ACTION: Request for a Development Plan Review consisting of a new office building on a PCC-1 zoned lot, for TILTED KILT CORPORATE OFFICE (PL160047), located at 8915 South Harl Avenue. The applicant is Burak Bekat of A23 Studios.

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

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TILTED KILT CORPORATE OFFICE (PL160047) consists of a new corporate office building on .86 acres recently subdivided from the previously approved restaurant which has not yet been built in the PCC-1 Commercial District. The request includes the following:

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

   Property Owner: Phil Skillings, WCCP Harl Warner Office, LLC
   Applicant: Burak Bekat, A23 Studios
   Zoning District: PCC-1, Planned Commercial Center Neighborhood within the Southwest Overlay District
   Gross / Net site area: .86 acres for the office the restaurant is a separate lot
   Total Building Area: 10,049 sf office
   Lot Coverage: 14% office (50% maximum allowed)
   Building Height: 31ft single story office (35 ft maximum allowed)
   Building Setbacks: 0' front west, 30' south side, 30' east rear setback to internal property line, 30' north side (0, 30', 30' min.)
   Landscape area: 19% office (15% minimum required)
   Vehicle Parking: 40 spaces for the office (34 min. required, 43 max allowed) not shared with the restaurant site.
   Bicycle Parking: 2 spaces (2 min. required)

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

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

This site is located on the south side of Warner Road, east of the I-10 Freeway, west of Priest Drive and the Highline Canal, within the Agave Center Development, in the Southwest Overlay District. North of Warner Road is the Emerald Center, a large regional commercial center; to the west and south of the site are light industrial, corporate office, hotel and restaurant uses within the Agave Center; to the east of the Highline Canal are apartments, and east of Priest are commercial and light industrial uses. The nearest single family residences are approximately a half mile away. Access to the site is from Harl Avenue, with cross access through the restaurant site to the north east, off of Warner Road.

This request includes the following:

1. Development Plan Review which includes: site plan, landscape plan and building elevations for a 31 foot single-story office building totaling 10,049 s.f., building.

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

PRELIMINARY SITE PLAN REVIEW

12/30/2015 the first submittal was a site plan only, comments included design details, refuse access, requirements for dimensioning and standard technical requirements.

2/24/2016 the second submittal included all required documents for full review. Comments again were largely technical in nature. Elevation comments included a request to tie the corporate office to the restaurant through use of colors or materials, but not necessarily in architectural form or style, the office building is more contemporary. Staff recommended use of building materials on all four sides of the building and adding a wainscot to break up the stucco façade as the elevations were limited in detail on some sides. Staff asked for clarification on the building height and the use of a perforated metal boxed out element at the north east end of the building, which appeared visually close to the pedestrian awning and did not relate to other building elements. A recommendation was made to align this feature with other elements of the building. Staff recommended a minimum of 40% ground coverage along the street frontage, where planting appeared sparse. Discrepancies in color renditions were noted and a request was made to provide more accurate rendering representation for materials, particularly with an all grey palette, differentiation was necessary. A new 6’ sidewalk is required along Harl Avenue, and staff requested that the sidewalk maintain the existing planting strip to the west of the sidewalk, and that a public access easement could be used for encroachment of the new sidewalk onto the site; this direction was provided to assure that existing mature trees would remain, and that additional street front vegetation would provide a separated sidewalk with shade on both sides of the walkway. Photometrics were reviewed for code compliance and conflicts with trees. The level of completion of the second submittal enabled the applicant to move forward with a formal application. The subsequent submittal provided clarification of all comments and concerns, provided a concrete tile wainscot and addressed other design comments provided by staff.

PUBLIC INPUT

- Neighborhood meeting was not required for this request.
- To date, there have been no public calls of inquiry or concern regarding this request.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

Site Plan
The site is an L-shaped parcel with the street front on Harl Avenue. The corporate office will be located facing Harl Avenue, with the driveway on the north side of the lot, accessing the parking area and the restaurant proposed to the north east of the office. The restaurant will front Warner Road when it is constructed. The Highline Canal is to the east of the site, and the restaurant site plan was approved with a condition for pedestrian/bike connection to the canal for access to this amenity. There is a bus stop on Warner Road adjacent to the corner lot, which remains vacant. The office building is self-parked and does not require shared parking with the restaurant, which received a use permit to exceed the maximum, allowed surface parking. The office site has separated refuse and recycling collection and meets all requisite fire and refuses circulation and
access needs. The building is oriented with a north-south exposure on the long 162’ side, and east-west on the narrow 61’ end. The office entry is centered on the northern elevation, which is largely storefront glass under a shaded pedestrian arcade.

**Building Elevations**
The west elevation facing the street includes an architectural pop out at the east end, to change the façade plane and create the visual appearance of a recessed window, which is on the same surface plane as the remainder of the building. A concrete tile wainscot wraps the remainder of the elevation, continuing to the south side, breaking up the massing of the primary building material, a two-coat fiberglass-reinforced insulated stucco system in two finishes, a course sand texture and a smooth finish between the windows to create a band of smooth surface. The stucco is integral colored, not painted. The office windows are smaller on the south side for energy efficiency and have metal fins to provide shade and depth change and rhythm along the façade. The east elevation has a ramped entry at the west end and a stair entry at the east end leading to the building from the parking area. A perforated boxed out decorative metal element extends like a directional arrow toward the restaurant on the other site. A metal canopy extends to the edge of the stairs, and runs along the north side of the building, shading the storefront windows and sheltering pedestrians from weather. A rhythm of precast concrete columns with architectural lighting accent the north side, and break up the predominantly glass storefront elevation. Signage locations have been identified but are not included in this request, they are illustrative only and will be processed separately. All mechanical equipment is fully screened by the parapet. The primary building color and accent colors were chosen to tie into the previously approved restaurant building, while maintaining a more contemporary corporate office appearance.

**Landscape Plan**
The site has existing street front landscape and an existing sidewalk; however, at the time the master planned development infrastructure was built, there were different standards for pedestrian access. As a result, new developments in Agave Center need to upgrade the sidewalks to meet current engineering standards for sidewalks. A new sidewalk will be installed, and an access easement placed on the portion extending onto private property. The location of utilities may limit the location of trees, however, a condition of approval responding to prior site plan review comments indicates that where feasible, shade trees along the street front should be located on the west side of the sidewalk. Modifications would be determined during construction document development when final locations of utilities are identified. Existing native trees on site will be removed for construction. The plant palette is taken from the AZ Department of Water Resources low water using plant list and includes hybrid Thorn-less Cascalote and Thorn-less Mesquite, Evergreen Elm, existing Palo Brea and Date Palms. The north side of the building uses Lady’s Slipper as a sculptural massing plant at the base of the building, accented with Cape Honeysuckle in the shade, the east side has gold and purple lantana in the planter bed separating the lower elevation of the parking spaces with the ramp, and Blue Elf Aloe clustered at the base of the building, accented by spineless Prickly Pear. Along the western side, adjacent to the driveway, the planting area includes Spineless Prickly Pear, Bougainvillea, Mexican Bird of Paradise, and Gold Lantana. Larger massing plants are used along the perimeter, including Sage and Sparky Tecoma, a hybrid bell shaped flower in ASU colors. The street frontage includes massing of larger shrubs near the building and tapers to smaller lantana along the street front. A condition has been added to provide a minimum of 40% mature vegetative coverage along the sidewalk, and to provide more than herbaceous lantana in the right of way. Additional plant species may be added during the construction document development through this condition. Boulders and agave species are accents within the palette.

**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 presents the narrow end to the street front, and has four unique sides to the building with changes in surface plane and material, elevation variation in the roofline, and changes in materials for visual interest.

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 oriented to maximize natural northern light exposure, limit southern sun exposure, provide shade over walkways to the entrance and insulated materials for energy efficiency and human comfort. There are limited trees around the building due to driveway and parking locations. All required trees are provided.
3. Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings; The primary building is an integral colored EFIS material that does not require painting; secondary materials include insulated glazing, concrete tile wainscot, and cast in place concrete columns. Accent materials are painted metal trim and canopy, and perforated metal decorative element. The materials are appropriate to the surrounding area and the colors will tie into the restaurant on the adjacent property.

4. Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings; The building is one story, with a taller interior ceiling and raised parapet to add to the scale relative to surrounding larger corporate buildings. The landscape elements accent the building and are appropriate to the context of the area.

5. Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level; the primary building is broken up by a rhythm of windows on the south side and windows and columns on the north side; each elevation has its own design, relating to the interior space and defining the exterior in terms of building orientation.

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 has a clearly defined base with wainscot, middle with windows and smooth stucco band, and top with canopies and a raised parapet; accents are provided in the metal trim and shade elements.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage; bus service is available on Warner Road, a pedestrian path will connect from the restaurant site to the canal to the east, and sidewalk access from Harl Road is available to access the office from other developments in the area.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses; the traffic circulation is designed to separate pedestrians as much as possible from drive traffic.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; Windows provided on all four elevations, the proximity of the building to the street front, the use of appropriately scaled vegetation and code compliant lighting levels will aid in maintaining a safe employee and customer experience to the site.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; lighting and landscape help define the paths of travel.

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 will be handled separately.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is appropriate for the use, location and functional needs of the site.

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.
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 March 14, 2016 and landscape plan dated March 14, 2016. 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. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.

3. 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.

4. As indicated on plans, provide upgraded integral colored unit pavers at the driveway. Extend this paving in the driveway from the right-of-way line to 20'-0" on site and from curb to curb at the drive edges. From sidewalk to right-of-way line, extend concrete paving to match sidewalk.

5. 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.

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

Building Elevations
7. The materials and colors are approved as presented (March 14, 2016):
   - Roof - flat with parapet
   - Primary Building – Insulated Fiberglass Reinforced Stucco System, Sand Finish, Integral Colored to match Sherwin Williams SW7507 Stone Lion (medium tan tone matching primary building color of restaurant)
   - Secondary Building – Stucco System, Smooth Finish, Integral Colored to match Sherwin Williams SW7507 Stone Lion (medium tan tone)
   - Parapet – Prefinished Metal Panels, vertical seam mounted, Atas - Slate Gray 20
   - Columns – Cast in Place Concrete, natural finish
   - Wainscot – Concrete Tile – Sonoma Cast stone TruEdge tile
   - Windows & Door Frames – Sherwin Williams SW6991 Black Magic
   - Steel Canopies and Shades – Painted Steel – Sherwin Williams SW2847 Roycroft Bottle Green (dark green, matching canopies of restaurant)
   - 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.

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

9. Conceal roof drainage system within the interior of the building.

10. 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.
11. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

12. 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**

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

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

**Landscape**

15. 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.

16. Provide a minimum of 40% mature vegetative coverage along the sidewalk, and provide more plant species than lantana in the right of way.

17. A minimum of 6 shade street trees are required along Harl; date palms do not count for this requirement. To the extent feasible with existing utilities, provide shade trees on the west side of the pedestrian sidewalk.

18. Irrigation notes:
   a. Provide dedicated landscape water meter.
   b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
   c. Locate valve controller in a vandal resistant housing.
   d. Hardwire power source to controller (a receptacle connection is not allowed).
   e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
   f. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so that existing plants are 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.

**Addressing**

22. Provide address signs on all four building elevations.
   a. Conform to the following for building address signs:
      1) Provide street number only, not the street name
      2) Compose of 10 or 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 DS116 and DS118 and all other Development Services forms at this link: http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms. The enclosure details are under Civil Engineering & Right of Way.

- BASIS OF BUILDING HEIGHT: Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

- WATER CONSERVATION: Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.

- HISTORIC PRESERVATION: State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
POLICE DEPARTMENT SECURITY REQUIREMENTS:
- 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.

CIVIL ENGINEERING:
- Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

SOLID WASTE SERVICES:
- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
- 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:
- 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:**
  - Provide all required landscape island trees and vegetation per Zoning Code or provide shade study to meet alternative shade requirements.
  - 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 plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

**HISTORY & FACTS:**

1949
According to Flood Control District of Maricopa County historic aerial files, this area was raw desert, with agricultural uses to the east of the Highline Canal. No aerial data is available for the next 30 years.

1975
Property annexed from Maricopa County as AG-Agricultural District.

December 1979
The site has indications of construction and development.

November 12, 1981
Council approved a request by Professional Aviation, Inc. for a zone change from AG-Agricultural to I-1, Light Industrial (1.8 net acres) and I-2 General Industrial (.3 net acres) for a total of 2.1 acres, at the SWC of Warner Road and the Highline Canal.

October 4, 1982
Council approved a request for a zone change from AG-Agricultural to I-1, Light Industrial and I-2, General Industrial for 9.41 acres at the SWC of Warner Road and the Highline Canal.

January 24, 1995
Planning Commission denied a request for a General Plan 2000 Amendment from Growth Node to Residential (16-20 d.u./acre) and a zone change from I-1 and I-2 to R-3, Multi-Family Residential for 11.2 net acres at the SWC of Warner Road and the Highline Canal.

February 26, 1998
City Council approved a request by Warner 10 Commerce Center for General Plan 2020 Amendment from Commercial to Industrial ; Zoning change from AG to I-1 for 42.6 acres, I-1/I-2 to PCC-1 for 13.1 acres for a total of 53.7 net acres.

January 14, 1999
City Council approved the Final Subdivision Plat of Agave Center, a thirteen lot subdivision with public right of way for a loop road in the center of the subdivision including South Harl Avenue (which connects to Warner Road), West Ranch Road, West Greentree Drive and South 52nd Street.


September 16, 2004 City Council approved the General Plan of Development for Agave Center and Final Plan of Development for Lot 7. This conceptual site layout did not proceed.

September 27, 2010 City Council approved the Final Subdivision Plat of Agave Center Lots 7 and 8, a two lot subdivision that is immediately south of Lot 5 of Agave Center. Lot 5 of Agave Center forms a portion of the northern border of this subdivision.

April 09, 2013 The Development Review Commission approved a request for a Use Permit Standard to allow a ten percent rear yard setback reduction and a Development Plan Review consisting of a one-story, +/-8,400 sf. building with associated site and landscape improvements.

December 10, 2013 Development Review Commission approved a request for TILTED KILT HEADQUARTERS (PL130234) for a new restaurant building and future office headquarters. The vacant site has shared access with an adjoining vacant lot. The request included the following:

- ZUP13150 Use Permit to exceed the maximum parking spaces (125%) from 214 to 254 spaces.
- ZUP13151 Use Permit to allow live entertainment.
- DPR13197 Development Plan Review including site plan, building elevations, and landscape plan for the restaurant.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
TILTED KILT CORPORATE OFFICE

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Letter of Explanation
5. Site Plan
6. Landscape Plan
7. Floor Plan
8. Building Elevations
9. Colored Building Elevations
10. Building Sections
11-13. Pedestrian level rendered perspectives
14. Material sample key for rendering
15-17. Site Context Photos
February 8, 2016

City of Tempe
Tilted Kilt Corporate Offices
Tempe, AZ 85284
APN: 301-59-855

Justification Letter / Letter of Explanation

The project goals and objectives are to design a functional, attractive corporate office for Tilted Kilt, which conforms to their aesthetic as well as the surrounding neighborhood aesthetic.

1. The primary design criteria are as follows:
   a. create a contemporary building exterior with durable materials typically used around the City of Tempe and Phoenix area (i.e. concrete, steel, etc.)
   b. provide shade at all windows, especially south, west and east facing as appropriate.
   c. the building scale is single story which is compatible with the surrounding buildings.
   d. The large mass of the building is divided into smaller components through the use of piers and window frame spacing along with smaller shade canopies to break it down to a human scale.
   e. The roof form is separate from the ground floor and creates a clear base and top.
   f. Windows are provided around the entire building to create maximum visibility from the inside and provide as many comfortably day-lit spaces at the interior.
   g. Proportionality of the of the doors and window division provides a pleasing scale and rhythm to the exterior façade.
   h. Utilities are placed underground as appropriate per the civil engineering site plans.
   i. Clear and well lit walkways connect the building entrances to any public walkways.
   j. Accessibility is provided in conformance with the Americans With Disabilities Act.
   k. There are multiple entrances which are easily accessible from the public walkways to allow for employees and visitors to use any nearby public transportation or pedestrian/bike routes.
   l. Vehicular circulation only crosses the pedestrian path minimally at one spot to prevent conflicts. This provides safe and orderly circulation.

a.23 studios
340 South Convent Avenue
Tucson, AZ 85701
c.520.245.4010
e. burak@a23studios.com
m. Safe and orderly circulation separates pedestrians and cyclists from vehicular traffic.

n. Plans appropriately integrate crime prevention principles by allowing for maximum visibility and creating open walkways and parking areas surrounding the building.

o. The landscape plans intend to separate various forms of traffic through planting areas between parking and sidewalks.

p. Lighting is compatible with the proposed building and adjoining buildings and uses, and does not intend to create negative effects.

2. All signage will follow the City of Tempe signage standards and regulations in design, colors, orientation and materials. Signs shown on the elevations and renderings are only for illustrative purposes for general intended locations and may not represent the final sign designs. The sign plans will be submitted through separate appropriate sign permits.

Thank you,

Burak Bekat
Principal
A23 Studios

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e. burak@a23studios.com
ELEVATION KEY PLAN

1. PAINTED STEEL CONROOF FRAME AND COLUMN SUPPORT RE: STRUCTURAL SHEETS
2. VISION GLASS WITH TF GLAZING REFER TO DETAIL WINDOW SCHEDULE 8-SHEET AT 8-1 RAIN BUNKER ONBEAM TYP. FRAME COLOR TO COMPLIMENT BUILDING PANEL FRAME COLOR TO MATCH SHEET 8-1
3. PAINTED STEEL CONROOF FRAME, RE: STRUCTURAL PANEL PAINT TYPE
4. CLEAR GLAZED WINDOW WITH TF GLAZING REF. SHEET 8-1 RAIN BUNKER ONBEAM TYP. FRAME COLOR TO COMPLIMENT BUILDING PANEL FRAME COLOR TO MATCH SHEET 8-1
5. SMOOTHETDF 55 SHEET METAL MATCH COLOR OF EXTERIOR WALL FINISHING OR TEST PANEL."
Cast-in-Place Concrete Piers

Prefinished Metal Panels (Atas - Slate Gray 20)

Stucco Finish (Sherwin Williams - SW7507 Stone Lion, LRV: 38)

Painted Steel Canopies (Sherwin Williams - SW2847 Roycroft Bottle Green, LRV: 5)

Concrete Tile Wainscot (Sonoma Cast Stone, TruEdge Tile) @ 3 other elevations

Window/Door Frames (Sherwin Williams - SW6991 Black Magic, LRV: 3)

Tilted Kilt Corporate - Development Package
Tempe, Arizona 85284 (APN: 301-59-855)
northwest corner looking southeast

northeast corner looking southwest
Tilted Kilt Corporate - Development Package
Tempe, Arizona 85284 (APN: 3C1-59-855)

Site Photos

a.23 studios. 340 S. Convent Ave., Tucson, AZ 85701. 520 245 4010. project# 14089
Tilted Kilt Corporate - Development Package

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Site Photos

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Harl Ave. from southwest corner looking northeast

Harl Ave. from center of property looking east