

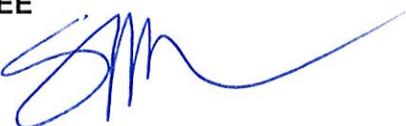


MEMORANDUM

DRC DECISION LETTER

DATE: July 30, 2019

TO: DESIGN REVIEW COMMITTEE

FROM: Sue Morman, Senior Planner 

RE: *July 18, 2019, Public Meeting*

SUBJECT: P18VA00013 – O'REILLY AUTO ENTERPRISES, LLC, - W. AJO HIGHWAY

APPLICANT REQUEST: O'REILLY LLC represented by Esterly, Schneider Associates, Inc. for a review of the gateway retail store on approximately 0.97 acres of property located on the southeast corner of W. Ajo Highway & S. Kinney Road in the Ajo Commercial Center as parcel 212-50-011G (aka) 4881 W. Ajo Highway. The property is zoned CB-2 (General Business). (District 3)

The applicant requests DRC gateway overlay zone review and approval for site design and layout, building architecture, wall sign, and colors for monument sign in the 30-foot greenway-bufferyard along Ajo Highway. The use of this parcel is for an O'Reilly Auto Parts store within the Ajo Commercial Shopping Center.

VOTE: MOTION made by Member Holden and seconded by Member Becker passed unanimously by a 6-0 Vote. Additional comments were made prior to and after the Motion among Committee members, staff and the applicant to clarify the Motion into the following conditions.

MOTION: The Motion was made to approve P19VA00013 - subject to DRC recommended conditions and staff's standard and special conditions as follows:

1. Site plan, building style, architecture, elevations, and wall signage approved as shown.
2. The sign in the greenway must be a monument sign. If monument sign utilizes the same colors as the shown pole sign then it may be approved by building permitting.
3. Implement water harvesting techniques and leave as many existing mature trees as possible in the 30 foot wide greenway trail/bufferyard as possible.



4. Construct the Ajo Greenway 12-foot multi-use path and show a 20 foot easement south of the site graded boundary along the north side of the wash for dirt or dg path that connects to the trails and pathways of adjacent developments so that they are contiguous.
5. Show the 20-foot wide easement south of the south property line on the landscape plan.
6. Include more trees for shade along the south and north sides of the pedestrian/bike trails within the Ajo Greenway trail – path system.
7. All outdoor lighting shall meet the dark sky outdoor lighting code ordinance standards.
8. All plants shall be from the allowed buffer overlay zone plant list per the landscape design manual.
9. Plant ground cover and accent plants at the base of any monument sign.
10. There shall be no *Acacia salicina*, Weeping Acacia, in the parking lots or onsite.
11. All mesquite trees shall be native varieties.
12. Use Ironwood trees instead of Desert Museum Palo Verde.
13. Intensively restore all graded/disturbed areas along both sides of the road connection to Calle Don Miguel with native plants (container plants and seed mix) and install supplemental irrigation until the plantings are established in accordance with Gateway standards. Plantings along the roadway should enhance and complement the existing xero-riparian vegetation in the wash area. Add supplement or substitute 2-3 milkweed plants into the mixture.
14. As required by gateway wall signs, any internal sign illumination shall be turned-off within one hour after closing. This shall apply as well to the monument sign in the bufferyard.
15. Applicant shall provide staff with one final electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.

For details, refer to the DRC meeting minutes recordings and/or the applicant's DRC submittal package

If you have any questions or need clarification, please contact me at (520)724-9596.