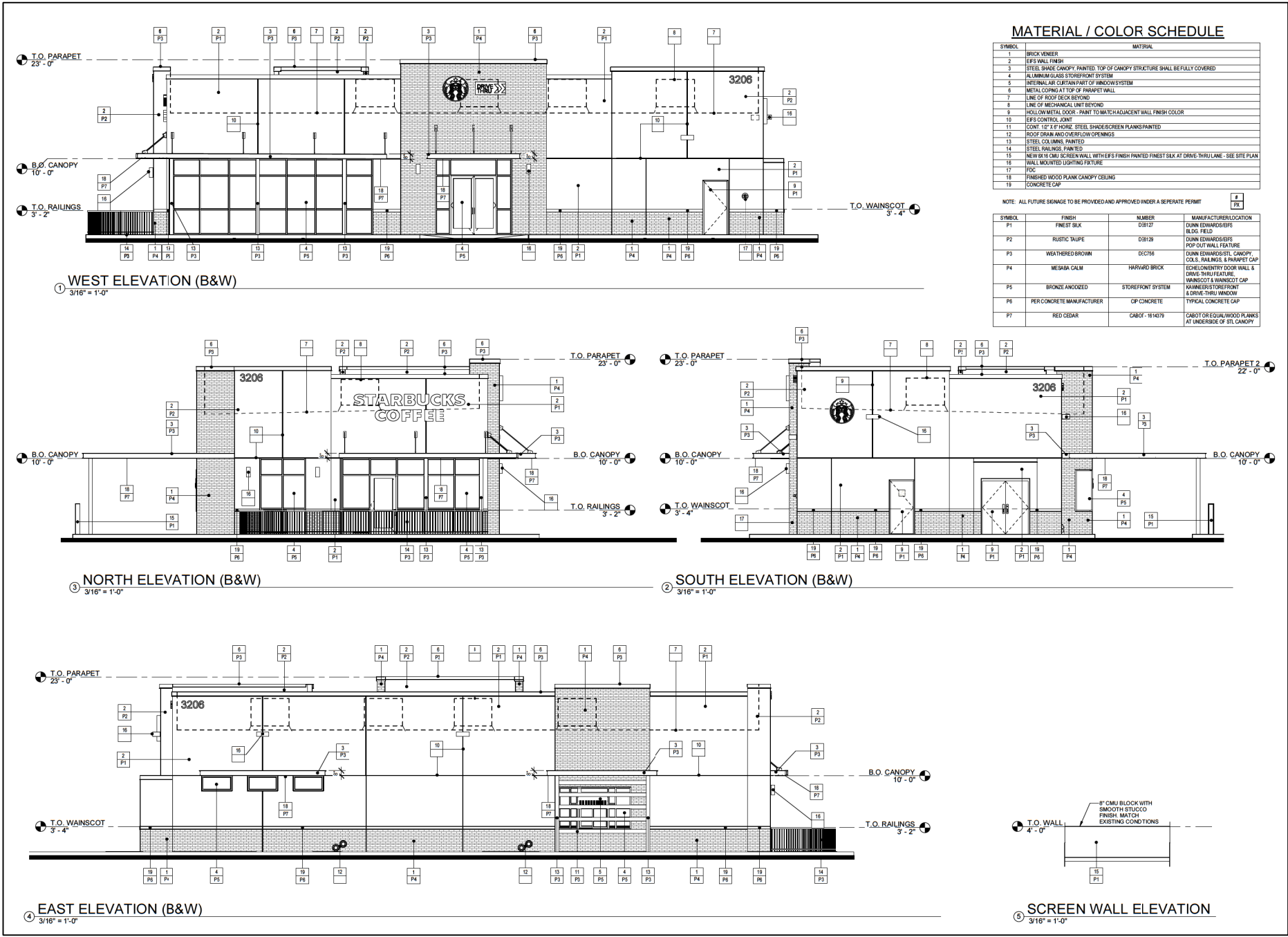
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STARBUCKS AT SOUTHERN PALMS
3206 S. MCCLINTOCK DRIVE
TEMPE, ARIZONA 85282

PROJECT NUMBER:	2066100-01	
PROJECT MANAGER:	MF	
DRAWN BY:	MF	
CHECKED BY:	JP	
NO.	REVISION	DATE

SHEET DESCRIPTION:
LANDSCAPE PLAN

SHEET NO.
La.01
ISSUE DATE: 08.26.21



MATERIAL / COLOR SCHEDULE

SYMBOL	MATERIAL
1	BRICK VENER
2	EFS WALL FINISH
3	STEEL SHADE CANOPY. PAINTED. TOP OF CANOPY STRUCTURE SHALL BE FULLY COVERED
4	ALUMINUM GLASS STOREFRONT SYSTEM
5	INTERNAL AIR CURTAIN PART OF WINDOW SYSTEM
6	METAL COILING AT TOP OF PARAPET WALL
7	LINE OF ROOF DECK BEYOND
8	LINE OF MECHANICAL UNIT BEYOND
9	HOLLOW METAL FLOOR. PAINT TO MATCH ADJACENT WALL FINISH COLOR
10	EFS CONTROL JOINT
11	COND. 12" X 8" HORIZ. STEEL SHADSCREEN FINISH PAINTED
12	ROOF DRAIN AND OVERFLOW OPENINGS
13	STEEL COLUMNS. PAINTED
14	NEW 8" CMU SCREEN WALL WITH EFS FINISH PAINTED FINEST SILK AT DRIVE THRU LANE. SEE SITE PLAN
15	WALL MOUNTED LIGHTING FIXTURE
16	FOC
17	FINISHED WOOD PLANK CANOPY CEILING
18	CONCRETE CAP
19	

NOTE: ALL FUTURE SIGNAGE TO BE PROVIDED AND APPROVED UNDER A SEPERATE PERMIT

SYMBOL	FINISH	NUMBER	MANUFACTURER/LOCATION
P1	FINEST SILK	DB127	DUNN EDWARDS/SEIS BLDG. FIELD
P2	RUSTIC TAUPE	DB129	DUNN EDWARDS/SEIS BLDG. FIELD
P3	WEATHERED BROWN	DC076	DUNN EDWARDS/SEIS POSTOFF WALL FEATURE
P4	MEDIA CALM	HARVARD BRICK	ESCHELON/ENTRY DOOR WALL & DRIVE THRU FEATURE. WAINSCOT & WAINSCOT CAP
P5	BRONZE ANODIZED	STOREFRONT SYSTEM	KAWNEER'S STOREFRONT & DRIVE THRU WINDOW
P6	PER CONCRETE MANUFACTURER	CIP CONCRETE	TYPICAL CONCRETE CAP
P7	RED CEDAR	CABOT - 18 4079	CABOT OREGON WOOD PLANKS AT UNDERSIDE OF STEEL CANOPY

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STARBUCKS AT SOUTHERN PALMS
3206 S. MCCLINTOCK DRIVE
TEMPE, ARIZONA 85252

PROJECT NO.	2069100-01
PROJECT MGR.	MP
DRAWN BY:	HL
CHECKED BY:	JP
NO. / REVISION	DATE

Backline Elevations



SHEET NO.
PA4.0
ISSUE DATE: 14 JULY 2021



1 WEST ELEVATION
3/16" = 1'-0"

MATERIAL / COLOR SCHEDULE

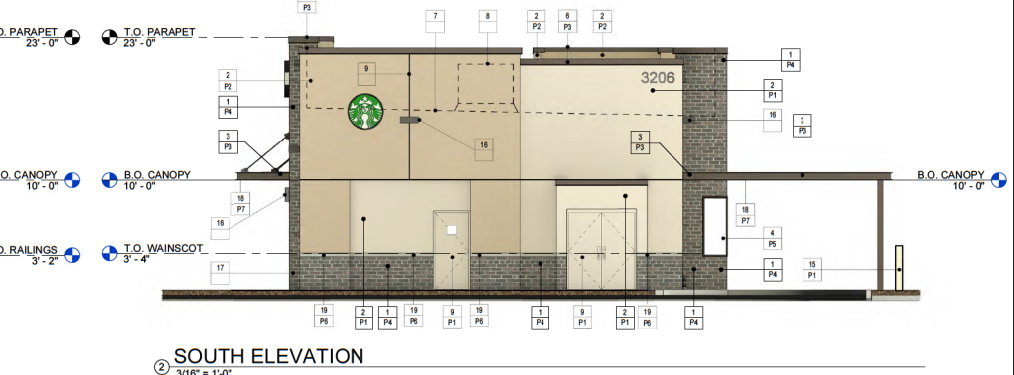
SYMBOL	MATERIAL
1	BRICK VENER
2	EFS WALL FINISH
3	STEEL SHADE CANOPY. PAINTED. TOP OF CANOPY STRUCTURE SHALL BE FULLY COVERED
4	ALUMINUM GLASS STOREFRONT SYSTEM
5	INTERNAL AIR CURTAIN PART OF WINDOW SYSTEM
6	METAL COILING AT TOP OF PARAPET WALL
7	LINE OF ROOF DECK BEYOND
8	LINE OF MECHANICAL UNIT BEYOND
9	HOLLOW METAL FLOOR. PAINT TO MATCH ADJACENT WALL FINISH COLOR
10	EFS CONTROL JOINT
11	COND. 1/2" X 3/8" HORIZ. STEEL SHADE SCREEN PAINTED
12	ROOF DRAIN AND OVERFLOW OPENINGS
13	STEEL RAILINGS, PAINTED
14	NEW 6" CMU SCREEN WALL WITH EFS FINISH PAINTED FINEST SILK AT DRIVE THRU LANE - SEE SITE PLAN
15	WALL MOUNTED LIGHTING FIXTURE
16	FINISHED WOOD PLANK CANOPY CEILING
17	FOC
18	CONCRETE CAP
19	CONCRETE CAP

NOTE: ALL FUTURE SIGNAGE TO BE PROVIDED AND APPROVED UNDER A SEPARATE PERMIT

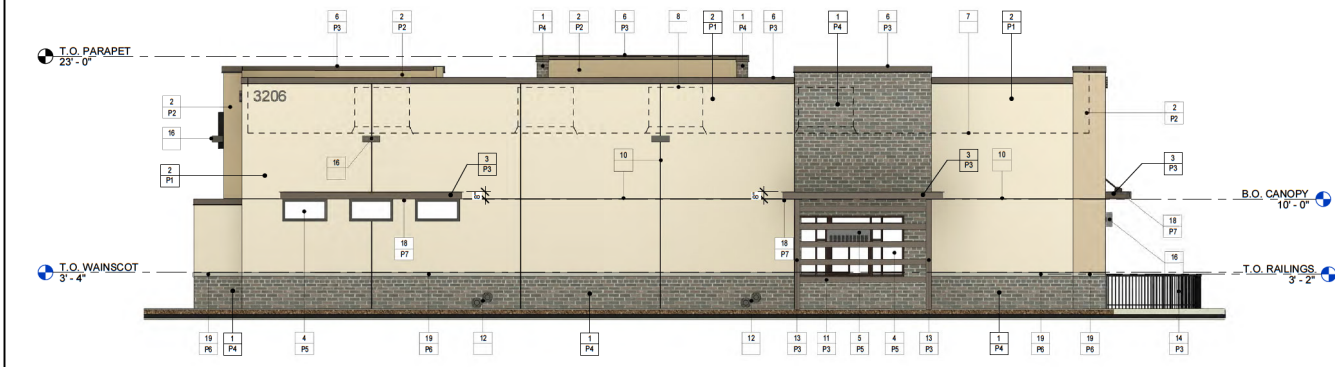
SYMBOL	FINISH	NUMBER	MANUFACTURER/LOCATION
P1	FINEST SILK	DB127	DUNN EDWARDS/ERS BLDG. FIELD
P2	RUSTIC TAUPE	DB129	DUNN EDWARDS/ERS POPCOT WALL FEATURE
P3	WEATHERED BROWN	DC756	DUNN EDWARDS/STL, CANOPY, COL. S. WALLS, & PARAPET CAP
P4	MEDIA CALM	HARVARD BRICK	ESCHELON/ENTRY DOOR WALL & DRIVE THRU FEATURE, WAINSCOT & WAINSCOT CAP
P5	BRONZE ANODOZED	STOREFRONT SYSTEM	KAWNEER STOREFRONT & DRIVE THRU WINDOW
P6	PER CONCRETE MANUFACTURER	CIP CONCRETE	TYPICAL CONCRETE CAP
P7	RED CEDAR	CABOT - 184079	CABOT OR EQUAL WOOD PLANKS AT UNDERSIDE OF STEEL CANOPY



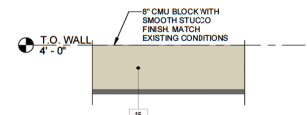
3 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



4 EAST ELEVATION
3/16" = 1'-0"



5 SCREEN WALL ELEVATION
3/16" = 1'-0"



STARBUCKS AT SOUTHERN PALMS
3206 S. MCCLINTOCK DRIVE
TEMPE, ARIZONA 85252

PROJECT NO.	2069100-01
PROJECT MGR.	KP
DRAWN BY	JP
CHECKED BY	JP
NO. REVISION	DATE

SHEET DESCRIPTION

Colored Elevations

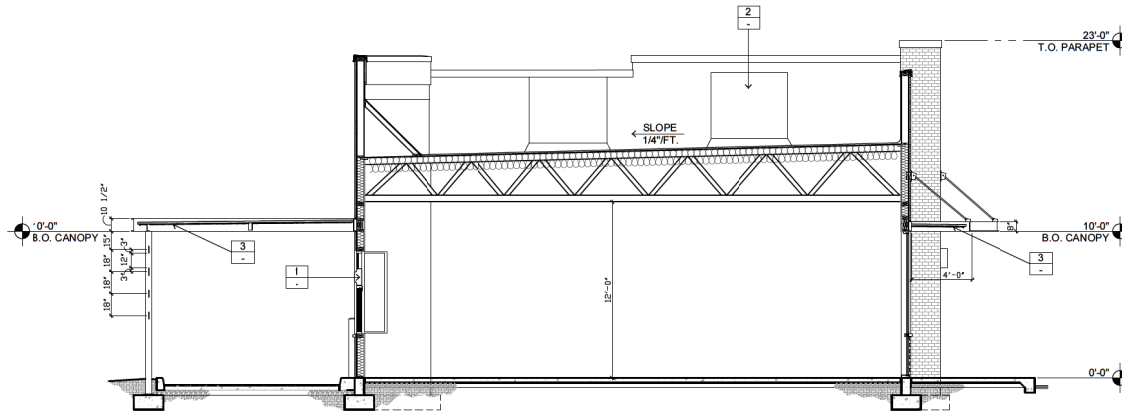


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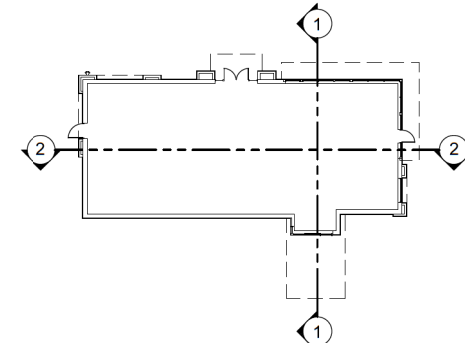
PA5.0
ISSUE DATE: 14 JULY 2021

KEYNOTES

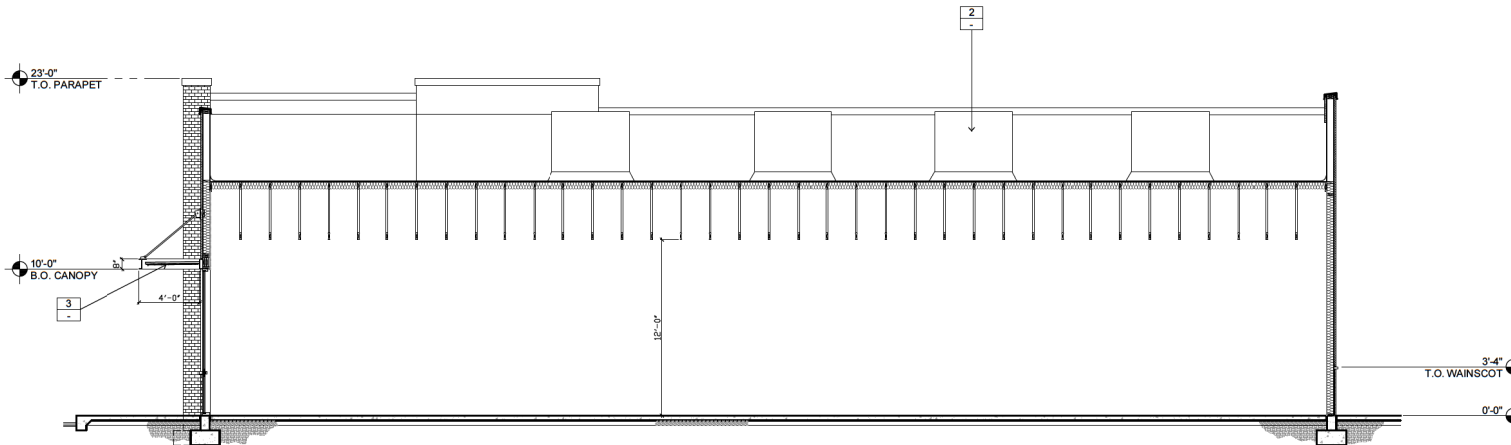
1. INTERNAL AIR CURTAIN, PART OF WINDOW SYSTEM
2. ROOF MOUNTED MECHANICAL HWGS SYSTEM
3. 1 x 6 WOOD PLANKS AT UNDER SIDE OF COVERED SHADE CANOPIES



1 BUILDING SECTION
SCALE: 1/4"=1'-0"



FLOOR PLAN KEY



2 BUILDING SECTION
SCALE: 1/4"=1'-0"

NOTE:
PER CITY COMMENTS SPR20079_MARKUP_072821
- BUILDING SECTION MAKES IT APPEAR AS THOUGH
ROOF TOP EQUIPMENT WILL BE FULLY SCREENED*
PER THE ELEVATIONS THIS EQUIPMENT IS NEAR
FULLY SCREENED. SECTION IS SHOWING EQUIPMENT
AGAINST SCREEN WALL IN THE FOREGROUND FOR
REPRESENTATION PURPOSES.

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STARBUCKS AT SOUTHERN PALMS
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PROJECT NUMBER: 2066100-01
PROJECT MANAGER: MF
DRAWN BY: MF
CHECKED BY: JP

NO.	REVISION	DATE

SHEET DESCRIPTION
BUILDING SECTION



SHEET NO.
PA7.0
ISSUE DATE: 2 SEPT. 2021




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STARBUCKS AT SOUTHERN PALMS
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PROJECT NO.	2069100-01
PROJECT MGR.	MF
DRAWN BY	Author
CHECKED BY	Checker
NO. REVISION	DATE

SHEET DESCRIPTION

Rendering


SHEET NO.
PA6.0
 ISSUE DATE: 14 JULY 2021



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TEMPE, ARIZONA 85252

PROJECT NO:	2069100-01
PROJECT MGR:	MF
DRAWN BY:	Author
CHECKED BY:	Checker
NO. REVISION	DATE

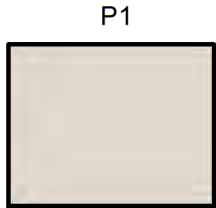
SHEET DESCRIPTION
Rendering



SHEET NO.

PA6.1

ISSUE DATE: 14 JULY 2021



P1

DE6127

FINEST SILK

DUNN EDWARDS/EIFS
BLDG. FIELD



P3

DEC756

WEATHERED BROWN

DUNN EDWARDS/STL.
CANOPY, COLS.,
RAILINGS, & PARAPET
CAP

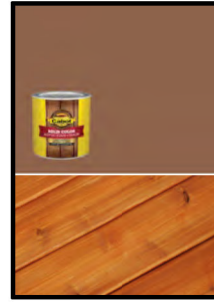


P5

STOREFRONT SYSTEM

BRONZE ANODIZED

KAWNEER/STOREFRONT
& DRIVE-THRU WINDOW



P7

1614379 - CABOT
ACRYLIC EXTERIOR
WOOD STAIN &
SEALER

RED CEDAR

CABOT SOLID COLOR
ACRYLIC STAIN OR
EQUAL/UNFINISHED
WOOD PLANKS AT
UNDERSIDE OF STL
CANOPY



P2

DE6129

RUSTIC TAUPE

DUNN EDWARDS/EIFS
POP OUT WALL FEATURE



P4

HARVARD BRICK

MESABA CALM

ECHOLON/ENTRY
DOOR WALL &
DRIVE-THRU
FEATURE,
WAINSCOT &
WAINSCOT CAP



P6

CIP CONCRETE

BROOM FINISH

CONCRETE CAP
TYPICAL

9/13/2021 8:11:52 AM K:\2066100-01 - Phillips Edison - Starbucks Southern Palms\REV\Starbucks - Southern Palms - R21.rvt
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE OWNERS AND/OR ARCHITECT SHALL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THIS DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED.



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**STARBUCKS
AT SOUTHERN
PALMS**

3206 S. MCCLINTOCK DRIVE
TEMPE, AZ. 85282

SHEET NO.

PA8.0

