

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 19, 2007

ITEM NO. _____

**CASE NUMBER/
PROJECT NAME**

120-DR-2006
Safeway Fuel Sales at The Summit

LOCATION

32551 N. Scottsdale Rd.

REQUEST

Request for approval to construct a new Safeway retail fuel facility at the Summit Shopping Center.

OWNER

Donahue Schriber Reality
Group
602-722-6498

ENGINEER

K Engineering
480-839-9207

**ARCHITECT/
DESIGNER**

Esencia
480-755-0959

**APPLICANT/
COORDINATOR**

Jeffrey W. Winter
Esencia
480-755-0959

BACKGROUND

Zoning.

The site is zoned C-2 (Central Business District) ESL (in the Environmentally Sensitive Lands Overlay District), which allows a wide range of retail, business, and service uses, while the ESL overlay includes a number of special standards that encourage development design that is sensitive to the desert setting.

This site is located a short distance south of E. Dove Valley Road on the east side of N. Scottsdale Road and within the Summit Shopping Center.

Adjacent Uses and Zoning:

- North C-2 ESL (Commercial uses in the ESL overlay)
- South R1-43 ESL (Single family uses in the ESL overlay – this parcel has been dedicated as NAOS to serve as an open space buffer)
- East R-5 ESL (Multi-family uses in the ESL overlay – this site is dedicated to the city as a future park)
- West R1-10 ESL (Single family uses in the ESL overlay – these neighborhoods are within the Terravita development)

**APPLICANT'S
PROPOSAL**

Applicant's Request.

The applicant requests approval of a site plan, landscape plan, building elevations for a walk-up kiosk and fuel pumps. The architectural style is uniform with the existing Summit Shopping Center theme.

Development Information:

- Existing Use: Vacant land and surplus parking area zoned

for commercial uses

- Buildings/Description: Gasoline sales facility with a kiosk
- Parcel Size: 1.32 acres for the designated pad
- Building Height Allowed: 36 feet
- Proposed Height (Kiosk): 14 feet – 6 inches
- Floor Area (Kiosk): 250 square feet
- Canopy Height: 19 feet
- Canopy Area: 3,478 square feet
- Parking Required: 1 Space
- Parking Provided: 7 Spaces
- Open Space Required: 7,351 square feet
- Open Space Provided: 11,243 square feet

The fuel service facilities and kiosk will incorporate the same quality architectural design of the Safeway Store, as well as the Summit. The same materials, colors, and accent features, will integrate the new fuel services facilities with the shopping center's architecture and design theme.

- The fuel service canopy will be constructed of painted steel metal with a three foot eight inch (3'-8") fascia, beige in color, (Sagebrush ICI 699).
- The kiosk canopy will be constructed of pre-finished accent steel, white in color, (Galavatique by Kovach or Equal)

Two additional masonry screen walls will be added to the center's existing parking lot screen wall.

DISCUSSION

The gas station will be located at the southern portion of the existing retail center, on an existing pad immediately south of the existing north entry drive to the Summit Shopping Center. Entrance to the proposed gas station will be via an existing shared access drive that serves as an entrance to the center from North Scottsdale Road.

This gasoline sales facility would be operated in conjunction with the Safeway supermarket, located to the east in the same retail center, and includes a shade canopy over four islands with eight pumps and a small kiosk. This is a relatively new operating program for supermarkets, such as the Albertson's at Thomas and Scottsdale Roads, but has been done at large discount stores, such as Costco and Sam's Club for a number of years.

KEY ISSUES

Key Items for Consideration:

- This site is a pad site that has been partially cleared, at The Summit shopping center.
- The fuel pumps and canopy will be set back approximately 250-feet, and the kiosk approximately 215-feet, from Scottsdale Road.
- A four foot tall masonry screen wall will be added for screening vehicular activity.
- To provide more screening from Scottsdale Road, as well as increase the open space, the pad will be revegetated with arid landscaping

- The site is well buffered from nearby neighborhoods.
- Design, materials, and colors of this fuel sales facility will match the existing buildings.
- There are few locations for gasoline sales in the general area.
- Consisting of four islands with eight pumps, the fuel sales facilities will serve up to a maximum of 16 cars at once.

OTHER BOARDS AND COMMISSIONS

On September 27, 2006 Planning Commission recommended approval of the applicant's request for a use permit for a gasoline service station, as amended, 6-0. The Commission expressed concerns about the visibility and striping at the driveway entrance off of Scottsdale Road. These concerns have been resolved with this case.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Greg Williams
Senior Planner
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APPROVED BY


Greg Williams
Report Author


Steve Venker
Development Review Board Liaison
Phone: 480-312-2831
E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Aerial Close-Up
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Landscape Plan
 - 6. Elevations

Stipulations for Case: Safeway Fuel Sales at The Summit Case 120-DR-2006

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Esencia with a date provided on the plans by City Staff of 3/1/07.
 - b. The location and configuration of all site improvements shall be constructed to be *consistent with the site plan submitted by Esencia with a date provided on the plans by City Staff of 3/1/07.*
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Esencia with a date provided on the plans by City Staff of 3/1/07.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. *Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.*
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Building and structure architecture shall be the consistent with the existing Summit shopping center.

11. All signs require separate permits and approvals.
12. The particular massing, materials, colors, and finishes of screening treatments for service areas shall be subject to Development Review Board approval. However, no wall section shall exceed six feet in height. When greater height is required for screening, wall sections shall be separated horizontally by no less than six feet using terracing.

SITE DESIGN:

DRB Stipulations

13. A parking analysis of the entire site and individual Safeway fuel sales shall be provided at time of final plans.
14. Restripe Scottsdale Road at left turn into the shared access drive on the West side of the site.
15. Pedestrian circulation shall be consistent with Pedestrian Circulation Plan submitted by Esencia with a date provided on the plans by City Staff of 3/1/07.

OPEN SPACE:

DRB Stipulations

16. Open space calculations shall be consistent with site plan submitted by Esencia with a date provided on the plans by City Staff of 3/1/07.

LANDSCAPE DESIGN:

DRB Stipulations

17. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
18. Plant species shall be consistent with the palette of materials used throughout the existing Summit shopping center except that all species must come from the City's list of Indigenous Plants for Environmentally Sensitive Lands.
19. Landscape frontage along Scottsdale Road shall include mature trees for the purpose of screening the gasoline sales pumps. The trees shall be of quantity, specie, and location as determined by the Development Review Board.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

20. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
21. The individual luminaire lamp shall not exceed 250 watts.
22. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 15 feet.
23. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
24. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
25. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

Service Station Canopy Lighting:

- c. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed twenty (20) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifty (50) foot-candles.
- d. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- e. Bottom of canopy fascia shall be no less than eight inches below the bottom of fixture lenses.
- f. Lights shall not be mounted on the top or sides of the canopy.
- g. The sides or fascias of the canopy shall not be illuminated.

Building Mounted Lighting:

- h. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- i. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
- j. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

Landscape Lighting

- k. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- l. Landscaping lighting shall only be utilized to accent plant material.
- m. All landscape lighting directed upward, shall be aimed away from property line.
- n. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- o. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 40 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 26. Bike rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 27. No exterior vending or display shall be allowed.
- 28. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Use Permit case for the subject site is: 19-UP-2006.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

29. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Esencia with a date provided on the plans by City Staff of 3/1/07.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Arterial	Existing	Restripe at left turn into shared access drive on the West side of the site.	Existing	Existing

DRB Stipulations

30. The developer shall restripe the southbound left turn lane into the shared access drive for the north driveway on Scottsdale Road. Transportation staff provided the applicant with a concept plan.

INTERNAL CIRCULATION:

DRB Stipulations

31. The developer shall provide a minimum parking-aisle width of 24 feet.

32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

33. Construct new 6 foot wide sidewalk around the west and east side of the parking area to connect to the existing sidewalk.

34. Extend existing trail easterly into the site and connect to interior sidewalk as shown on the DRB site plan.

35. Provide bike parking near the kiosk.

Ordinance

- B. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:

DRB Stipulations

36. The developer shall construct one refuse enclosure.
37. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
38. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- C. Underground vault-type containers are not allowed.
- D. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- E. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

PLANNING/DEVELOPMENT

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. scenic corridors and buffered parkways,
 - d. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - e. signage,
2. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
3. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. *City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.*

ENGINEERING

1. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
2. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. *The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.*

**SAFeway FUEL SITE # 1849
AT THE SUMMIT
32551 N. SCOTTSDALE RD.
SCOTTSDALE, AZ**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>MAINTAIN EXISTING</u></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p><input type="checkbox"/> A. KNOX BOX</p> <p><input type="checkbox"/> B. PADLOCK</p> <p><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>EXIST AT 1500</u> GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p><input checked="" type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
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20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: OVER 1500 SF - SEE ORDINANCE 3507 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. Fueling system and tanks require separate permit. Contact Chief Mark Zimmerman at 480-312-1855.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

October 23, 2006

Planning and Development Service Department
City of Scottsdale
Scottsdale, Arizona 85323

Regarding:

Project Narrative

Safeway, Inc.
Safeway Fuel at the Summit # 2835
Scottsdale Road and Ashler Hills

Dear City of Scottsdale

Safeway is requesting Development Review Board Approval for a new retail fuel facility at The Summit Shopping Center, located north of Scottsdale Road and Ashler Hills. Safeway Grocery Store is located within the shopping center and Safeway is looking to add the fuel facility. Safeway will be the owner and operator of the retail gas station. The site is zoned C-2 ESL. The gas station will be located on an existing pad site, just under an acre in size, which is immediately south of the existing north entry drive into The Summit. The southern most portion of the site was previously graded for a pad user and the remainder of the site is currently a paved parking lot. The southern graded portion of the site will be re-vegetated and returned to desert open space. The fuel pumps and a small walk-up kiosk will be located within the existing the paved area. The proposed use is compatible with the existing community-level shopping center and will provide convenient fuel services for Safeway and other customers coming to the Summit.

Safeway has configured the site plan to be sensitive to neighbors to the west across Scottsdale Road as well as to the aesthetics of the Scottsdale Road scenic corridor. Substantial setbacks and screening of the facility are proposed along Scottsdale Road. The fuel pumps and canopy are set back approximately 250 feet from Scottsdale Road. The walk-up kiosk building is approximately 215 feet from Scottsdale Road behind the scenic corridor and an additional retention area. The fuel service facilities and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit. The same materials, stacked stone and others, colors and accent features, such as the landscape pots theme, will integrate the new fuel services facilities with the shopping center's architecture and design theme. Two additional masonry screen walls will be added to the center's existing parking lot screen wall in order to screen possible headlights.

The 250 square foot kiosk will offer only a very limited range of products and the interior will not be accessible by the public. The small building is designed with a steel tower element located inward, which is similar to elements found inside within The Summit. A stucco exterior will match the neighboring buildings and a stone base grounds the kiosk. Steel overhangs will create shade and shadow on the building exterior. Currently, the 250 square foot walk up kiosk is not connected to the canopy as requested in the fuel station design standards. We feel that this extension of the canopy will make the canopy larger and have a bigger presence than needed. By isolating the building, we can keep the structures open and minimal. Unlike other typical larger fuel facilities, the kiosk is placed with its back to Scottsdale Road. This placement will help screen the fuel pumps from Scottsdale Road. In addition to this building placement, we are proposing a four foot masonry screen wall to block automobile headlights. We are also proposing a double row of 36" box native trees along the west boundary to screen the facility.

ATTACHMENT #1

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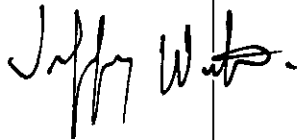
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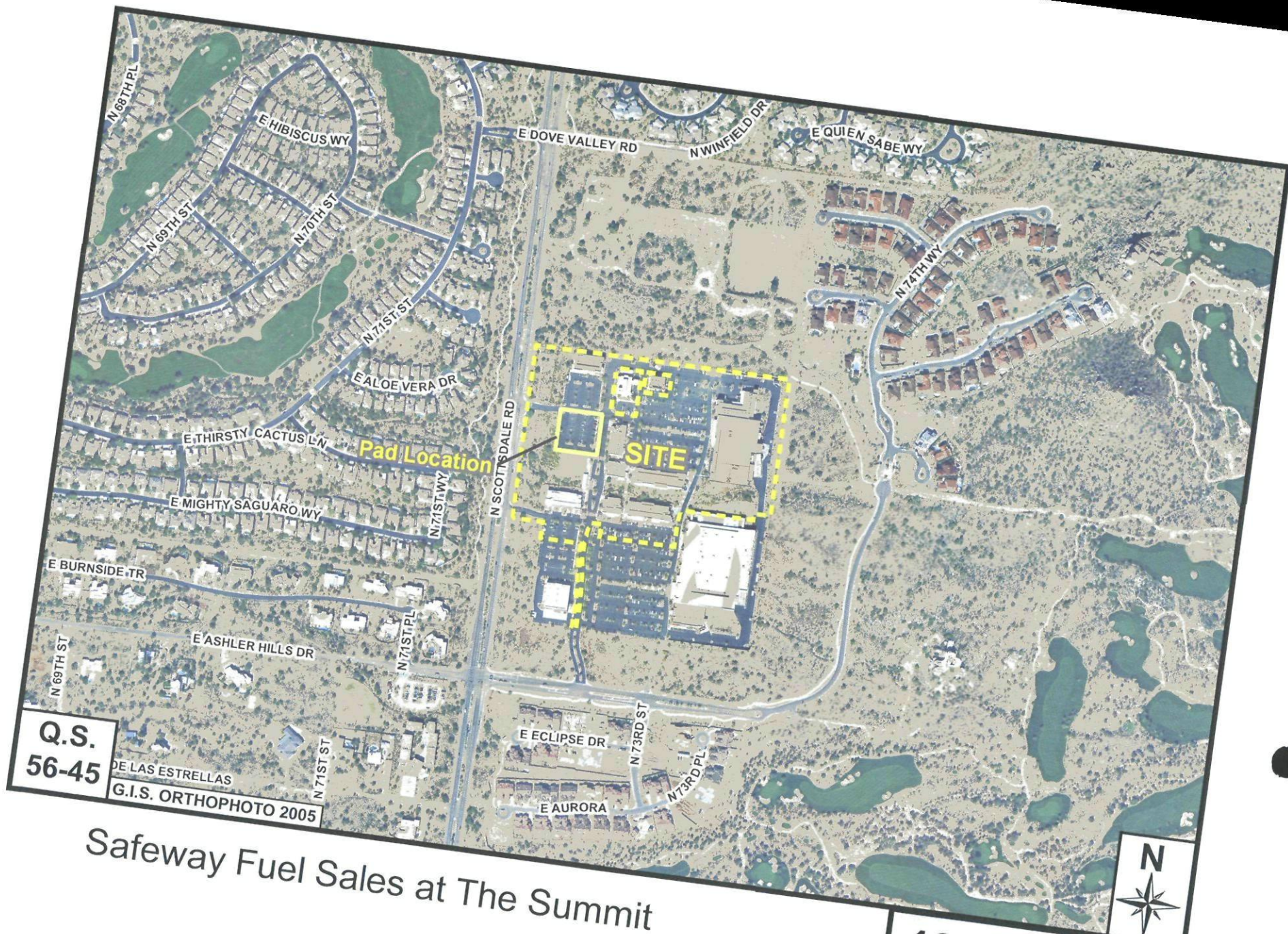
We have separated the fuel canopy into three separate structures to break up the long horizontal lines. Separated by approximately four feet, light will pass through the opening to the pump locations. The canopy fascia will be a stucco material, picking up colors and details from the surrounding shopping center. The fuel service facilities consist of four (4) islands with eight (8) fuel pumps, which could service up to sixteen (16) cars. The canopy complies with the Scottsdale height limitation of a canopy fascia bottom of 13 feet 4 inches above grade. The fascia will incorporate recessed lighting. There will be no lighting on the canopy façade other than lighting of signage.

Architecturally, the materials will match and were selected from the surrounding shopping center. Stucco, exposed steel, stacked stone veneer will create a unique fueling facility. The intent is to match the current buildings within the shopping center. Lighting will comply with the City of Scottsdale fuel station lighting requirements. The under canopy lights will be flush mounted. Site lighting will be minimal and maintain the current light levels while maintaining safe lighting conditions. With the proposed screening along the western boundary and set back over 200 feet from Scottsdale Road, we feel we can minimize the impact to Scottsdale Road and the surrounding residential neighbors.

We are excited about this project and feel that this project fit well with the surrounding commercial and neighboring amenities. This facility represents Safeway in a professional manner and complies with the City of Scottsdale Design Guidelines Standards and general plan.

Jeff Winter
esencia





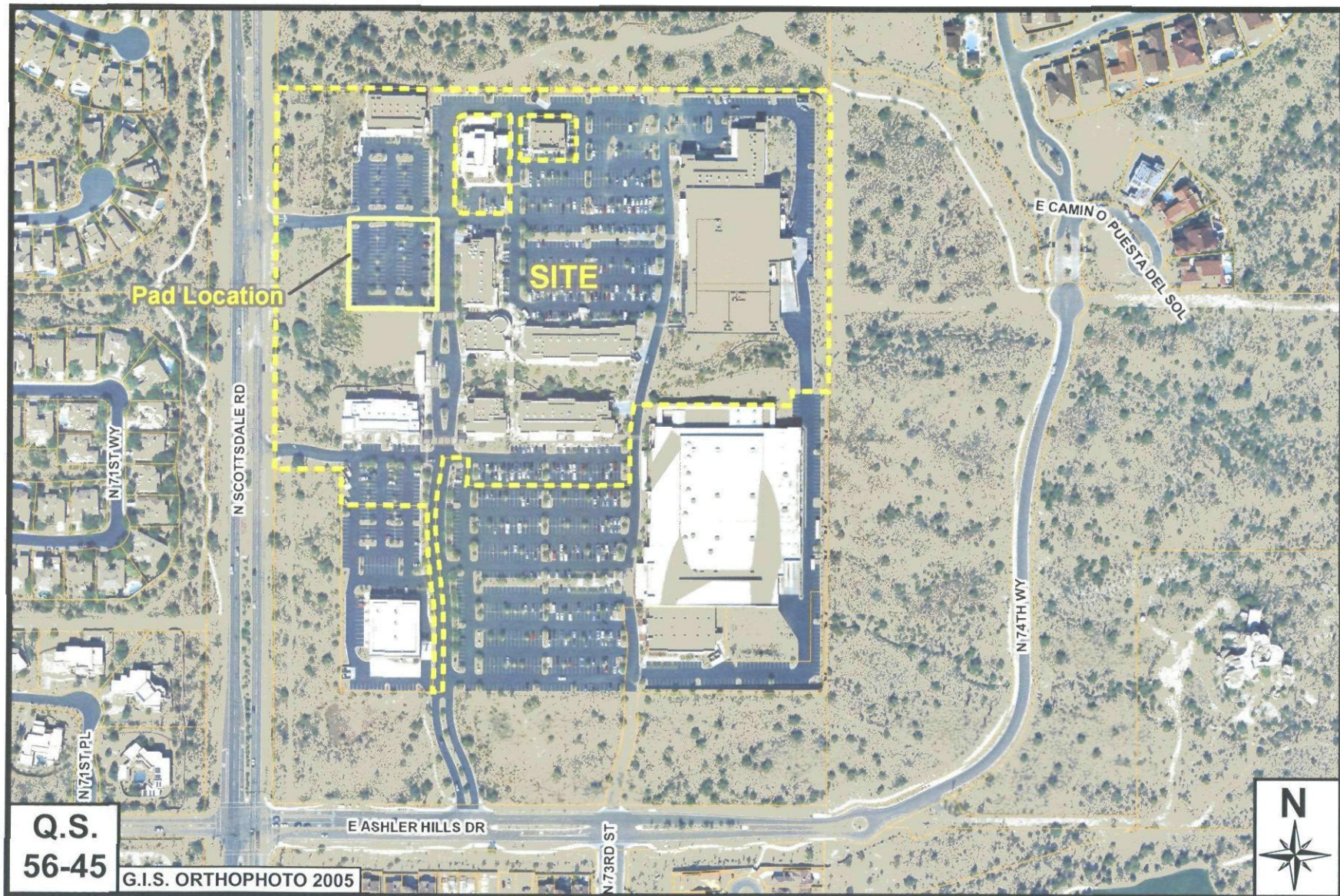
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G.I.S. ORTHOPHOTO 2005

Safeway Fuel Sales at The Summit

120-DR-2006

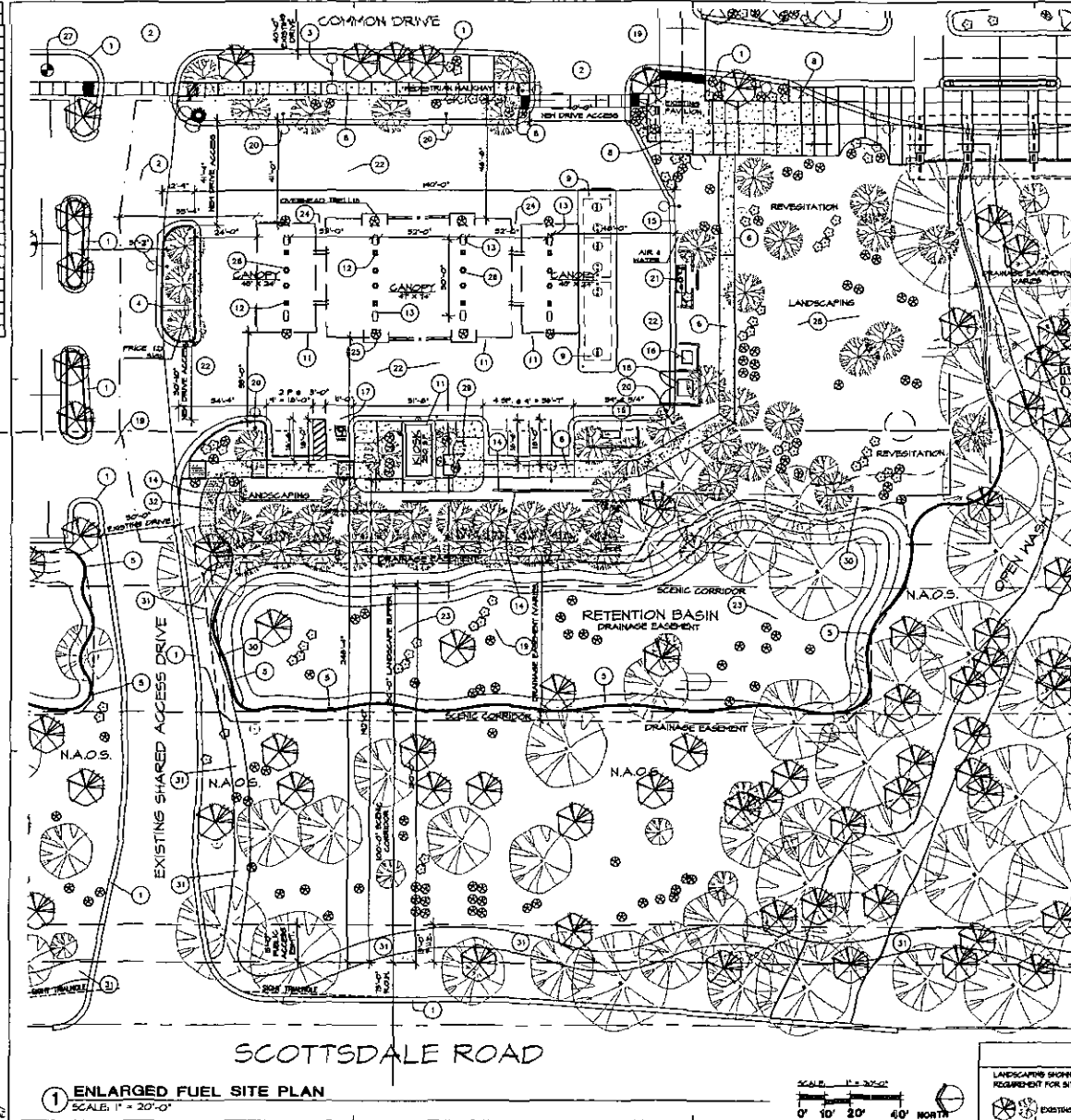
ATTACHMENT #2



Safeway Fuel Sales at The Summit

120-DR-2006

ATTACHMENT #2A



STANDARD SUMMARY

STANDARD	ALLOWED	PROPOSED
SUBMIT	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
DEVELOPED AREA	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
FLOOR AREA RATIO	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
VOLUME RATIO	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
OPEN SPACE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
FRONT OPEN SPACE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
LOT COVERAGE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
TOTAL GROSS LOT AREA	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
REMAINING FOR THE TOTAL	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
UNITS PROVIDED	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
DENSITY	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
BUILDING HEIGHT	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
FRONT SETBACK	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
PARKING LOT	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
REAR SETBACK	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
PARKING	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
MARKET	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
ACCESSIBLE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
VAN ACCESSIBLE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
BIKE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
PARKING LOT	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
LANDSCAPING	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
INTERIOR PARKING LOT	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
LANDSCAPING	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
BUILDING SITE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
SPACING BETWEEN	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
BUILDINGS	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
LARGE WALLS	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
VERTICAL DR. MAX.	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
HORIZONTAL DR. MAX.	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
BUILDING ENVELOPE	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
LOT WIDTH	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.
NET LOT AREA	1.2342/266 SQ. FT.	1.2342/266 SQ. FT.

CALCULATIONS

OPEN SPACE REQUIRED:
BUILDING HEIGHT = 18'-0" PROPOSED (36" HIGH
ALLOWED)
5,143 SQ. FT. (18' X 283' 6" MIN.) - 1' OF HEIGHT
1,849 SQ. FT. (17' X 108' 6" MIN.) X 1.2342/266 873 - HEIGHT
1' - 0" HEIGHT
5,143 SQ. FT. - 1,849 SQ. FT. = 3,294 SQ. FT.

OPEN SPACE PROVIDED:
4,713 - 8,476 = 3,763 SQ. FT.

SITE PLAN NOTES

- ALL SIGNAGE APPROVED THROUGH SEPARATE PERMITS & APPROVAL.
- REFUSE CONTAINER AND MECHANICAL EQUIPMENT SHALL BE SCREENED FROM ALL SIDES & ABOVE THE HEIGHT OF THE TALLEST UNIT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.

VICINITY MAP



LEGEND

- LANDSCAPING SHOWN TO ILLUSTRATE CITY OF SCOTTSDALE REQUIREMENT FOR SITE LANDSCAPING - NOT FINAL
- EXISTING TREES CURRENTLY ON SITE
- PROPOSED TREES

PROJECT DATA

OWNER / APPLIC.	SAFWAY, INC. 1915 JENNIFER PARKWAY TAMPA, FLORIDA 33629 813-884-4200
OVERALL PROJECT SITE AREA	(GROSS) 2,342,266 SQ. FT. (64.2 AC) NET (191,781 SQ. FT. (5.6 AC)) 5,143 SQ. FT. (117.8 AC)
DEVELOPED AREA	5,143 SQ. FT. (117.8 AC)
ZONING	10-2 (B1)
CANOPY OCCUPANCY	5-3
CANOPY AREA	1,022 SQ. FT. (23.5 AC) 5,410 SQ. FT. (124.5 AC) 1,022 SQ. FT. (23.5 AC) 3,388 SQ. FT. (77.5 AC)
CANOPY CONSTRUCTION	1. NON-SPRINKLERED 2. NON-SPRINKLERED 3. NON-SPRINKLERED 4. NON-SPRINKLERED 5. NON-SPRINKLERED 6. NON-SPRINKLERED 7. NON-SPRINKLERED 8. NON-SPRINKLERED 9. NON-SPRINKLERED 10. NON-SPRINKLERED 11. NON-SPRINKLERED 12. NON-SPRINKLERED 13. NON-SPRINKLERED 14. NON-SPRINKLERED 15. NON-SPRINKLERED 16. NON-SPRINKLERED 17. NON-SPRINKLERED 18. NON-SPRINKLERED 19. NON-SPRINKLERED 20. NON-SPRINKLERED 21. NON-SPRINKLERED 22. NON-SPRINKLERED 23. NON-SPRINKLERED 24. NON-SPRINKLERED 25. NON-SPRINKLERED 26. NON-SPRINKLERED 27. NON-SPRINKLERED 28. NON-SPRINKLERED 29. NON-SPRINKLERED 30. NON-SPRINKLERED 31. NON-SPRINKLERED 32. NON-SPRINKLERED
PARKING REQUIRED	1. SPACES 2. SPACES 3. SPACES 4. SPACES 5. SPACES 6. SPACES 7. SPACES 8. SPACES 9. SPACES 10. SPACES 11. SPACES 12. SPACES 13. SPACES 14. SPACES 15. SPACES 16. SPACES 17. SPACES 18. SPACES 19. SPACES 20. SPACES 21. SPACES 22. SPACES 23. SPACES 24. SPACES 25. SPACES 26. SPACES 27. SPACES 28. SPACES 29. SPACES 30. SPACES 31. SPACES 32. SPACES
PARKING PROVIDED	1. SPACES 2. SPACES 3. SPACES 4. SPACES 5. SPACES 6. SPACES 7. SPACES 8. SPACES 9. SPACES 10. SPACES 11. SPACES 12. SPACES 13. SPACES 14. SPACES 15. SPACES 16. SPACES 17. SPACES 18. SPACES 19. SPACES 20. SPACES 21. SPACES 22. SPACES 23. SPACES 24. SPACES 25. SPACES 26. SPACES 27. SPACES 28. SPACES 29. SPACES 30. SPACES 31. SPACES 32. SPACES

KEY NOTES

- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING DRIVE ACCESS POINT TO REMAIN.
- EXISTING SITE LIGHTING TO REMAIN.
- NEW FUEL PUMP ID. SIGN SEE OVERALL HANDBOOK SIGN PACKAGE FOR ELEVATION DETAILS. ALL SIGNAGE UNDER SEPARATE PERMIT.
- EXISTING MASONRY SCREEN WALL TO REMAIN.
- NEW PEDESTRIAN ACCESSIBLE ROUTE TO KIOSK. 6" WIDE CONCRETE SIDEWALK.
- EXISTING SIDEWALK TO REMAIN.
- EXISTING PAVILION STRUCTURE TO REMAIN.
- LOCATION OF UNDERGROUND FUEL STORAGE TANKS.
- FUEL CANOPY OVERHEAD.
- FREE STANDING SALES KIOSK.
- STRUCTURAL CANOPY COLUMN SEE ELEV. A-21.
- THO HOSE THREE PRODUCT BLENDING PLUS DIESEL FUEL DISPENSER SET OF CONC. SLAB.
- NEW 8" DIA. 42" HIGH EXPOSED MASONRY SCREEN WALL TO MATCH EXISTING WALLS.
- AIR & WATER DISPENSER WITH LIGHT ON CONCRETE PAD. UNIT TO BE SCREENED FROM STREET VIEW.
- ELECTRICAL TRANSFORMER & SERVICE ENTRY SCREENED FROM STREET VIEW TO MATCH EXISTING SECTION.
- STANDARDS PROVIDE SIGNAGE.
- NEW MASONRY TRASH ENCLOSURE AS TO CITY OF SCOTTSDALE STANDARD DETAIL. SEE DETAIL 17A-02.
- EXISTING CONDITION TO REMAIN.
- NEW SITE LIGHT POLE & BASE TO MATCH EXISTING STANDARDS.
- NEW VENT RISER AT AIR & WATER SCREEN WALL. PROVIDE 8'-4" HIGH WALL AT VENT RISERS.
- NEW CONCRETE DRIVE.
- EXISTING RETENTION BASIN TO REMAIN.
- AREA OF CANOPY SEPARATION.
- 6" DIA. STEEL BOLLARDS WITH LANDSCAPE PLOT.
- MIXED WASH AND TRASH CONTAINERS FOR CUSTOMER USE.
- EXISTING FIRE HYDRANT TO REMAIN.
- AREA OF RE-VEGETATION TO NATURAL DESERT. SEE CITY APPROVED H.L.B. DETAIL BICYCLE RACK.
- AS TO CITY OF SCOTTSDALE STANDARD DETAIL.
- UNITS OF EXISTING NAOS. DESIGN NO CHANGE PROPOSED.
- EXISTING PEDESTRIAN TRAIL PATHWAY.
- EXTEND EXISTING 6" WIDE PEDESTRIAN TRAIL / SIDEWALK TRAIL TO BE RECONSTRUCTED GRANITE TO MATCH EXISTING TRAIL SYSTEM.

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1703 E. McNeil Drive, Suite 200
Tempe, Arizona 85283
t. 480-733-0539



SAFWAY
SAFWAY, INC.
5918 STONERIDGE MALL ROAD
PLEASANTON, CALIFORNIA 94588-3729

SAFWAY FUEL SITE #1849
32551 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

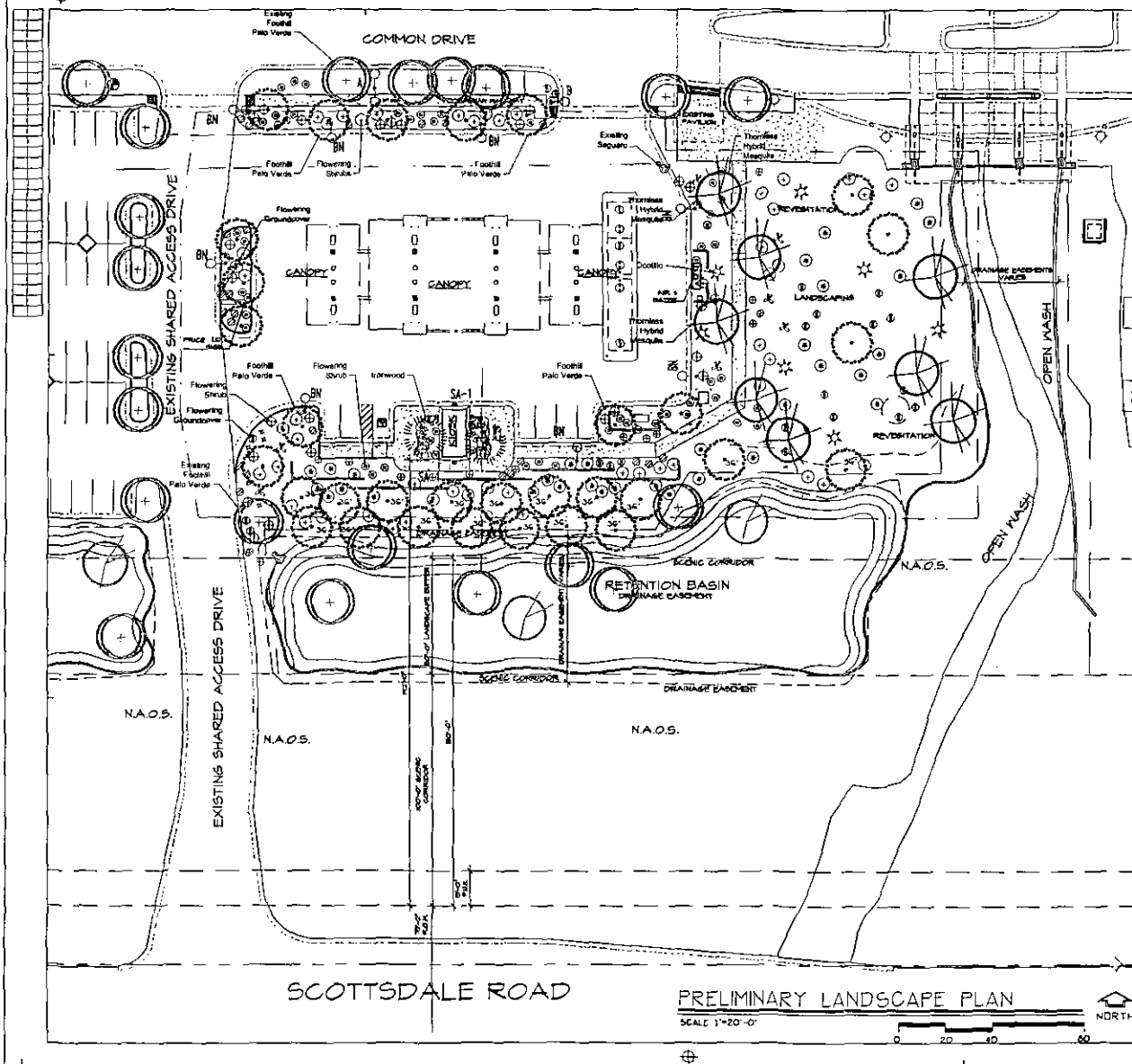
A FUELING FACILITY FOR:

2-27-07 DESIGN REVIEW SUBMITTAL

ENLARGED
SITE PLAN 880

A-11

120-DR-2006
2nd: 03/01/2007



PLANT MATERIAL LEGEND

KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
EXISTING TREES			
1	Quercus laevis	12" DBH	1
2	Quercus laevis	12" DBH	1
3	Quercus laevis	12" DBH	1
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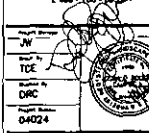
NOTES:
 QUANTITIES SHOWN FOR CITY APPROVAL ONLY. LANDSCAPE CONTRACTOR TO
 INSTALL QUANTITIES AS SHOWN ON PLAN NOT ON LEGEND.
 DECOMPOSED GRANITE TO OCCUR IN ALL LANDSCAPE AREAS EXCEPT TYP.
 REEF KIDIA AND HARTSHORN. LINES NOTED ON PLANS.
 SMALLER TREE SIZE TO TAKE PRECEDENCE UNLESS NOTED ON PLANS.

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 The Campbell Collaborative
 Landscape Architects and Planners
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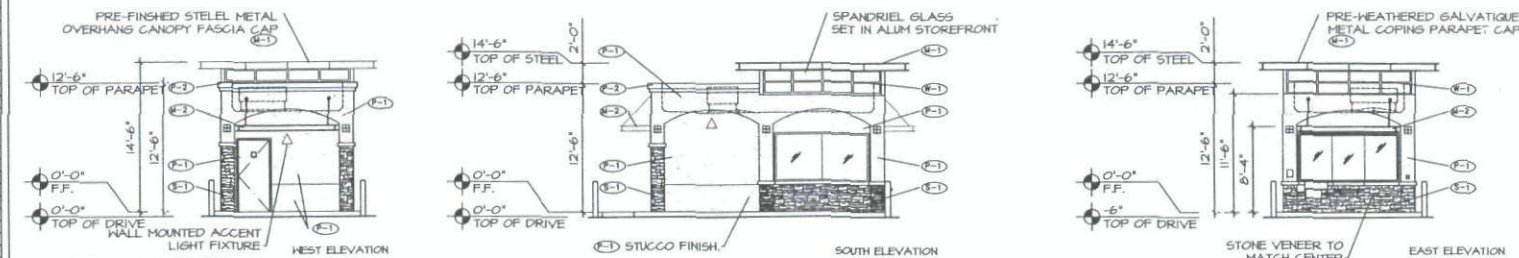
SAFeway

SAFeway, Inc.
 5818 Stoneridge Mall Road
 Pleasanton, California 94588-3229

SAFeway FUEL SITE #1849
 3255 N. SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA

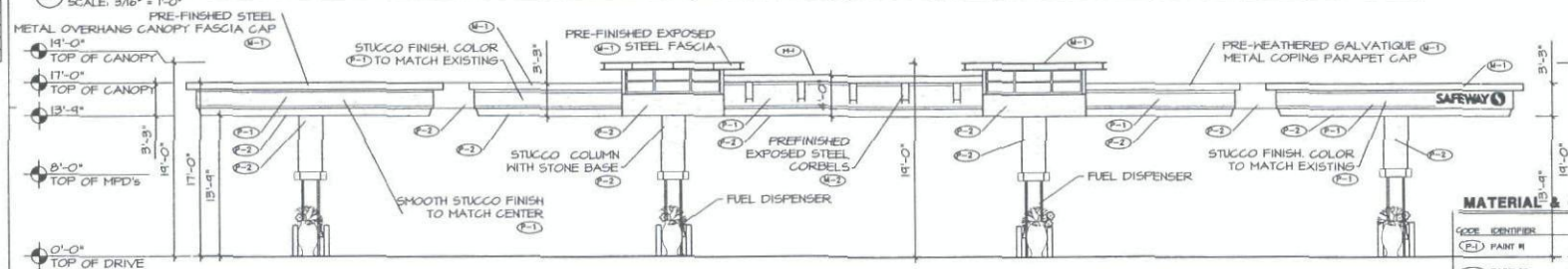
PAD 4 OF SUMMIT AT SCOTTSDALE

L1.0



4 KIOSK ELEVATIONS

SCALE: 3/16" = 1'-0"



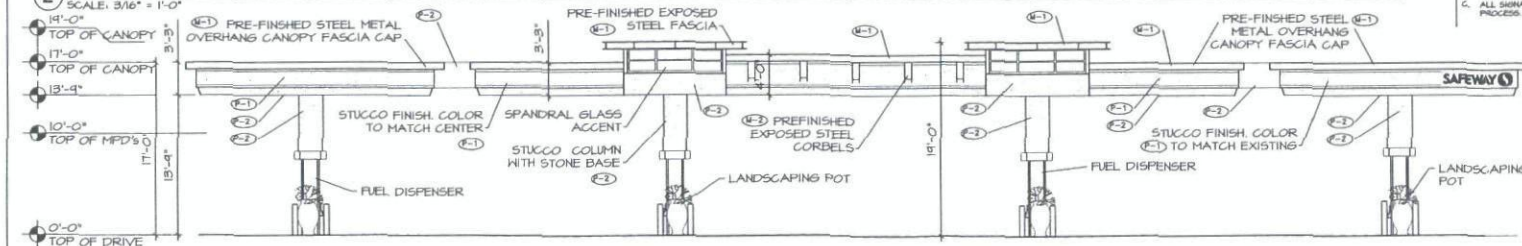
3 WEST CANOPY ELEVATION

SCALE: 3/16" = 1'-0"



2 NORTH CANOPY / KIOSK ELEVATION

SCALE: 3/16" = 1'-0"



1 EAST CANOPY ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL & COLOR SCHEDULE

CODE	IDENTIFIER	BRAND/COLOR #	NAME
(P-1)	PAINT #1	ICI 6491	SAFARI/BLK
(P-2)	PAINT #2	ICI 7910	GREAT DESERT
(P-3)	PAINT #3	ICI 524	PALM SPRINGS TAN
(M-1)	METAL FASCIA/BEAMS	KOVACH	GALVALUME OR EQUAL
(M-2)	METAL FASCIA/BEAMS	STEEL	UNPAINTED STEEL
(S-1)	STONE VENEER	APIS 4" RANDOM CUT CLEFT IRON BASE COURSE	PALM VERDE SANDSTONE
(M-3)	WINDSHIELD HILLINGS	BLACK	FACTORY FINISH

GENERAL NOTES

- WINDSHIELD HILLINGS TO BE ANODIZED HILLINGS UNLO. GLASS TO BE 1/4" GLASS HV NO TINT
- STORAGE DOORS TO BE MEDIUM STYLE HV ROTUN HINGES
- TEMPERED GLASS REQUIRED
- ALL SHROUDS UNDER SEPARATE REVIEW AND PERMIT PROCESS

SCALE: 3/16" = 1'-0"

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1702 E. McAlister Drive, Suite 200
Tempe, Arizona 85283
1.480.755.0959

Project Manager

JW

Drawn By

JW

Checked By

ES

Sheet Number

04024

SAFeway, INC.
5919 STONERIDGE MALL ROAD
PLEASANTON, CALIFORNIA 94588-3229

SAFeway FUEL SITE #1849

A FUELING FACILITY FOR:
32551 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

PAD 4 OF SUMMIT AT SCOTTSDALE

2-27-07

DESIGN REVIEW SUBMITTAL

SCHEMATIC BUILDING ELEVATIONS

A-30

120-DR-2006
2nd: 03/01/2007