ACTION: Request for a Development Plan Review consisting of a new warehouse building for OCOTILLO POWER PLANT, located at 1500 East University Drive. The applicant is Yasir Alsaidi of FM Solutions.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: OCOTILLO POWER PLANT (PL160032) is requesting the addition of a 17,000 s.f. warehouse building to be added to the complex. The request includes the following:

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

   Property Owner: Jeff Debenon, Arizona Public Service (APS)
   Applicant: Yasir Alsaidi of FM Solutions
   Zoning District: GID
   Gross / Net site area: 124.71 acres
   Total Building Area: 17,000 s.f. warehouse and 151,278 s.f. total building area on site
   Lot Coverage: .32% (No Standard in GID)
   Building Height: 33’ 6” warehouse bldg (no building height limit in original zoning ordinance for this site, legal non-conforming. Current GID allows a 35’ maximum)
   Building Setbacks: 2,080’ front (north facing Rio Salado Parkway), 680’ west side, 1,800’ east side (facing McClintock Drive), 312’ rear (facing University Drive) (25’ front, 0’ side, 25’ street side and rear minimum in GID)
   Landscape area: perimeter street landscape required
   Vehicle Parking: 240 existing spaces on site (133 min. required)
   Bicycle Parking: 8 spaces (7 min. required)

ATTACHMENTS: Ordinance, Resolution, Development Agreement, Development Project File

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

Department Director: Dave Nakagawara, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
COMMENTS:

This site is located between Rio Salado Parkway to the north and University Drive to the South, on the west side of McClintock Drive. Uses surrounding the site are the ASU Karsten Golf Course north of Rio Salado Parkway, Tempe Marketplace east of McClintock Drive the APS/Tempe fire training center and hazardous waste collection center is located at the west end of the property and a residential apartment community is located west of Dorsey Lane to the west. The site is zoned General Industrial District (GID) and is located within the Rio Salado Overlay District. The property is secured by an 8' CMU wall on all sides. By separate application, Arizona Public Service is working to make upgrades to the complex, which will be handled at a staff level for security purposes. These upgrades will generally include removal of the oldest infrastructure and replacement with new technology that will be less visually impactful from the arterial streets. The plans also include relocation of the driveway on University Drive (as shown on the site plan for this warehouse project for reference) and enhanced street front landscape on all three arterial streets surrounding the site. The utility is federally exempt from public review of infrastructure modifications for security purposes. The warehouse building is a storage facility with a small office area that falls within the approval authority of the Development Review Commission due to its size and use. The building is 33’6” tall per the code defined building height, which is taken from the top of grade, defined as the centerpoint of the narrowest portion of the street frontage, in this case Rio Salado Parkway, at the top of curb. The finished floor height of the warehouse is 33’ to top of parapet and is set back a minimum of 312’ to the nearest street, University Drive. The warehouse is also substantially screened by the existing 8’ CMU wall and will receive further screening by new vegetation along the street frontage. Illustrations have been provided to show the visual impact of the warehouse from the sidewalk on University Drive.

This request includes the following:

1. Development Plan Review which includes: a single story 17,000 s.f. warehouse building within the existing utility complex on 124 net acres. There are no landscape modifications made with this request.

The applicant is requesting the Development Review Commission take action on the above item. For further processing, the applicant will need administrative approval of the site plan and landscape plan improvements in conjunction with the infrastructure plans.

PRELIMINARY SITE PLAN REVIEW

A meeting was held with the applicant to review the scope of work, and it was determined that a public meeting was required based on the size of the warehouse. Comments from staff were primarily technical in nature. The applicant proposed the parapet surrounding the pitched metal warehouse roof to screen the slope of the roof for aesthetic reasons. Staff requested photos of other buildings on site to demonstrate compatibility with surrounding structures of similar material and color. Translucent clerestory panels were added to the north side elevation for more natural light while preserving security of the warehouse.

PUBLIC INPUT

- Neighborhood meeting not required

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan

The site is approximately 124 acres, with access from Rio Salado Parkway and from University Drive through secured gates. The proposed warehouse is on the south end of the site on a vacant area 312 feet north of University Drive. The drive entrance is being relocated closer to this building to serve the future site configuration and this warehouse. Site circulation is sufficient for emergency service response and parking is provided for employees and guests to the site. The building is oriented lengthwise north to south and has windows in the office portion of the structure.

Building Elevations

The warehouse is a prefabricated metal building with a pitched roof that is screened by a decorative parapet. Truck loading bay doors are located on the east and north ends of the building. The structure is 33’ tall to the top of the parapet.
University Drive, the building is screened by a landscape area and an existing eight foot cmu wall. Due to the distance from the property line, the site line visible to the building is approximately the top five feet of the parapet. A street level diagram was provided for reference. Windows are provided on the east elevation where the office is located.

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 warehouse is located 312’ from the nearest street, behind an 8’ CMU wall. The intent is not to show the building, but rather minimize the visual impact from the public view. The function of the structure dictates the form. A decorative parapet of alternating neutral colors was added to screen the pitched roof and create a uniform.

2. **Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;** The building is an insulated metal warehouse with air conditioned space for the office area and evaporative cooling for the warehouse, there is no landscape proposed around the building due to the function of the site.

3. **Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;** materials are in character with the context of an industrial site, and the surrounding structures.

4. **Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;** the warehouse is significantly smaller than other structures on site, and is appropriately scaled and set back to minimize visual impacts from the street front.

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 warehouse does not have significant detail due to the location and function of the building. The primary building is vertical seam metal panel painted beige; the 10 foot parapet is horizontal seamed metal of the same color, with a recessed band of taupe. Bay doors and pedestrian doors are painted taupe as an accent. There are windows on the east elevation where the office is located.

6. **Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;** the building is designed for function and not visibility.

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 in the right of way on all three streets adjacent to the site.

8. **Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;** the site is secured to minimize public access, circulation is designed for large vehicle egress and circulation.

9. **Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;** the site is designed to meet Federal security standards.

10. **Landscape accents and provides delineation from parking, buildings, driveways and pathways;** landscape is being handled by a separate application and is not a part of this request.

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;** not applicable to this request.

12. **Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.** The proposed warehouse will meet code requirements for lighting.
Conclusion
Based on the information provided and the above analysis, staff recommends approval of the requested Development Plan Review. This request meets the required criteria and will conform to the conditions.

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

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

General
1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building elevations dated 02/01/2016. Minor modifications may be review through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.

Building Elevations
2. The materials and colors are approved as presented (02/01/2016):
   - Roof – gabled insulated metal panel with 10’ metal parapet surround, rooftop painted Regal White
   - Primary Building – ribbed metal panel painted Lightstone LS (beige) by manufacturer NUCOR or equivalent
   - Building Accent on parapet and doors – painted Fox Gray (taupe) by manufacturer NUCOR or equivalent
   - Railings - painted Fox Gray (taupe)
   - Provide primary building colors and materials with a light reflectance value of 75 percent or less. Additions or modifications may be submitted for review during building plan check process.

3. Provide secure roof access from the interior of the building. Do not expose roof access to public view.

4. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.

5. 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.

6. Locate the electrical service entrance section (S.E.S.) to be concealed from public view.

Lighting
7. This project shall follow requirements of ZDC Part 4, Chapter 8, Lighting, unless otherwise conditioned.

8. Illuminate building entrances and underside of open stair landings from dusk to dawn to assist with visual surveillance at these locations.

Landscape
9. A landscape plan for perimeter landscape improvements must be submitted to the Community Development Department for review and approval prior to issuance of building permits for this project.

Addressing
10. 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 10” 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 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 (on Rio Salado Parkway) at a point adjacent to the center of the front property line.

- 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:
  - 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:
  - 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.

• CIVIL 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.

• 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.

• 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.

**HISTORY & FACTS:**

1930-1953
Historic Aerial photos from Flood Control District show agricultural uses on this site.

1957
The site was not located in the boundaries of Tempe, it was identified outside the city limits along Transmission Line Road (future University Drive).

1959
Earliest infrastructure for the Ocotillo Power Generating Station was developed.

1964
The site is identified as part of the Zoning Map, with industrial designation. The zoning for the property would have been part of Ordinance 268, established in 1957, which had no building height limit and a 25’ front yard setback in the industrial districts. Zoning Ordinance 405 was adopted in 1964, after the power plant was already annexed into the city and developed.
1979  Current infrastructure was largely complete by this time.

October 15, 1986  Design Review Board approved building, elevations, site and landscape plans for APS located at 1500 E University Dr. (1701 E Rio Salado Pkwy) in the GID General Industrial District.

September 28, 1994  Board of Adjustment approved a variance to increase the maximum height of a solar array collector from 30 feet to 36 feet.

November 28, 1994  Board of Adjustment approved a Use permit and Variances for U.S. West / APS

February 1, 1995  Community Development Director opined that logos or images on top of the tanks did not fall within the spirit and intent of Zoning Ordinance 808 regulations of off-premise off-site signs but would be subject to Design Review approval.

May 31, 1995  Community Development Staff approved ASU and Sparky logo on top of two separate tanks, however, staff did not approve a logo to be located on the top of the tanks located at 1500 E University Drive.

February 15, 2005  Design Review Board approved building elevations and site plan for Ocotillo Serve Center located at 1701 E. Rio Salado Parkway.

May 31, 2006  Community Development Staff determined that a variance to reduce the required landscape area percentage for APS Service Center was not necessary since the existing development was approved under the Zoning Ordinance 268, which required 60% of the arterial street frontage to be landscaped, but did not require landscape islands or other site landscape material. Therefore the existing development inside the walls is legal non-conforming.

2002  Solar array equipment was added to the site.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
OCOTILLO POWER PLANT
(PL160032)

ATTACHMENTS:
1. Location Map
2. Aerial
3. Letter of Explanation
4-5. Site Plan Overall and Close Up
6. Floor Plan
7. Black and White Building Elevations
8. Color Elevations
9. Building Section
10-11. Site Photos
Letter of Explanation

Project: APS Ocotillo Power Plant Storage Enclosure

Date: 2/01/2016

Scope includes:
- Approx. 17000 SF warehouse for storage related to power plant.
  - 6000 SF Air Conditioned
  - 1100 SF Evap Cooled

Warehouse will be a metal building raised 3’6” above grade to accommodate loading dock on the east side of the warehouse.
- This project will serve as a storage for the power plant
- Building will have two sections
  - Evap section will have an insulated panels of R-13 on walls and roof.
  - Air Conditioned section will have an insulated panels of R-30 on roof, and R-19 on walls, with minimal windows located in the restroom and office.
- There will be an additional parapet surrounding the building to alleviate the ordinary design of warehouse, and add an interesting factor to the building, since the upper portion of the building is what will be visible from the street view.
- Building will be minimally visible from university drive.
- Campus parking model used, and additional occupancy insufficient to increase campus parking requirements.
- Existing site is ongoing under a master plan construction which will add new access from the south at university drive (not in scope), which will add new landscape to accommodate the addition.

End of Section.
View from site looking west to apartments & fire training center.

View from site looking south to University Drive.

View of site looking south

View from site looking north
View from inside the wall south of the building site, looking south:

View from outside the wall on University Drive looking northwest:

View of the proposed warehouse from the sidewalk looking north, the building set back 312' from the wall: