

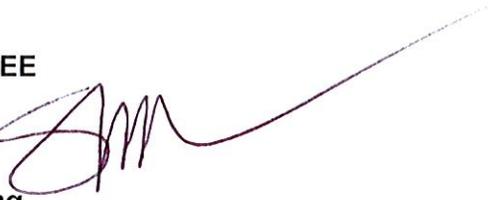


MEMORANDUM

DRC DECISION LETTER

DATE: July 30, 2020

TO: DESIGN REVIEW COMMITTEE

FROM: Sue Morman, Senior Planner 

RE: *July 16, 2020, Public Meeting*

SUBJECT: P20VA00002 – O'REILLY AUTO ENTERPRISES, LLC, - W. AJO HIGHWAY

APPLICANT REQUEST: O'REILLY Auto Enterprises 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 7-0 Vote. Member Holden revised Condition #11 and Committee Member Clement suggested suitable trellis plants. Member Clement also asked to substitute two plants that would not do well at the north entry. These additions to the motion were accepted.

The Revised MOTION accepted by Member Holden to approve P19VA00002 - subject to DRC recommended conditions and staff's standard and special conditions as follows with revision to condition's 11 & 12 below as noted:

1. Site plan with wall signage, landscaping, vehicular, and pedestrian circulation approved as shown.
2. Building style, architecture, and elevations approved per DRC conditions.



3. The monument sign in the greenway approved as shown with two-toned, beige/dark brown base that matches the building colors.
4. Implement water harvesting techniques in the open landscaped areas and greenway/bufferyard.
5. Construct the 12-foot Ajo Greenway multi-use path as shown on site plan.
6. Show the 20-foot-wide easement south of the south property line on the landscape plan.
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 monument sign.
10. Use a mix of ironwood trees in the Greenway space and in high visibility areas around the parking areas onsite.
11. Use no fewer than three wall trellised vines on north, east, and west faces of the building. Suggested plant species being trumpet vine, catclaw, and the yellow orchid vine.
12. Landscape Plan approved as shown with substitution of aloe barbidensis for parry penstemon and blackfoot daisy and/or salvia greggii for the hummingbird trumpet plant.
13. 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.