



## Memorandum

**Date:** July 8, 2015  
**To:** Mayor and City Council  
**Through:** Karolyn Kent, Assistant City Manager  
**From:** Christine Zielonka, Development and Sustainability Director  
John D. Wesley, AICP, Planning Director  
**Subject:** **Revised** proposed site plan for a convenience store with fueling station at 809 North Dobson Road, Case Z15-012

Included is a revised site plan for the proposed Corner Store for 809 North Dobson Road and revised elevations and landscape plan dated 7-2-2015 for Council consideration.

Staff has reviewed the revised submittal and identified the following modifications:

- There are a few additional shrubs along Dobson Road.
- The carwash location has been shifted slightly to allow for a larger landscape area to the south and some wire screens have been added to provide for a landscape screen for the carwash.
- Textured paving has been added to the area in front of the main entry connecting to the pump island.
- The building architecture has been modified to better reflect the architectural character of Mesa Riverview.

One of the Council's options is to approve this revised site plan and landscape plan (See Resolution 2 with attachments). Should Council choose this option, Staff recommends the following conditions of approval:

### **CONDITIONS OF APPROVAL:**

1. Compliance with all City development codes and regulations (Development Services, Engineering, Transportation, Solid Waste and Facilities, etc.).
2. Compliance with the project narrative and revised site plan attached as Exhibit A, except as modified in this section:
  - a. Provide upgraded surface materials such as pavers or stamped concrete in all pedestrian areas that cross a drive aisle.
  - b. Except where needed to accommodate fuel trucks, reduce driveway widths to be proportionate to vehicular circulation pattern, typically 24 feet.
  - c. Adjust the design of the "pork chop" to ensure traffic can only make a right turn when going in to the property or out of the property.

- d. Engineering Department approval of the extended pedestrian refuge area at the southeast corner of the intersection of Dobson Road and Mesa Riverview Drive.
  - e. The modifications as described in a-d above shall be submitted to the Planning Director prior to submitting construction documents for any building permit.
- 3. Compliance with Design Review approval DR15-013 for architectural and landscaping design.
- 4. Compliance with revised landscape plan attached as Exhibit B with the following modifications:
  - a. Increase, modify, or adjust, the landscaping near the corner of Dobson and Mesa Riverview drive to provide maximum shading of the pedestrian area during the afternoon hours of Spring Training Season as required by the Planning Director. The actual placement of this landscaping may be modified or adjusted to ensure maximum shade during this time period.
  - b. After installation, if any of the landscaping dies, becomes missing, or is removed it shall be promptly replaced with the same kind of vegetation. In no event shall it take longer than thirty (30) days of becoming aware of the situation to have the vegetation replaced.
- 5. Planning and Zoning Board approval of a Special Use Permit for the carwash and fueling facility and compliance with any conditions of that approval.
- 6. Provide alternative to pipe bollards such as concrete bollards or design elements integrated with the fuel pump and column design.
- 7. Mechanical equipment needs to be screened 100% by building parapets, not separate rooftop elements.