

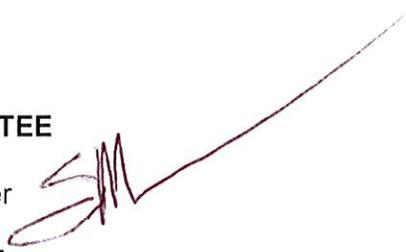


MEMORANDUM

DRC DECISION LETTER

DATE: July 25, 2018

TO: DESIGN REVIEW COMMITTEE

FROM: Sue Morman, Senior Planner 

RE: *July 17, 2018, Public Meeting*

SUBJECT: P18VA00016 –Circle K Stores –SEC W. Ajo Highway & Kinney Rd

APPLICANT REQUEST: The applicant requested that the Design Review Committee (DRC) review the Circle K Expansion for this commercial center for compliance with Pima County Zoning Code, Section 18.78, Gateway Overlay Zone.

VOTE: MOTION made by Member Woods and seconded by Member Becker passed unanimously by a 8-0 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 P18VA00016 - subject to DRC recommended conditions and staff's standard and special conditions as follows:

1. Circle K store and Car Wash building style, architecture, 40" stone, veneer masonry wall with columns, and corporate logo signage is approved as shown.
2. Provide one DRC site plan composite that shows the 20-foot trail easement in the south; the 12 foot Ajo-Greenway trail & 20 foot bufferyard in the 30 foot Greenway along Ajo HY, the 40" stone masonry wall with columns, the Kinney Road sidewalk, and all applicable DRC conditions.
3. The upper wider stripe of the gas pump canopy shall not be red but be earth tone compatible with the colors of the car wash building.
4. The area south of the Ajo Highway 200' scenic route setback to the south property line and east of the 40" CMU wall along Kinney Road be either seeded or applied as a 50%-50% seeding and DG mixture per Pima County-Pima Association of Government SPEC for low growing vegetation that may be mowed semi-annually for maintenance purposes.
5. Plant ground cover and accent plants at the base of both monument signs in the bufferyard.
6. Provide a striped pedestrian walkway from the east pedestrian walkway at the bridge of the adjacent development that connects to the picnic table/seating area east of the



PIMA COUNTY
DEVELOPMENT SERVICES

- Circle K; and a marked pedestrian cross walk across the shared ingress-egress at Ajo Highway to provide a safe east-west connection of the 12 foot Ajo-Greenway trail.
7. Desert Museum Palo Verde trees in the bufferyard shall be replaced with Ironwood trees.
 8. Dumpster enclosure will be designed to match building architecture.
 9. The vacant strip of land between south facing 40" bufferyard CMU wall & curb of PAAL (parking area access lane) shall be planted with an average of 3 shrubs, 3 accent plants, and 1 tree for every 100 feet.
 10. Adjust the placement of the trees shown in front of the store so that they align with the east side and west side of the building, framing the building, but still maintaining the required number of one tree/4 parking stalls ratio.
 11. The 40" brick veneer CMU wall with columns label(s) on the landscape plan will need to be changed to stone veneer with columns to match the detail presented at the meeting.
 12. Show the 20 foot wide easement on the landscape plan.
 13. Add, supplement or substitute 2-3 milkweed or pollinator plants into the plant list.
 14. All outdoor lighting shall meet the dark sky outdoor lighting code ordinance standards.
 15. Applicant shall provide staff with one hardcopy and one electronic copy of one 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.