ACTION: Request for a Development Plan Review for a new 88,089 square foot commercial building for AT HOME, located at 1050 West Elliot Road. The applicant is Parkway Construction.

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

RECOMMENDATION: Approve, subject to conditions

BACKGROUND INFORMATION: AT HOME (PL170305) is located within the Groves Commercial Development on the north side of Elliot Road. The property is zoned PCC-2 and is located in the Southwest Overlay District. There is an existing vacant building attached to the east end of other tenants within the center. The proposed project would remove the existing building and replace with an 88,089 s.f. building that expands both north and south of the existing building footprint. The proposed building height increase from 40 to 47 feet is to accommodate a pitched roof element on the south, front side of the building; the remainder of the building is approximately 31 feet to the top of the parapet. The request includes the following:

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

Existing Property Owner: Pacific Castle Groves LLC, c/o Vestar Properties Inc.
Applicant: Michael Solis, Parkway Construction
Zoning District: PCC-2, Southwest Overlay District
Gross / Net site area: 4.98 acres
Total Building Area: 88,089 s.f.
Lot Coverage: 41% (50% maximum allowed)
Building Height: 47' on south elevation (65' maximum allowed in SOD)
Building Setbacks:
- 257' south front, 0' west side, 100' east side, 63' north rear
- (0' front, 0' common wall side, 0' street side, 30' rear min.)
Landscape area: 17% (15% minimum required)
Vehicle Parking: 260 spaces (294 min. required retail, 36 required for furniture retail, 1,117.5 maximum allowed)
Bicycle Parking: 16 spaces (9 min. required for retail)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391
Department Director: Chad Weaver, Community Development Director
Legal review by: N/A
Prepared by: Diana Kaminski, Senior Planner
Reviewed by: Suparna Dasgupta, Principal Planner
COMMENTS:

This site is located east of Priest Drive, adjacent to and west of Hardy Drive, on the north side of Elliot, within an existing 45-acre development of 10 commercial lots. The development is bisected by a private drive that aligns over a portion of the Highline Canal. The five-acre site is at the east end of The Groves commercial center, with R1-4 single family residences to the north, and GID general industrial uses to the east. Restaurant pads within The Groves front Elliot Road, with this site at the north end of the existing parking lot. The area was originally developed in the early 1990s with most recent activity being tenant improvements. Staples is the adjacent building to this site, Paddock Pools occupied a portion of the existing building on the site. The proposed development would remove the outlined buildings and replace with a building in approximately the area of the box. This modification would push the building both north and south of the existing structure and require relocation of one driveway on Hardy further south. This request includes the following:

1. Development Plan Review which includes: site plan, landscape plan and building design review for a single-story 31’ tall building with an architectural building element that extends to 47’ tall on the south elevation at the building entrance. The proposed use is a furniture retailer within 88,089 s.f. of building area on 4.98 acres.

The applicant is requesting the Development Review Commission take action on these two items.

PRELIMINARY SITE PLAN REVIEW
July 5, 2017 Site Plan Review Comments:

- Staff expressed a safety concern about parking spaces added behind the new building, and requested removal of these spaces.
- Building elevations were unclear in detail to materials proposed, elevation references were made for concrete masonry units (CMU) and tilt slab construction, however the material board and key notes referenced exterior insulation finish systems (EIFS) and paint. Staff referred to the design criterial for the expected level of material quality and continuity with site architectural details, recommending integral colored masonry with honed/split faced or other finishes for accent as well as pre-cast textured panels for greater architectural interest, in lieu of an all EIFS stucco product.
- Staff requested more architectural detail on the north, east and south elevations, particularly on the south, with the addition of storefront windows in character with the retail center.
- The Groves emblem, the existing arcade and architectural detail of the existing building attached to the new building had no visual continuity to the proposed building. Staff requested a visual connection to the remainder of the center.

August 23, 2017 Site Plan Review Comments:

- Provide architectural detail in masonry to match what was currently on site, the proposed building had no masonry detailing on the east or north sides of the building.
- The color elevations were warm neutral colors that tied in with the existing center, however the sample material board was six shades of grey, staff asked for clarification on the colors.
- Provide storefront windows, glass block or spandrel glazing on the south elevation for more architectural variation in the building elevation along the pedestrian frontage.
- Incorporate building architectural forms and colors from the existing center into attached building; this does not require replication, but a level of visual continuity and transition between buildings.
- Recess the south west corner of the building to match the angle of the adjacent suite, rather than create an acute angle at the seam between buildings.
- Remove parking to the north of the building and reduce the drive aisle to meet minimum fire and truck circulation...
requirements. The reasons for this comment were safety concerns with adding parking to the north side of the building where no other activity occurs, quality of life for residents in not introducing parking adjacent to the north side, environmental effort to reduce the amount of paving on site and increase the landscape area, and technical provision for sufficient room for required tree buffer to the residents in an area identified with utility conflicts.

October 4, 2017 Formal Submittal Review Comments:
- Removal of parking spaces on the north side of the building. The applicant wishes to keep existing and add spaces to maintain general retail parking ratio of 1 per 300 s.f. rather than the lower parking ratio of furniture retail.
- Modification of the color on the arcade to a warmer grey that ties in more with the existing building colors and providing more variation within the grey palette of the new building. Colors were modified to include warmer tones and more material variation with three masonry colors and three masonry finishes.
- More architectural variation on the upper portion of the north elevation, which is closer to and more visible to residents to the north. Elevations were modified to address staff comments.

PUBLIC INPUT
- Neighborhood meeting is not required for this request
- At the completion of this report, staff has received no calls of inquiry or concern regarding this project.

PROJECT ANALYSIS

GENERAL PLAN & ZONING
The site is designated Commercial Land Use in the Projected Land Use Map of General Plan 2040. The proposed redevelopment of the building will provide a new anchor tenant at the east end of the shopping center, and become a catalyst for further site improvements including future paint updates. The property is zoned PCC-2, Planned Commercial Center, and the proposed development is meeting the development standards.

DEVELOPMENT PLAN REVIEW
The applicant has provided a letter of explanation for the development design.

Site Plan
The site is oriented to the south, with the loading area and back of house facing north toward the residential area. The project has driveway access from Hardy Drive and will be moving the middle driveway further south with the building expansion. The new drive will closer align with the existing frontage drive to the west of this site. The northernmost drive will provide access to the loading area while minimizing conflicts with the customer parking areas. The new building will attach to the existing Staples building to the west. A new sheltered arcade will flank the main entrance to the building, providing shade for bike parking and tying back to the existing architectural forms on site.

Building Elevations
The building provides a departure from the existing glass store frontages with a more protected interior for the products sensitive to sunlight and fading. The 88,000 s.f. big box furniture retail store is modeled after a corporate image including colors and the storefront double gabled entry façade, but is attached to an existing commercial center with a unified identity for The Groves development, including architectural colors, forms and details. The applicant has indicated that a recent change in ownership will trigger updates to the existing center; however, the timing and scope of these has not been determined. This building is being evaluated within the existing context as an attached anchor to the center. The front of the building faces south and incorporates a split faced CMU block arcade similar to the free-standing arcade in front of the existing buildings to the west, with the addition of an attached standing metal seam roof to provide shade to pedestrians, bike parking areas and the south face of the building for energy conservation. The design includes three colors of integral colored split face block, one plain faced and two honed surface block finishes to add texture within the masonry walls. The metal roof elements break up the massing of the building and provide a change in materials. The entry consists of an offset gable façade made of dark grey stucco and a shadowed element of vertically mounted metal panels. The lower portion of the building is a dark grey split faced CMU and the upper portion is a beige and warm grey EIFS stucco finish in colors that tie in to the existing building architecture to the west, while updating from the existing color palette with a more contemporary look.
The west side of the building is attached to the adjacent building with a fire rated wall. The east side faces Hardy Drive, and is a combination of split faced CMU and EIFS. The location of the bundle storage yard for recyclables and the screen wall to the loading bay break up the wall plane with different levels of building materials. The north elevation includes three truck bays for deliveries and exit doors. The building is an integral colored split faced CMU in a taupe color.

**Landscape Plan**

The project is removing a portion of parking lot in the front of the building, and replacing landscape that is removed with that construction. Enhancements will be made along Hardy Drive to replace any dead or missing materials from the existing landscape design. The north side of the site is currently missing a significant number of trees required by the landscape buffer adjacent to single family uses. In reviewing the project, it was determined that existing electric, water and sewer utility easements may have previously overrode design approvals in fulfillment of the zoning code, to accommodate utilities. The modification to the site provides an opportunity to install a landscape buffer, with consideration for the utilities, by expanding the landscape area further south, similar to what occurs at the west end of the development. As the new building is pushed further north toward the residences, staff requested removal of the 36 parking spaces to provide more landscape area that would allow trees to be planted between easements, with root barriers. The proposed species is the Bottle Tree, which is a columnar form with a light green leaf is non-deciduous. Understory plants are proposed to fill in the planting area but are not required to be a specific density. This area is visible from Hardy Drive. Desert Museum Palo Verde, Desert Willow and Hybrid Mesquites are proposed along the east side of the site, and Evergreen Elms are proposed within the landscape islands on the south side. A 10’ screen wall adjacent to the loading dock will have tombstone rose trellised to visually break up the wall, smaller plants providing color and texture are proposed in front of the trellises. The entry drive is enhanced with landscape that wraps the southeast corner of the building in front of an arcade wall. This planting area screens the storage yard walls from view.

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 expands from the existing building footprint to align on the south side with the building to the west, and expands north. The site is behind a freestanding pad building located on the Elliot frontage, and is significantly set back from the property line. The streetscape is predominantly the view from the field of parking, which is enhanced with new landscape islands and the shaded arcade along the building front.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* the proposed design uses a combination of dark and light colors, with the darkest portion of the building shaded by the arcade along the front, or separated from the building as part of the screen walls on the east. There are limited windows to add to interior heat gain and landscape has been added to enhance shade within the area surrounding the building.

3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* the proposed design utilizes a variety of materials, including four colors of EIFS stucco, three colors of CMU block, standing metal seam roof and a metal panel system at the entry; the materials provide variety while complementing the existing commercial center and appropriate to the surrounding quality of development.

4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* the building is proposed to be taller at the entry, but in scale to the surrounding commercial structures. The landscape is used around the perimeter, within the parking areas and adjacent to the east wall to create a layering of vegetation.

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 building masses are broken up with changes in color and material, with limited change in horizontal plane. The use of the arcade provides a sense of rhythm that visually draws the eye across the front of the structure and ties it to the remaining buildings to the west.
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 site’s greatest visibility is the eastern elevation along
Hardy Drive, there is more architectural variety than the existing building provided.

7. Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential
for transit patronage; there is an existing bus stop to the north of the site, adjacent to the residences and there is bus
service along Elliot Road, the new building does not change the infrastructure of the larger development, and therefore
does not impact access to transit.

8. Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding
residential uses; the site utilizes the existing parking in front of the business and to the east side of the business. The
proposed parking in the rear is neither conducive for public parking nor ideal for employee parking for pedestrian access,
and potential noise to the residents to the north from car alarms or radios or car doors.

9. Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural
surveillance, access control, activity support, and maintenance; the proposed building has limited natural surveillance of
the area with limited fenestration to the building. Access is controlled and the introduction of a new anchor tenant will
support more activity at the end of the center with enhanced maintenance from the new owners.

10. Landscape accents and provides delineation from parking, buildings, driveways and pathways; landscape is provided for
shade in the parking areas, for the required buffer to the residences, enhancement of the street side, as well as along
the eastern side of the building, to soften the building wall adjacent to the loading dock and enhance the drive entry view
of the building corner.

11. Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of
the building or site on which they are located; signage has been considered with the elevation design and will be
submitted for separate review and approval.

12. Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative
effects. Lighting will meet code requirements and have been conditioned to prevent glare to the residences to the north.

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

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

DEVELOPMENT PLAN REVIEW CONDITIONS OF APPROVAL:

General
1. Except as modified by conditions, development shall be in substantial conformance with the site plan and building
elevations dated October 16, 2017 and landscape plan dated October 16, 2017. Minor modifications may be reviewed
through the plan check process of construction documents; major modifications will require submittal of a Development
Plan Review.

2. Art in Private Development (AIPD) is required. The developer has chosen to contribute to the AIPD fund for arts in
Tempe. Contact the Community Services Arts & Culture Division, Public Art Director Rebecca Rothman, regarding
implementation of this requirement prior to receiving building permits.
Site Plan
3. 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. Locate electrical service entrance sections inside the service yard, as indicated.

4. 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.

5. Provide upgraded paving at each driveway consisting of integral colored unit paving. 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.

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.

Building Elevations
8. The materials and colors are approved as presented:
   - Roof – flat with parapet
     - Roof elements/accents (R1) – Standing Seam Metal with integral color prefinished Zinc Gray
     - Roof elements/accents (R2) – Standing Seam Metal with integral color prefinished Shasta White
   - Primary Building (CB) – Split Faced CMU Old Castle - Colonial White (gray)
   - Building Banding (CB2) – Smooth Faced CMU Old Castle - Colonial White (cool light gray)
   - Secondary Building and Arcade (CE) – Split Faced CMU York - Ash (warm medium gray)
   - Building Banding (CE2) – Smooth-faced CMU Honed CMU York - Ash (warm medium gray)
   - Tertiary Building (CF) – Split Faced CMU York - Slate Gray (cool dark gray)
   - Building Banding (CF2) – Honed CMU York - Slate Gray (cool dark gray)
   - At Home House Form and Building Accent (E1) – Integral colored EFIS Dryvit System Sandblasted Finish - Dark Gray
   - At Home House Form and Building Accent (E2) – Integral colored EFIS Dryvit System Sandblasted Finish – Light Gray
   - Building Accent (E3) – Integral colored EFIS Dryvit System Sandblasted Finish – Pure Cream
   - Paint (P2) – Sherwin Williams – Light Gray
   - Paint (PA) – Dunn Edwards – Crisp Muslin (off-white)
   - Paint (PB) – Dunn Edwards – Play on gray (light warm gray)
   - Paint (PE) – Dunn Edwards – Calico Rock (medium warm gray)
   - Paint (PF) – Dunn Edwards – Iron-ic (dark warm gray)
   - Windows – Kaweer system storefront - Anodized aluminum frame
   - Glazing – Insulated clear glass (tempered glass shall be replaced with laminated glazing per condition 13 below)
   - Trim and overhead doors - Painted metal to match adjacent walls
   - 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.

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

10. Conceal roof drainage system within the interior of the building or within architectural elements on the exterior that fully screen the gutters.

11. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

13. 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
14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

15. Provide fully shielded or recessed fixtures on the north side of the building to prevent visual glare to residents to the north of the site.

Landscape
16. In the event that utilities on the north end of the site restrict the planting area necessary to provide the required landscape buffer, the drive aisle may be narrowed or parking spaces removed to increase the landscape area for provision of trees.

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. Provide temporary irrigation to existing landscape for period of time that irrigation system is out of repair. Design irrigation so it is irrigated as part of the reconfigured system at the conclusion of this construction. Repair existing irrigation system (on site or in the adjacent public right of ways) where damaged by work of this project.

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 Numerals
20. Provide address numerals on the building elevation facing north and south only.
   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) Internally-illuminated.
      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:

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

COMMUNICATIONS: Provide emergency radio amplification for the area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: [http://www.tempe.gov/home/showdocument?id=30871](http://www.tempe.gov/home/showdocument?id=30871). Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.

PUBLIC ART: Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D.

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](http://www.tempe.gov/modules/showdocument.aspx?documentid=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:

- 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.

SOLID WASTE SERVICES:

- Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.
- Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.

PARKING SPACES:

- 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 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.

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:
December 13, 1984 City Council approved a subdivision for Sanders Ranch Unit 1 (7 tracts on 182 acres) and Unit 2 (4 tracts on 75 acres, including the subject site with a regional mall designation. This initiated subsequent approvals on various lots within the development.

1985 City Council approved zoning changes for 74 acres from AG to R/O and PCC-1, in addition to General Plans of Development for Anozira at the Groves and a final subdivision Plat for the Groves, consisting of 7 tracts on 74 acres, including the subject site.

1991 City Council approved a zoning change from R/O to PCC-2 and an Amended General and Final Plan of Development for Walmart store on 13.98 acres at the northeast corner of Priest and Elliot. This approval included a variance to increase the height of the parking lot lighting. City Council approved a Final Subdivision Plat for the Groves, consisting of 11 lots on 76 acres. Later in the year, Council approved a rezoning from PCC-1, AG (public streets) and R/O to PCC-2 and an Amended General Plan of Development for a 297,250 s.f. commercial center on 27.57 acres, including a use permit for gas sales and variances (the method of entitlement used under the General Plan of Development process).

1992 Design Review Board approved five separate design cases ranging from signage and landscape to full building design on various lots within the commercial development.

1993 City Council approved an Amended and Final General Plan of Development for a restaurant with a drive through. City Council approved a rezoning and Amended and Final General Plan of Development and a Subdivision Plat.
1994  City Council approved an Amended and Final General Plan of Development for a restaurant on Lot 3 and a variance for a reduced rear yard setback. Between 1994 and 2004, development occurred with subsequent design entitlement approvals from the Design Review Board for each lot.

2004  Walmart expanded on the west end of the site, requiring amendments to the General and Final Plans of Development and received variances for east and west side yard setbacks.

2005  The Zoning Ordinance was adopted eliminating the General Plan of Development process. Subsequent changes to individual tenant spaces have been minimal, including signage, building paint modifications, minor landscape changes, etc.

2017  The proposed modification at the east end of the site is the first major site change since 2004.

ZONING AND DEVELOPMENT CODE REFERENCE:
Section 6-306, Development Plan Review
DEVELOPMENT PROJECT FILE
for
AT HOME
(PL170305)

ATTACHMENTS:

1. Location Map
2. Aerial
3-4. Letters of Explanation
5. Context site plan with aerial overlay
6. Site Plan
7. Landscape Plan
8. Floor Plan
9. Building Sections
10-11. Building Elevations
12. Street View
13. Perspective Renderings
14-21. Context Photos
June 23, 2017

City of Tempe – Community Development & Services Dept.
31 East 5th Street, Garden Level
Tempe, AZ 85281

At Home – Tempe, Arizona
Development Plan Review – Letter

Our project is a retail building located in zoning district PCC-2. Our goal is to demolish the previous existing retail buildings located at 1020 and 1050 W Elliot Rd, Tempe, AZ 85284.

We intend to build an At Home retail building replacing the previous building footprints within the allowable building setbacks. We intend to keep existing landscaping as much as possible. We also intend to replace landscaping on new islands that were moved to accommodate the revised site access which will mitigate heat gain/retention and provide areas of shade.

Our primary design criteria is based on a corporate At Home building prototype, most especially the entrance vestibule “house” element. The prototypical design is being implemented throughout the US, with the goal of design consistency to promote the At Home brand recognition.

Furthermore, our design concept is to maintain the At Home colors of the corporate At Home prototype on the “House” design element, but also utilize the color palette provided by the shopping center in order to work well with surrounding buildings.

We also intend to maintain a building scale to match the scale of the other retail buildings located in the same shopping center to maintain a design cohesiveness. Our building façade provides architectural detail and interest with the different juxtaposition of materials and colors with parapet height articulations and canopies to break up the building façade. The canopies near the front entrance also provide additional shade for pedestrians and customers.

Our building has convenient access to multi-modal transportation options including ample bicycle parking, and being in close proximity to the South Highline Lateral Canal Trail System. Our building is also just walking distance of multiple bus stops, and of course the option of driving a vehicle to the site.

Our parking lot’s revised design provides ease of pedestrian access and circulation to the building with a sidewalk connection from the feeder street to the front entrance for a safe, accessible and clear path of travel for pedestrians. Moreover, we also have provided yellow
stripped walking aisles that serve our handicap accessible parking spaces and also visually alerts drivers that there is a pedestrian crossing at the store’s front entrance. Our site lighting is also designed to meet local code requirements and provide enough lighting around the building and site to deter crime.

In summation, our building is designed to follow all local codes, look esthetically pleasing, and fit in with its local surroundings. We have followed the City of Tempe’s Development Plan Review guidelines and look forward to getting the approval of the Development Plan Review.

Sincerely,
Michael Solis

Parkway Construction
msolis@pkwycon.com
469-470-2016
**MECHANICAL EQUIPMENT LISTINGS**

**RTU #1 & #2**
- Length = 101"
- Width = 50"
- Total height (w curb) = 61"

**RTU #3, #4, #5, #7, #8,#9,#10,#11,#12**
- Length = 132"
- Width = 91"
- Total height (w curb) = 68.25"

**RTU #6**
- Length = 85"
- Width = 47"
- Total height (w curb) = 68.25"

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**ATTACHMENT 9**

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**Building Sections**

**A5.1**