ACTION: Request for a Development Plan Review consisting of a 10,800 square-foot building addition for MCCLINTOCK MARKETPLACE (PL150413), located at 5100 South McClintock Drive. The applicant is Mike Hills of Level 4 Studio.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: MCCLINTOCK MARKETPLACE (PL150413) is proposing a 10,800 square-foot building addition to the south end of the existing retail building on site. The request includes the following:

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

Existing Property Owner  Mark Baker Trust, Richard Baker Trust, Karen Burden Trust
Applicant  Mike Hills, Level 4 Studio
Zoning District  Planned Commercial Center Neighborhood (PCC-1)
Gross/Net site area  6.04 acres
Total Building Area  10,800 s.f. (83,861 s.f. existing)
Lot Coverage  35.96% (50% maximum allowed)
Building Height  24'-0" (35'-0" maximum allowed)
Building Setbacks  71'-0" south, 101'-6" west side, 131'-2" east side
Landscape area  18% (15% minimum required)
Vehicle Parking  358 spaces (356 minimum required)
Bicycle Parking  8 spaces (7 minimum required)

ATTACHMENTS: Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Obenia Kingsby, Planner I
COMMENTS:

This site is located on the northwest corner of McClintock Drive and Baseline Road and is currently zoned PCC-1, which is a commercial land use. There is an existing retail building on site and this proposal is for an addition consisting of seven (7) tenant spaces with the potential for a mixture of uses allowed by right or with a use permit in the current zoning district; minimum parking requirements will have to be met to accommodate all uses on site. Properties directly adjacent to this site to the north and west are residential land, the other three corner properties at the intersection of McClintock Drive and Baseline Road have commercial land uses as well and are zoned PCC-1.

This request includes the following:
1. Development Plan Review including a site plan, building elevations, and a landscape plan for a 10,800 square-foot building addition.

PRELIMINARY SITE PLAN REVIEW

- July 22, 2015: Preliminary Site Plan Review was completed. Primary comment was that the subdivision of site would create a lot that does not meet the required setbacks for the PCC-1 zoning district.

PUBLIC INPUT

- Neighborhood meeting was not required.
- Staff did not receive public input prior to the completion of this report.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The property is 6.04 acres and currently has an 83,861 square-foot retail building on it. The plans propose a 10,800 square-foot addition to the southern portion of the building currently on site. The parking just to the south of the proposed addition will be reconfigured to and in doing so a pedestrian pathway will be created from Baseline Road to the shopping center.

Building Elevations

The building addition is designed and will be finished and painted to match the existing retail building. Materials proposed for the building will consist of painted stucco, stone veneers, and an aluminum storefront system.

Landscape Plan

On-site landscaping totals to 18%. The plant palette consists of Quercus Virginiana Live Oak trees, shrubs, groundcover and decomposed granite. There are two conditions of approval added; one is shrubs/groundcover from the proposed plant palette shall be used in the landscape area surrounding the refuse enclosure and the other is that all street trees along Baseline Road shall be Quercus Virginiana Live Oak.

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

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the building is designed with a variation in material, colors, and wall planes.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the storefronts will be recessed, creating a continuous canopy the length of the building that will shade windows which should help mitigate heat gain/retention.
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; materials provide detail appropriate with their location and function and are intended to match building on-site.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; building elements are 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; variation is provided in wall planes, materials, and building height to relieve monotony.

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; design elements at the street level include stone veneers and a significant amount of glazing to create interest. Architectural details also shade windows and entrances.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; the project provides clear pedestrian access from the site to sidewalks on the south portion of site.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; vehicular circulation is clearly delineated and separated from pedestrian pathways.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; this project will be in conformance with all CPTED principles.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscaping has been implemented to delineate 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 separate development plan review and were not reviewed during this process.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting will comply with current code requirements to meet the minimum illumination levels and be non-intrusive to adjacent properties.

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

REASONS FOR APPROVAL:
1. The proposed project meets the approval criteria for a Development Plan Review.
DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General
1. Except as modified by conditions, development shall be in substantial conformance with the site plan, building elevations and landscape plan dated November 17, 2015. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Site Plan
2. 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.

3. 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
4. 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
5. The materials and colors are approved as presented:

Primary Building – painted stucco – Dunn Edwards – Ajo Lily (DEW309)
Secondary Building (corner canopy features) – painted stucco – Dunn Edwards – Honey Beehive (DET475)
Building Accent (cornice) – painted stucco – Dunn Edwards – Gypsum Rose (DET452)
Windows – anodized aluminum frame – dark bronze
Columns – stone veneer – Coronado Stone – to match existing retail building

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

6. Provide secure roof access 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. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture 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. The electrical service entrance section (S.E.S.) shall have a masonry wing wall (painted to match) directly adjacent to the south to conceal 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.

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

Landscape
13. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.

14. All required street trees along Baseline Road shall be Quercus Virginiana Live Oak.
15. There shall be a minimum of one (1) tree planted for every thirty (30) linear feet along Baseline Road frontage.

16. Landscape area around refuse enclosure shall have groundcover and shrubs, selected from the provide plant palette.

17. Arterial street trees shall be a minimum of 36" box specimens and a minimum of 1 ½" caliper trunk.

18. 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 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.

19. 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.

20. 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.

21. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.
Signage
22. 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 number or letter to elevation that might be mistaken for the address.
   b. Utility meters shall utilize a minimum 1” number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.

- Specific requirements of the Zoning and Development Code (ZDC) are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

- SITE PLAN REVIEW: Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- STANDARD DETAILS:
  - Access to refuse enclosure details an 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.

• SECURITY REQUIREMENTS:
  - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
  - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
  - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3” wide high strength plastic or laminated glass window, located between 43” and 66” from the bottom edge of the door.

• FIRE:
  - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.

• ENGINEERING:
  - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
  - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
  - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
  - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

• REFUSE:
  - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
  - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
  - Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
• Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

• DRIVEWAYS:
  • Construct driveways in public right of way in conformance with Standard Detail T-320. Alternatively, the installation of driveways with return type curbs as indicated, similar to Standard Detail T-319, requires permission of Public Works, Traffic Engineering.
  • Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed [www.tempe.gov/index.aspx?page=801](http://www.tempe.gov/index.aspx?page=801). Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

• PARKING SPACES:
  • Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
  • At parking areas, provide demarcated accessible aisle for disabled parking.
  • Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

• LIGHTING:
  • Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
  • Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

• LANDSCAPE:
  • Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and “protected” trees and other plants on site. Move, preserve in place, or demolish native or “protected” trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at [www.azda.gov/ESD/nativeplants.htm](http://www.azda.gov/ESD/nativeplants.htm). Follow the link to “applications to move a native plant” to “notice of intent to clear land”.

• SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

May 5, 1971 Design Review Board (DR-71.30) approved site plan, elevation, landscaping and signs for Smitty’s shopping center.

April 10 1995  Board of Adjustment approved a variance to increase the height of the parking lot light poles.


February 12 1998  City Council approved a site plan modification for a new garden center addition.

November 14, 2007  Hearing Officer approved a Use Permit (ZUP07161) for Fry’s Food & Drug #607 to allow outdoor retail display.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
MCCLINTOCK MARKETPLACE
(PL150413)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4. Contextual Site Plan
5. Enlarged Site Plan and Demolition Plan
6. Black & White Elevations
7. Color Elevations
8. Floor Plan
9. Building Sections
10. Landscape Plan
11. Photometric Plan
12. Site Photos
Location Map

Zoning

- **PCC-1**
- **R-1-6**
- **R-2**
- **R-3**

**MCCLINTOCK MARKETPLACE**

**PL150413**

**SITE PCC-1**

**ATTACHMENT 1**
October 8, 2015

Letter of Explanation

McClnthock Marketplace
5100 South McClnthock Drive
Tempe, Arizona 85282

The scope of this project is to adapt and re-use the existing outdoor garden center that has been closed for some time now and currently being used for outdoor storage by Fry’s grocery store. The current Zoning is PCC-1 and there is no requirement to change. The existing site is 6.04 acres and the area of work will only be located in the Southwest corner of the property, the remainder of the site and the existing Fry’s building will remain as is and to remain open and protected during construction. The proposed multi-tenant building will take the place of the abandoned garden center equaling 10,800 square feet. The footprint of the building will match the existing Garden center concrete Pad area. The interior will be constructed as “gray shell” for future retail and food service tenant’s use.

The exterior of the building will be designed to look consistent with the adjacent Fry’s building on the site. The west side of the building will be used to locate the electrical service Entrance Section (SES), fire riser room and have no storefront. The southern elevation will have 10’-0” high storefront along the full length of the elevation and be setback back 8 feet from the front parapet to fully shade the entire length of storefront. The East will have storefront integrated in with exterior piers and shading above to match the south elevation. The North elevation backs right up against the South elevation of the existing Fry’s building and will have minimum exit doors. The maximum new parapet heights will be 22’-0” above finish grade, with raised parapets up to 24’-0” at the Southwest and Southeast corners of the proposed building.

In addition, there will be revisions to the existing parking field, landscape and hardscape upgrades in front of the building. The asphalt parking field will remain as is and only the actual paint striping for the parking spaces will be revised from angled parking to 90 degree head in parking. Landscape islands will be added in each row of parking with a new 3’-0” screen wall that will block the head light from traffic traveling on Baseline Road. The existing landscape frontage along Baseline Road will be removed and replaced with new landscaping.
LANDSCAPE NOTES

- The entire site will be maintained in accordance with Tempe standards.
- All parking lot trees will be 15 ft. diameter and mature
- All trees will be pruned at a 2' depth in decomposed granite

LANDSCAPE LEGEND

- Quercus Virginiana
  - Live Oak 1.5' Caliper
  - Existing Tree
  - Protect from construction
- Hesperaloe Parviflora
  - Red Yucca 5 gallon
- Ribes Pungens
  - Baja Raisin 5 gallon
- Lantana Montana
  - "Gold Mound" 5 gallon
- Match existing decomposed granite 2' depth in all landscape areas

PROPOSED SHOPS
±10,800 S.F.

BASELINE ROAD

1" = 20'-0"
NORTH