

Attachment 3
CDRB Conditions of Approval
(Informational Only)

Request for Conceptual Site Plan and Conceptual Architecture
Gas Station at Mercado at Canada Hills
OV1211-14

Part I: Conceptual Site Plan

Engineering:

1. As currently designed, the access aisle for the accessible parking space is positioned within the P.A.A.L. Relocate the access aisle so that it does not require a disabled individual to load and unload within the an unprotected P.A.A.L. This can be accomplished in the following manner:
 - Provide a sidewalk within the raised island located adjacent to the north side of the parking space. This will require that the island be widened to 6' to fit a 5'-wide sidewalk.
 - Extend the curb return to the east so that the bull nose lines up with the curb line to the north. Provide a 45 degree transition for access into the accessible parking space.
 - Provide a 5'-wide crosswalk from the raised island to the kiosk area.
 - Stripe the pavement on the west side of the accessible parking space as shown to delineate the vehicular path from the parking area. See redlines on sheet 1 for additional information.
2. Provide an accessible route from within the boundary of the site that connects with the rest of the site and the public right-of-way.
3. Provide appropriate sight visibility triangles (SVT's) at PAAL intersections on the Conceptual Site Plan and the Conceptual Landscape Plan. Refer to the redlined Conceptual Site Plan drawings for locations and dimensions of SVT's required for this project.
4. Indicate the location of the proposed trash enclosure on the site plan.

Planning:

1. A sidewalk shall be added to the northern and western elevations of the proposed restaurant.
2. The Conceptual Site Plan shall be revised to indicate a six foot wide landscape/pedestrian area around the kiosk.
3. Outdoor seating area that provides at least a shaded bench must be provided for the restaurant.
4. A shared refuse storage area with a six foot high screen wall must be provided in conjunction with the restaurant and located so that it would be shielded from view from the roadway by the future restaurant building.
5. A note shall be added to the Conceptual Site Plan indicating that merchandising displays around the kiosk are limited to two feet wide.
6. Planters are required at the north, east, and west elevations of the kiosk building, and adjacent to the pumps.

7. If construction costs for Lots 3, Lot 8, and Lot 9 exceed \$1,034,403, the applicant must submit a proposal for additional public art.
8. The Conceptual Site Plan must be revised to reflect required 26 parking spaces, and 20 provided spaces.
9. The five foot wide separation area between the restaurant and gas station should be lengthened and landscaped.
10. A ten foot wide landscape area must be included at the northern, southern, and western elevations of the proposed restaurant. For the kiosk, this requirement may be met by providing a six foot wide stamped concrete area around the building.
11. Four bicycle parking spaces located on Lot 9 in previously approved DP/Preliminary Plat must be included.
12. Final Site Plan must be incorporated into the previously approved Development Plan/Preliminary Plat as an "Amended Development Plan," and include a cover sheet, updated layout for the Mercado at Canada Hills center, and updated parking analysis.
13. Additional information items must be added to the Final Site Plan, as noted in the March 9, 2012 comment letter and Conceptual Site Plan submittal checklist.
14. Final Site Plan must include an updated parking analysis and provided open space for Mercado at Canada Hills center.
15. Final Site Plan must address comments from Golder Ranch Fire District dated February 29, 2012, and Oro Valley Water dated February 13, 2012.
16. An amended Final Plat must be submitted for revision of the location of the lot line between lots 8 & 9.

Part 2: Conceptual Architecture

1. The projecting flags shall be replaced with another method for labeling pump number.
2. A paint color for the gas station canopy roof shall be provided to minimize reflectivity and blend with the paint color of the side of the structure.
3. The height of the architectural elements on the gas station canopy must be confirmed.
4. Light Reflectivity Values shall be provided for all paint colors.
5. Specifications for the slump block shall be provided to match the block of the existing Mercado at Canada Hills center.