



DATE: November 17, 2016
TO: Design Review Committee (DRC)
FROM: Artemio Hoyos, Case Planner
RE: P16VA00031 Circle K – Catalina

Applicant: Nick Fore (Land Development Consultants LLC)
Owner: Black 1838 LLC
Parcels: #222-21-0320

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 proposed Circle K convenience store and fueling station located on the southwest corner of Oracle Road and Armstrong Lane.

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 Circle K – Catalina Gateway preliminary 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. 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

Circle K proposes to develop a 4,604 sf. convenient store and a fueling canopy with 7 multiple product dispensers that will provide service to 14 vehicles. The proposed Circle K

convenience store and fueling station will be located on a vacant parcel at the southwest corner of Oracle Road and the extension of Armstrong Lane. The 2.25-acre parcel is zoned as CB-2 (General Business) zone. Development along Oracle Road is also subject to Scenic Route-designation requirements per Chapter 18.77.040. The applicant has addressed and satisfied the Scenic Route requirements.

V. STAFF ANALYSIS

Gateway Overlay parking and circulation standards are met. The parking lot is in compliance with Chapter 18.75 (Off-Street Parking and Loading Standards) of the zoning code. Twenty-one (21) total spaces were presented, in addition to 3 bicycle parking spaces and space for vendor and fuel delivery parking. There are two access points to the site, one right-in/right-out access to Oracle Road at the northeast property line driveway and a full access driveway via an existing shared easement at the south property line. The site plan also provides safe connectivity between vehicles and pedestrians by providing an ADA pedestrian walkway from the convenience store to the parking lot and Oracle Road.

The preliminary landscape plan provides a visually attractive parking facility and site design. Frontage and rear bufferyards apply the appropriate Bufferyard D plant density requirements. A 3' decorative masonry screen wall is depicted and included for each bufferyard as required by the Gateway Overlay. In accordance with Chapter 18.73 (Landscaping, Buffering and Screening Standards), the development achieves the amenity landscaping requirements in disturbed areas not used for buildings, parking, access, trails, or stormwater drainage structures. Additionally, building frontage landscaping requirements were relocated to amenity areas. 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. The applicant requested an exception to apply the building frontage landscaping to the amenity areas. A plant list was provided on the landscape plan sheet and all plant species are in compliance with the Pima County Landscape Design Manual Buffer Overlay plant list.

The architectural design meets the intended Gateway Overlay standards. The entry area and multiple columns, texture, and color changes on the front and all other sides of the convenient store building break up any uninterrupted length of any façade. The 12' stone veneer columns and the 4' split-face veneer CMUs (concrete masonry units) deliver a nice touch. 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 light reflective value (LRV) of less than 48%. The convenience store will primarily be Toasty (LRV 19%) and Totally Tan (42%). The stone veneer is Chardonnay Country LedgeStone (no paint) and the CMUs are Mojave Brown (13%). Maximum height of the building is 23'8", thereby protecting the scenic viewsheds and meeting both the Scenic Route and Gateway Overlay height standards. Color and texture of the proposed fuel canopy matches and compliments the convenient store. The height of the canopy will be 21'.

The freestanding monument sign meets the Sign Standards (Chapter 18.79), as do the building and canopy signs. The monument sign is slightly over 10' in height and meets the property line front (10') and side (30') setback requirements. Height limits for freestanding signs in the CB-2 zone with over 300' of development street frontage is 14'. According to submitted design renderings, the sign is architecturally compatible with the development and

serves the needs of the applicant as it displays the standard logo and colors. The proposed monument sign base color is Mojave Brown and has a low LRV of 13%. The monument sign base will be made of the super light block split-face CMU that is also featured on the convenient store. The sign provides for an effective form of communication and advertisement while minimizing visual impacts to the Gateway and Scenic Route. Surrounding bufferyard vegetation are ground covers that allow clear sign visibility.

VI. Public Comment

Two (2) neighborhood associations were notified of this public hearing by email. These homeowners associations are registered on Development Service's notification list. The home owners associations that were contacted are as follows:

- Catalina Village Council
- Save Catalina

At this time, no comments have been received.