



**DATE:** October 20, 2016  
**TO:** Design Review Committee (DRC)  
**FROM:** Artemio Hoyos, Case Planner  
**RE:** P16VA00028 Dollar General – Picture Rocks Gateway

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**Applicant:** Jeff Stanley, JAS Engineering  
**Owner:** Title Security Agency of Arizona – Trust No. 203  
**Parcels:** #213-03-0350

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## **I. APPLICANT REQUEST**

The applicant requests DRC approval of a preliminary site plan and sign-in the bufferyard within the Gateway Overlay Zone for a Dollar General store on the southeast corner of Picture Rocks and Sandario Roads.

## **II. DRC Authority**

Proposed site plans in the Gateway Overlay Zone shall be reviewed by the DRC as authorized in the Pima County Zoning Code (18.78.040.A). Signs placed in a required bufferyard are also reviewed for approval by the DRC (18.79.030.E.4).

## **III. Staff Recommendation**

Staff recommends **approval** of the Dollar General – Picture Rocks Gateway site plan and sign-in-the-bufferyard with the following conditions:

1. Site plan and signs-in-bufferyard shall be implemented as approved by the DRC.
2. A note shall be placed on the site plan that the DRC approval expires concurrently from the date of the tentative Board of Supervisors rezoning approval.
3. Applicant shall provide staff, for approval, an updated site plan that addresses the following:
  - a. Canopy tree placement at every 4 un-shaded parking stall for single parking rows.

- b. Appropriate ground cover for landscape planters placed at the ends of parking rows.
  - c. Identification of the 12' asphalt path in the Sandario Road right-of-way near the property line from Picture Rocks Road to the southern property line.
  - d. Display the appropriate Bufferyard D plant density for the proposed frontage bufferyards.
  - e. Incorporate the Internal Site Landscaping requirements as required by the Gateway Overlay Zone.
  - f. Site plan shall indicate a sign setback of (minimum) 10' from the front property line.
4. Applicant shall provide staff with one hardcopy and one electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.

#### **IV. BACKGROUND**

The applicant is in the process of rezoning the 6.73-acre site from the GR-1 (Rural Residential) zone to the CB-1 (Local Business) zone for a Dollar General store, future retail, medical use or restaurant, and a farmers market. In addition to the Gateway Overlay Zone, the subject property lies within the Buffer Overlay Zone (BZ); is subject to the Comprehensive Plan Special Area Policy S-6 (Picture Rocks Activity Center Area Policy); and Sandario and Picture Rocks Roads are classified as Major Streets and Scenic Routes (MSSR) per the Major Streets and Routes Plan. The development is subject to the most restrictive buffer, color, and design requirements between the Gateway, BZ and MSSR; and the site plan will contain 52% of the site as set-aside natural and functional open space. Special Area Policy S-6 contains design guidelines that are met with reduced front setbacks, side and rear parking, and pedestrian, bicycle and equestrian meandering paths located within the bufferyards. On August 31, 2016 the Planning & Zoning (P&Z) Commission recommended approval of the rezoning request for the proposed site plan. The [P&Z Commission Staff Report](#) is linked for additional background information.

#### **V. STAFF ANALYSIS**

Gateway Overlay review is for the Dollar General section of the site plan.

Parking and circulation standards are generally met. The parking lot is in compliance with Chapter 18.75 of the zoning ordinance by providing the appropriate amount of parking spaces (32). However, canopy trees are missing in the central single row parking area. The zoning code requires a canopy tree be placed at every 4 un-shaded parking stall for single parking rows. Landscape planters and the minimum one canopy tree are placed at the ends of parking rows, but appropriate ground cover is not identified. There are two access points to the site, one access point off of Sandario Road and one off of Picture Rocks Road. Sidewalks and walkways from the store to the adjacent roadways and farmers market enhances accessibility pedestrian circulation. Additionally, a 4' decomposed granite trail in the bufferyards along Sandario and Picture Rocks Roads and a 4' decomposed granite trail near the property line along Picture Rocks Road are provided for improved and safe connectivity. Although not shown on the plan, a 12' asphalt path in the Sandario Road right-of-way near the property line from Picture Rocks Road to the southern property line is conditioned and recommended by the P&Z Commission. The applicant is proposing wooden split rail fencing inside the bufferyards. A 3' decorative masonry screen wall placed inside the frontage bufferyards is required by the Gateway Overlay Zone, however variations are allowed.

Landscaping falls short of the Gateway standard. Frontage bufferyards need to apply the required Bufferyard D plant density. No shrubs or accents are currently identified. The Gateway Overlay also has Internal Site Landscaping requirements. All disturbed areas not used for buildings, parking, access, trails, or stormwater drainage structures shall be landscaped with a minimum of one tree, 4 shrubs, and 10 accents plants per every 200 square feet. The site plan does not meet this standard. A landscaped area with an average width of 5' shall be provided along the frontages of buildings and the areas shall be located between main building entries and parking areas. The landscaped area shall contain a minimum of 8 shrubs and 10 accent plants for every 40 linear feet. This may be used to meet the 10% parking area amenity landscape requirements. The site plan does not address these two requirements.

The architectural design meets the intended Gateway Overlay design standards. The entry area and multiple columns, texture, and color changes on the front and all other sides of the building break up any uninterrupted length of any façade. Architectural colors on all exposed exterior walls complement and blend with the surrounding natural desert and development landscape. All colors are earth-toned and have a LRV of less than 48. The building will primarily be Mesa Tan and the columns and awning/doors will be Slopes and Bison Beige, respectfully. Maximum height of the building is 18', thereby protecting the scenic viewsheds and meeting both the MSSR and Gateway Overlay height standards.

The two freestanding monument signs (corporate signs) meet the Sign Standards (Chapter 18.79) and Gateway objectives. The sign is under 10' and minimizes the visual impacts on and off-site. Sign setback should be 10' from the front property line. The site plan does not indicate that. According to submitted design renderings and sample photo, the sign is architecturally compatible with the development. The yellow-toned Chickadee color will be used on the Dollar General signs. The LRV is above 48, however the sign is plastic and not paint. The Chickadee color is a corporate standard. Signs shall be clear of any landscaping obstruction. An updated site plan should maintain an unobstructed view of any monument signs.

## **VI. OTHER AGENCIES**

Pima County Departmental review and comments were provided for the August 31, 2016 Planning & Zoning (P&Z) Commission meeting. Comments can be viewed through the linked P&Z Commission Staff Report.

## **VII. Public Comment**

No neighborhood associations are in the vicinity of the proposed project.