



## Conceptual Design Package and Alternative Parking Ratio Conceptual Design Review Board Staff Report

**NAME:** Fry's Fuel Center

**CASE NUMBER:** OV1215-12

**MEETING DATE:** October 6, 2015

**AGENDA ITEM:** 3a (Conceptual Site Plan and Landscape Plan); 3b (Alternative Parking Analysis); 3c (Conceptual Architecture)

**STAFF CONTACT:** Michael Spaeth, Senior Planner  
[mspaeth@orovalleyaz.gov](mailto:mspaeth@orovalleyaz.gov) (520) 229-4812

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**Applicant:** Sustainability Engineering Group, Ali Fakh

**Request:** Conceptual Site Plan, Landscape Plan, Alternative Parking Ratio and Architecture to develop a gasoline station in the Oro Valley Retail Center, Rooney Ranch Area D.

**Location:** Oro Valley Retail Center located on the southwest corner of Oracle Road and North First Avenue in Rooney Ranch Area D.

**Recommendation:** Recommend approval of Conceptual Site Plan and Landscape Plan, subject to the condition listed in Attachment 1.

Approve the applicant's request for an Alternative Parking Ratio

Recommend approval of Conceptual Architecture, subject to the condition listed in Attachment 2.

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### SUMMARY:

The applicant requests approval of a Conceptual Site Plan (CSP), Landscape Plan, Architecture and Alternative Parking Ratio to develop a fuel center in the Rooney Ranch Planned Area Development (PAD), located near the southwest corner of Oracle Road and North First Avenue. A primary focus for projects proposed in existing shopping centers is traffic circulation, especially within heavily trafficked shopping centers like the Rooney Ranch center.

Concurrent with the above requests, the applicant is processing a Conditional Use Permit application to permit the fuel center within the Rooney Ranch PAD. Similarly, a primary focal point for the Conditional Use Permit is traffic and circulation within the center.

The Conceptual Site Plan (Attachment 3) includes a fuel center with 7 dispensers, an employee kiosk and gas canopy. A ring road, or road with fewer encumbrances separated from store entrances to permit more efficient traffic movement, layout is currently utilized within the shopping center and the applicant has revised the proposed site plan to maintain the function of the ring road, thereby minimizing the fuel center's impact on traffic circulation. Side walk connections have been added throughout the site, improving pedestrian connectivity within the shopping center.

The applicant's proposed Landscape Plan (Attachment 4) incorporates landscaping along the periphery of the site that will be consistent with the Rooney Ranch PAD and match the existing plant palette within the center.

In conjunction with the proposed conceptual site plan, the applicant is requesting approval of an alternative parking ratio (Attachment 5). The applicant's request is to reduce the required number of parking spaces for the Fry's Grocery store parcel. The request will have a minimal impact on the existing shared parking within the center, ensuring the shopping center will continue to have a sufficient number of parking spaces.

The proposed architecture (Attachment 6) for the site is of a typical mission style consistent with the existing theme in the center. The design will incorporate numerous architectural details found on the existing Fry's Grocery store including the red tile roof and base tile. Several conditions of approval have been added to Attachment 2 requiring additional architectural detail be incorporated from the existing design theme of the center.

The applicants requests, with the conditions listed in Attachment 1, are consistent with the Rooney Ranch PAD and Town of Oro Valley Zoning Code.

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## **BACKGROUND/DETAILED INFORMATION:**

### Approvals to Date

- 1989: The subject property was annexed into the Town with translational zoning of R1-144.
- 1989: Town Council approved a rezoning from R1-144 to PAD
- 2015: A Planned Area Development Amendment and Conditional Use Permit are being filled concurrently with this application.

### Land Use and Zoning

The Existing Land Use, General Plan and Zoning for the property and the surrounding area is summarized below and depicted in Attachments 7 and 8 and 9 respectively.

	<b>EXISTING LAND USE</b>	<b>GENERAL PLAN</b>	<b>ZONING</b>
<b>SUBJECT PROPERTY</b>	Oro Valley Retail Center; Fry's Grocery Store	Community/Regional Commercial	Rooney Ranch PAD
<b>NORTH</b>	Oro Valley Retail Center; Home Depot	Community/Regional Commercial	Rooney Ranch PAD
<b>SOUTH</b>	Oro Valley Retail Center; Target	Community/Regional Commercial	Rooney Ranch PAD
<b>EAST</b>	San Dorado commercial; CVS	Neighborhood Commercial/Office	Oro Valley Town Centre PAD
<b>WEST</b>	Canada del Oro Wash	Open Space	Rooney Ranch PAD

Request Details

The applicant's request is to develop a fuel center within the existing Rooney Ranch shopping center. For projects proposed in existing shopping centers, traffic circulation is always a primary concern. As one of the busiest shopping centers in Oro Valley, the applicant's proposal is no exception.

The existing layout for the center has in-line shops along the rear and free standing pads situated nearer the street frontage. An access drive adjacent to the in-line shops allows customers to easily access stores, while a ring road is situated away from the store fronts to provide a faster alternative for vehicles to navigate the center. Ring roads have fewer encumbrances (e.g. entrances/exits, stop signs, speed bumps, etc.) and are typically located away from shop entrances.

Along the northern portion of the shopping center adjacent to North First Avenue, the ring road provides direct access to a signalized intersection. The intersection provides the sole opportunity for exiting vehicles to leave northbound on North First Avenue. The applicant has revised the site plan to maintain the ring road access and minimize the fuel center's impact on existing traffic within the center.

Side walk connections have been added throughout the site, vastly improving pedestrian connectivity within this portion of the shopping center. The proposed design incorporates a landscaped island between the ring road and fuel center to provide added separation from vehicles.

Concurrent with the proposed conceptual site plan, the applicant is requesting approval of an alternative parking ratio (Attachment 4). The Zoning Code (Section 27.7.C.2) allows the Conceptual Design Review Board to permit an alternative parking ratio from the parking ratio established in the Zoning Code. The applicant's alternative parking ratio request, including a potential future expansion for the proposed Fry's Grocery store of approximately 12,000 sq. ft., is summarized on the following page:

	Existing	Proposed
Building Size	62,079 (Grocery Store)	74,255 (Grocery Store, Fuel Center, Future Expansion)
Required ratio for Grocery store	6/1000	4/1000
Total	373 spaces	276

The applicant's proposal incorporates landscaping along the periphery of the site that will be consistent with the Rooney Ranch PAD and match the existing plant palette within the center. In working with the applicant, a landscape island was incorporated into the design to further define the separation between the fuel center traffic and ring road traffic and to make the island more visible for motorists. A condition of approval has been added to Attachment requiring an extension of the landscape island between the fuel center and ring road to better define the access points and limit potential conflicts.

The proposed architecture for the site is of a typical mission architectural style consistent with the existing theme in the center. The design will incorporate numerous architectural details found on the existing Fry's Grocery store. Details regarding the proposed gas canopy are provided below:

- Maximum building height of 18'
- Red tile roof to match existing roof design within the center
- Clay tile to match existing tile on Fry's Grocery store
- Paint scheme to match existing Fry's Grocery store.

Several conditions of approval have been added to Attachment 2, requiring additional architectural detail be incorporated from the existing design theme of the center.

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### **DISCUSSION/ANALYSIS:**

The applicant is concurrently pursuing a request for a Conditional Use Permit to allow the fuel center within the Rooney Ranch PAD. Similar to the requests in this report, the primary focal point of the Conditional Use Permit request is traffic and circulation within the shopping center.

#### **Rooney Ranch PAD Analysis**

The applicant's proposal is consistent with the development standards of the Rooney Ranch PAD.

**Conceptual Site Plan, Landscape Plan and Architecture**

The applicant's proposal has been reviewed for conformance with the Oro Valley Zoning Code Design Principles and Design Standards, as well as the Rooney Ranch PAD. A detailed analysis of the applications conformance is provided in Attachment 10. As previously discussed, potential traffic impacts have been the primary concern regarding the applicant's proposal. A discussion regarding traffic circulation is provided below.

**Circulation**

The existing traffic circulation pattern within the Rooney Ranch shopping center (Target Shopping Center) incorporates two types of roads, summarized below:

1. *Access drive* adjacent to the in-line store fronts allowing customer's convenient access to stores. This access drive necessarily incorporates traffic calming measures to limit potential traffic conflicts.
2. *Ring road* purposefully separated away from the in-line storefronts with few to no encumbrances. The ring road serves an alternative to the access drive and allows for faster, more efficient traffic circulation within the center. Traffic within the shopping center has long been challenging, and the ring road was the intentional solution to alleviate some of the issues.

Furthermore, the only means for vehicles exiting the shopping center to head north on North First Avenue is the signaled intersection that is currently accessed via the existing ring road that loops in front of the Fry's grocery store (see Attachment 3). Staff has worked with the applicant to ensure the proposed fuel center maintains this ring road and minimizes any impact to the existing circulation within the center.

Additionally, staff had concerns regarding potential traffic conflicts between the ring road traffic and the fuel center traffic. As a result, a landscape island was incorporated into the design between the fuel center and the ring road to provide additional separation and funnel traffic to reduce potential conflicts. A condition has been added to Attachment 1 requiring the landscape island be extended as far as possible to better define access points and further reduce potential points of conflict.

**Alternative Parking Ratio**

The Rooney Ranch shopping center has multiple principal uses and utilizes a shared parking concept. Shared parking, or the idea that different types of uses have different parking demands (e.g. different peak hours), allows multiple uses to utilize the same parking spaces as employees or customers are expected to use the spaces at different times of day. The approach reduces the size of parking fields and helps reduce the impact of urban heat islands. The applicant's request will have a minimal impact on the shared parking within the center, ensuring the shopping center will continue to have a sufficient number of parking spaces to meet demand.

## Engineering

### Traffic

The traffic circulation and vehicle queuing design for the fuel center is compatible with the commercial center, which includes a mix of retail uses. Staff worked extensively with the applicant to design a site with efficient traffic circulation patterns that provide appropriate separation between pedestrians and vehicles.

In addition, the site design provides adequate access entering and exiting the site to multiple driveway locations, including the signalized intersection at North First Avenue. A traffic impact analysis was prepared for this site and the surrounding roadway network can accommodate the slight increase in traffic generated by this site. The majority of traffic that will utilize this site is internal capture, which is traffic that is already visiting the shopping center or passing through the surrounding roadway network and stops for fuel as a convenience based on location.

The surrounding streets, North First Avenue and Oracle Road are fully improved with signalized intersections and auxiliary turn lanes along both frontages of the Rooney Ranch Shopping Center. Additional offsite improvements are not required as a part of this project. The site design provides sufficient vehicle queuing and maneuvering for normal operations.

### Drainage

The construction of this project will maintain the existing drainage patterns and will not significantly change the impervious areas of the overall site. The drainage system for the proposed development will be designed to meet the Town's Drainage Criteria Manual and Floodplain Ordinance requirements. Storm water runoff will be conveyed by surface flow and storm drains throughout the development. Post-developed discharges will be required to match existing developed discharges to mimic existing conditions.

### Grading

A Type 2 Grading Permit is required to construct the utilities, parking areas, and any other structures requiring grading on the project site. The grading represented within the Conceptual Site Plan conforms to the requirements of the applicable sections of the Town's Zoning Code (Section 27.9) as well as the Town's Subdivision Street Standards.

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## **PUBLIC PARTICIPATION:**

### Summary of Public Notice

Notice to the public was provided consistent with Town-adopted noticing procedures, which includes the following:

- Letter to all property owners within 600 feet
- Posting at Town Hall
- All registered HOAs

### Neighborhood Meeting

A neighborhood meeting was held on March 26, 2015 with approximately 3 residents and interested parties in attendance. Notable discussion topics included anticipated operations, traffic and pedestrian connectivity. A copy of the neighborhood meeting summary has been included as Attachment 11.

To date, staff has not received any correspondence regarding the proposed fuel center.

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### **RECOMMENDATION:**

Based on the following findings:

- The proposed fuel center is a compatible use within the existing shopping center
- The site plan has incorporated the existing ring road and will have a minimal impact on the existing traffic pattern.
- The conceptual architecture will be thematically consistent with the existing structures within the center.
- The alternative parking ratio will reduce the size of the existing parking field and reduce the urban heat island effect.

It is recommended that the Conceptual Design Review Board take the following actions:

**Recommend approval to the Town Council of the requested Conceptual Site Plan, Landscape Plan, OV1215-12, subject to the condition listed in Attachment 1.**

**Approve the Alternative Parking Ratio**

**Recommend approval to the Town Council of the requested Conceptual Architecture, OV1215-12, subject to the condition listed in Attachment 2.**

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### **SUGGESTED MOTIONS:**

#### **Conceptual Site Plan and Landscape Plan**

I move to recommend approval of the Conceptual Site Plan and Landscape Plan for the Fry's Fuel Center, subject to the condition listed in Attachment 1, based on the finding the request is consistent with the Rooney Ranch PAD and Oro Valley Design Principles and Design Standards.

OR

I move to recommend denial of the Conceptual Site Plan and Landscape Plan for the Fry's Fuel Center finding that \_\_\_\_\_.

**Alternative Parking Ratio**

I move to approve the Alternative Parking Ratio, based on the finding the request is consistent with the Rooney Ranch PAD and Oro Valley Zoning Code.

OR

I move to deny the Alternative Parking Ratio finding that \_\_\_\_\_.

**Conceptual Architecture**

I move to recommend approval of the Conceptual Architecture, subject to the conditions listed in Attachment 2, based on the finding the request is consistent with the Rooney Ranch PAD and Oro Valley Design Principles and Design Standards.

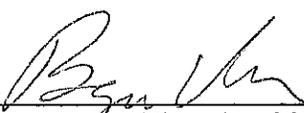
OR

I move to recommend denial of the Conceptual Architecture for the Fry's Fuel Center finding that \_\_\_\_\_.

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**ATTACHMENTS:**

1. Condition of Approval – Conceptual Site Plan and Landscape Plan
2. Conditions of Approval – Conceptual Architecture
3. Conceptual Site Plan
4. Conceptual Landscape Plan
5. Alternative Parking Ratio Narrative
6. Conceptual Architecture
7. Subject Property
8. General Plan Land Use Map
9. Zoning Map
10. Rooney Ranch PAD and Oro Valley Design Principles and Design Standards Conformance Analysis
11. Neighborhood Meeting Summary

  
\_\_\_\_\_  
Bayer Vella, Planning Manager

**Attachment 1**  
**Condition of Approval**  
**Fry's Fuel Center**  
**Conceptual Site Plan, Landscape Plan**  
**OV1215-12**

1. The landscape island between the fuel center and the ring road shall be extended to reduce the width of the access points into the fueling area. Mountable curb can be provided to accommodate the turning movements for the fuel truck.

**Attachment 2**  
**Conditions of Approval**  
**Fry's Fuel Center**  
**Conceptual Architecture**  
**OV1215-12**

1. The proposed stone columns adjacent to the fuel dispensers, shall be revised to match the existing columns on the Fry's Grocery store.
2. The existing architectural detail on the Fry's Grocery store fascia shall be added to the gas canopy fascia.

# REVISED DEVELOPMENT PLAN FRY'S NEW FUEL CENTER #18 OV1215-12

### GENERAL NOTES

- GROSS DEVELOPMENT AREA : ±301,398 SF (6.92 ACRES)
- GROSS FLOOR AREA: 62,225 SF
- FLOOR AREA RATIO (FAR): 20.6%
- LOT COVERAGE: 67,643/301,398 = 22.4%
- GROSS AREA OF ALL IMPERVIOUS SURFACES  
BUILDINGS: 70,985 SF  
ASPHALT: 218,428 SF  
HARDSCAPE: 11,983 SF
- TOTAL MILES OF NEW PUBLIC STREETS IS N/A
- TOTAL MILES OF NEW PRIVATE STREETS IS N/A
- ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

### PLANNING GENERAL NOTES

- MAXIMUM ALLOWED BUILDING HEIGHT= 25' WITHIN 100' OF 1ST AVE.  
PROPOSED BUILDING HEIGHT= 18'-0" (CANOPY), 13'-0" (KIOSK)
- THIS PROJECT IS LOCATED WITHIN AND MEETS ALL DESIGN CRITERIA OF THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT.
- TOTAL AMOUNT OF OPEN SPACE: REQUIRED: 15% (MINIMUM)  
PROVIDED: 8.4%
- BUILDING SETBACKS:  
FRONT: 2:1(1) REQUIRED 10' PROPOSED 34.95'  
WEST: 10'  
EAST: 10'  
REAR: 10'
- LANDSCAPE BUFFER YARD:  
FRONT: 30'\* REQUIRED 3.75' (R) PROPOSED 3.75' (R)  
SIDE: 0'  
REAR: 0'
- EXISTING ZONING IS PAD (C-2).
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

### GENERAL UTILITY GENERAL NOTES

- SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

### GOLDER RANCH FIRE GENERAL NOTES

- FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE AND TWO-FAMILY DWELLING AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED IN THE JURISDICTION.
- TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
- THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENTS EXISTING SYSTEM.

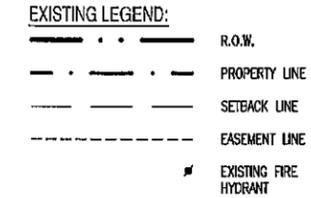
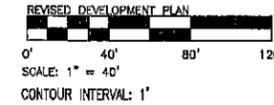
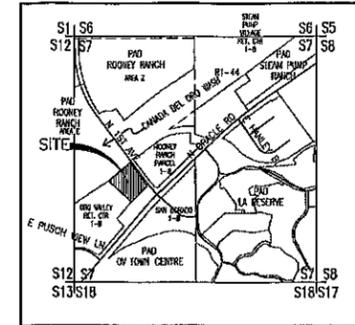
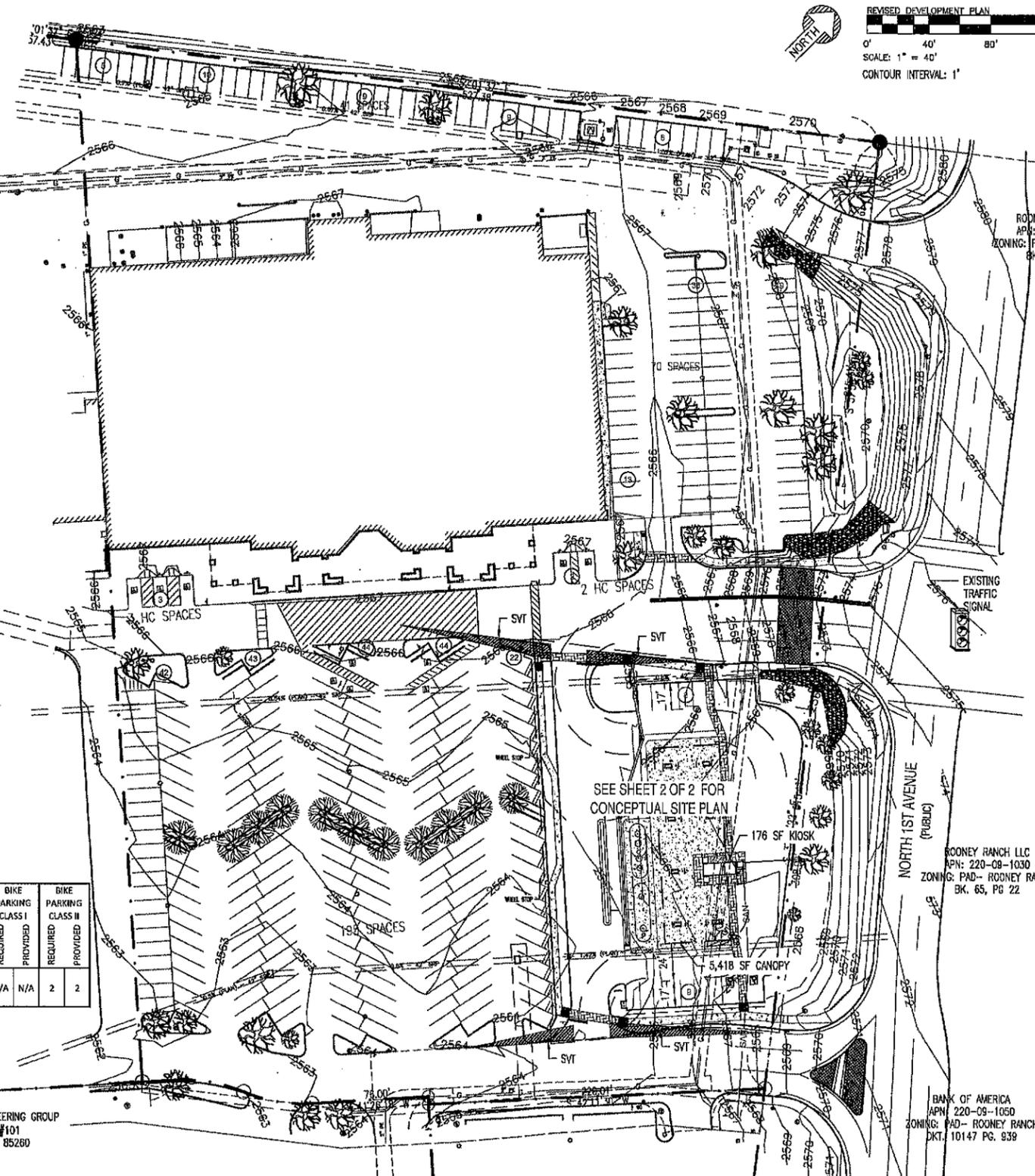
\*PARKING RATIO REQUESTED BY ALTERNATIVE PARKING ANALYSIS.

APN	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	TOTAL HANDICAP PARKING REQUIRED	TOTAL HANDICAP PARKING PROVIDED	LOADING ZONE RATIO	TOTAL LOADING ZONES REQUIRED	TOTAL LOADING ZONES PROVIDED	BIKE PARKING CLASS I REQUIRED	BIKE PARKING CLASS I PROVIDED	BIKE PARKING CLASS II REQUIRED	BIKE PARKING CLASS II PROVIDED
220-09-0230	RETAIL/FUEL DISPENSING	62,255 SF	*3.72/1000	250	328	8	12	3:50,000-99,999 SF	3	3	N/A	N/A	2	2

**DEVELOPER**  
FRY'S FOOD STORES OF ARIZONA  
500 S. 99TH AVE.  
TOLLESON, ARIZONA 85353  
623-907-7168  
ATTN: DAVE HILL  
DAVE.HILL@FRYSFOODS.COM

**PROPERTY OWNER**  
APN: 220-09-0230  
KROGER CO  
1014 VINE ST. FL. 7  
CINCINNATI, OH 45202-1411  
DAVE.HILL@FRYSFOODS.COM

**APPLICANT**  
SUSTAINABILITY ENGINEERING GROUP  
8280 E. GELDING DR #101  
SCOTTSDALE, ARIZONA 85260  
480-586-7226  
ATTN: ALI FAKH  
ALIA@SEEG.COM



### ENGINEERING GENERAL NOTES

- ALL NEW PUBLIC ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- THE FUEL DELIVERY ROUTE IS DESIGNED FOR A W8-50 TRUCK, DESIGN SPEED = 15 MPH.

### ORO VALLEY WATER UTILITY GENERAL NOTES

- THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
- THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER AOWR REGULATIONS.
- A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE FOR THIS PROJECT BEGINS.
- ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
- ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.

### CODES AND STANDARDS

- THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
- 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
  - 2005 NATIONAL ELECTRICAL CODE
  - 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
  - 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
  - 2008 TOWN OF ORO VALLEY POOL CODE
  - 2003 PC/COT STANDARD SPECIFICATIONS & DETAILS FOR PUBLIC IMPROVEMENTS
  - 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
  - 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
  - TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
  - ORO VALLEY TOWN CODE, CURRENT REVISED
  - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



**REVISED DEVELOPMENT PLAN**  
FRY'S NEW FUEL CENTER #18  
CASE NO.: OV1215-12  
ORO VALLEY RETAIL CENTER - ROONEY RANCH  
PORTION OF SECTION 7, T12S,  
R14E, G&SRB&M, TOWN OF ORO VALLEY,  
PIMA COUNTY, ARIZONA  
SCALE: 1/40  
CONTOUR INTERVAL = 1'  
REVISION DATE: 7/23/2015  
TOWN OF ORO VALLEY REFERENCE  
CASE NO.: OV815-002; OV915-002  
SHEET 1 OF 2 (TOTAL PAGES)

**SUSTAINABILITY ENGINEERING GROUP**

**SEG**

**FRY'S**

**Kroger**

8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260  
WWW.ASSEEG.COM TEL: 480-586-7226

FRY'S Food Stores of Arizona  
500 South 99th Avenue, Bldg A  
Tolleson, AZ 85353  
Phone (602) 907-7168  
Fax (602) 907-7174

The Kroger Co.  
10251 East 51st Street, Suite A  
Denver, CO 80238  
Phone (303) 715-9817  
Fax (303) 715-9805

PROJECT	FRY'S NEW FUEL CENTER #18
LOCATION	10661 N. ORACLE RD ORO VALLEY, AZ 85737
DRAWN	CASTELLO
DESIGNED	CASTELLO
CHECKED	COINSELL
PROJ. MGR.	EAKH
DATE:	9/8/2015
ISSUED FOR:	CUP/PAD TEXT AMENDMENT/COR
REVISION NO.:	DATE:
JOB NO.:	
SHEET TITLE:	REVISED DEVELOPMENT PLAN
SHEET NO.:	1 OF 2

THIS IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

**EXISTING LEGEND:**

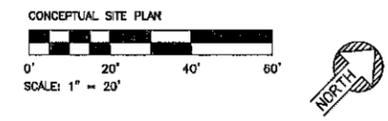
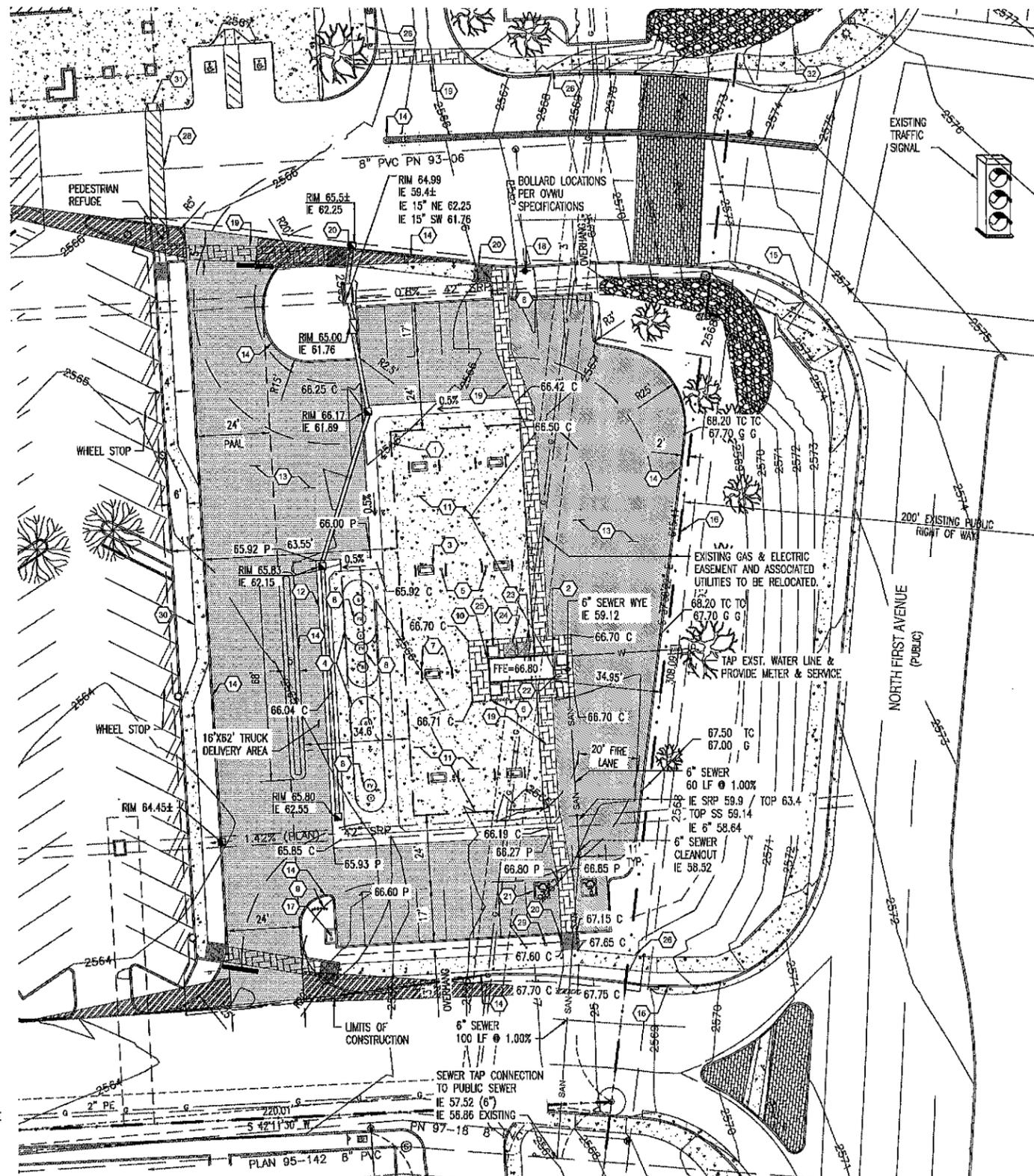
- SET NAIL IN PAVEMENT TAGGED "RLS 35543"
- SET 1/2" REBAR TAGGED "RLS 35543"
- FOUND MONUMENT AS NOTED
- ⊠ FOUND 2" BRASS CAP STAMPED AS NOTED
- △ FOUND 2" BRASS CAP, PUNCH ONLY
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC MANHOLE
- LIGHT STANDARD, CONC. BASE
- HANDICAP PARKING SPACE
- FIRE HYDRANT
- WATER VALVE
- ⊞ IRRIGATION VALVE
- ⊞ WATER METER/SERVICE
- ⊞ BACKFLOW VALVE
- ⊞ SEWER MANHOLE
- ⊞ SEWER CLEANOUT
- ⊞ GREASE MANHOLE
- ⊞ STORM SEWER MANHOLE
- ⊞ GAS METER
- ⊞ FIBER OPTIC MARKER
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE MANHOLE
- ⊞ MAIL BOX
- ⊞ SIGN
- ⊞ BOLLARD
- ⊞ METAL RAIL/GATE
- ⊞ PROPERTY LINE
- ⊞ EASEMENT LINE
- ⊞ CENTER LINE
- ⊞ ELECTRIC LINE
- ⊞ WATER LINE
- ⊞ SEWER LINE
- ⊞ GAS LINE
- ⊞ FIBER OPTIC LINE
- ⊞ TELEPHONE LINE
- ⊞ PALO VERDE TREE
- ⊞ MESQUITE TREE
- ⊞ ASPHALT PAVEMENT
- ⊞ BRICK PAVERS
- ⊞ CONCRETE
- ⊞ ROCK RIP RAP

**PROPOSED LEGEND:**

- ⊞ PRECAST PLANTING POT
- 6" VERTICAL CURB
- STORM SEWER
- ⊞ CATCH BASIN
- ⊞ ENVIRONMENTAL STRUCTURE
- ⊞ SIGN
- ⊞ HD ASPHALT PAVEMENT
- ⊞ STAMPED COLORED CONCRETE WALK

**NOTES**

1. TRASH RECEPTACLES WILL BE LOCATED AT THE FUELING AREA UNDER THE CANOPY AND AT THE KIOSK. TRASH FROM THESE RECEPTACLES WILL BE COLLECTED ON A REGULAR BASIS BY THE KIOSK ATTENDANT AND DISPOSED OF IN THE MAIN TRASH COLLECTION AREA FOR THE GROCERY STORE.



**KEY NOTES**

- 1 PROPOSED 43' X 126' CANOPY (5,418 S.F.)
- 2 PROPOSED 8' X 22' KIOSK (176 S.F.)
- 3 PROPOSED DISPENSER ISLAND (TYP. 7)
- 4 PROPOSED DOUBLE WALL UNDERGROUND STORAGE TANK (1 ~ 20,000 GAL. REGULAR UNLEADED) & (1 ~ 18,000 GAL. TWO COMPARTMENT PREMIUM (8,000 GAL.) DIESEL (10,000 GAL.))
- 5 CANOPY COLUMN (TYP. 7)
- 6 PROPOSED 6" PIPE BOLLARD (TYP. 8)
- 7 PROPOSED INVERTED U-SHAPED STEEL PIPE GUARD POST (TYP. 14)
- 8 PROPOSED FILL MANWAY ON TANKS (TYP. 3)
- 9 PROPOSED TANK VENT RISER
- 10 PROPOSED EMERGENCY SHUT-OFF SWITCH MOUNTED ON KIOSK, WITH DISTINCTLY LABELED SIGN READING "EMERGENCY FUEL SHUTDOWN DEVICE"
- 11 PROPOSED 6" THICK CONCRETE SLAB UNDER CANOPY WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
- 12 PROPOSED 8" THICK CONCRETE SLAB OVER TANKS WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAIL
- 13 HEAVY DUTY ASPHALT PAVEMENT
- 14 NEW 6" VERTICAL CURB
- 15 EXISTING CURB/GUTTER AND SIDEWALK
- 16 PROPERTY LINE
- 17 NEW AIR UNIT.
- 18 EXISTING FIRE HYDRANT - INSTALL PROTECTIVE BOLLARDS PER OVWU REQUIREMENTS
- 19 STAMPED INTEGRATED COLOR CONCRETE WALKWAY
- 20 ADA RAMP
- 21 ADA PARKING WITH SYMBOL OF ACCESSIBILITY SIGNS (TYP.)
- 22 INVERTED U-SHAPED BICYCLE RACK (2 SPACES)
- 23 4' REACH-IN ENERGY/HYDRATION COOLER - BY VENDOR
- 24 46 C.F. ICE MERCHANDISER
- 25 PRE-CAST PLANTING POT (TYP. 3)
- 26 NEW 5' CONCRETE SIDEWALK
- 28 RELOCATE PEDESTRIAN CROSSWALK 4' STRIPING AT 45'
- 29 ACCESSIBLE PARKING SIGN
- 30 NEW 4' CONCRETE SIDEWALK
- 31 CONSTRUCT NEW HANDICAP RAMP
- 32 SIGN: "NOTICE: THIS SIDEWALK IS NOT ADA COMPLIANT"



EXPIRES 12-31-15  
PREPARED UNDER THE DIRECT SUPERVISION OF ALI SAMI FAKIH, P.E. ARIZONA REGISTRATION NO. 45621 FOR AND ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC.

**CONCEPTUAL SITE PLAN**

FRY'S NEW FUEL CENTER #18  
CASE NO.: OV1215-12  
ORO VALLEY RETAIL CENTER - ROONEY RANCH  
PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA  
SCALE: 1:40  
CONTOUR INTERVAL = 1'  
REVISION DATE: 7/23/2015  
TOWN OF ORO VALLEY REFERENCE  
CASE NO.: OV815-002; OV915-002  
SHEET 2 OF 2 (TOTAL PAGES)

**SUSTAINABILITY ENGINEERING GROUP**

**SEG**

**FRY'S**

**Kroger**

6280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEEG.COM TEL: 480.586.7228

Fry's Food Stores of Arizona  
500 South 69th Avenue, Bldg. A  
Tolleson, AZ 85353  
Phone (602) 807-1884  
Fax (602) 807-1974

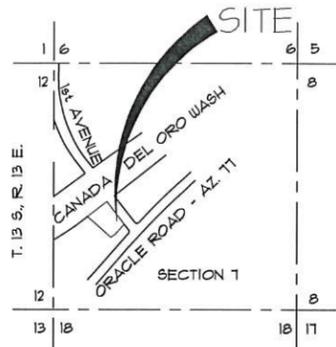
The Kroger Co.  
10551 East 51st Street, Suite A  
Denver, CO 80239  
Phone (303) 715-5917  
Fax (303) 715-5905

PROJECT	FRY'S NEW FUEL CENTER #18
LOCATION	10561 N. ORACLE RD ORO VALLEY, AZ 85737

DRAWN	CASIELLO
DESIGNED	CASIELLO
CHECKED	COUNSELL
PROJ. MGR.	FAKIH
DATE:	9/8/2015
ISSUED FOR:	CUP/PAD TEXT AMENDMENT/COR
REVISION NO.	DATE
406 RCL	
SHEET TITLE:	CONCEPTUAL SITE PLAN
SHEET NO.:	2 OF 2

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# Conceptual Landscape Plan Fry's Fuel Center #18 OV1215-12



LOCATION MAP 3" = 1 MILE  
A PORTION OF SECTION 1, T. 13 S., R. 14 E.,  
G. & S. R. M., PIMA COUNTY, ARIZONA

## PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY.	COMMENTS
<b>TREES</b>				
	<i>Prosopis hybrid</i>	Thornless Mesquite	2" Caliper 15	As Per Plan Dense Canopy
	Existing Canopy Tree		Varies	To Be Protected in Place When Possible
<b>ACCENTS</b>				
	<i>Hesperaloe parviflora</i>	Red Yucca	5-Gal 39	As Per Plan
<b>SHRUBS</b>				
	<i>Leucophyllum leucanthes</i>	Rio Bravo Sage	5-Gal 41	As Per Plan
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5-Gal 7	As Per Plan
<b>GROUNDCOVERS</b>				
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1-Gal 64	As Per Plan
<b>MISCELLANEOUS</b>				
	Decomposed Granite in All Planting Areas 2" Depth (Typ). Size & Color To Match Existing			

### TOWN OF ORO VALLEY GENERAL NOTES

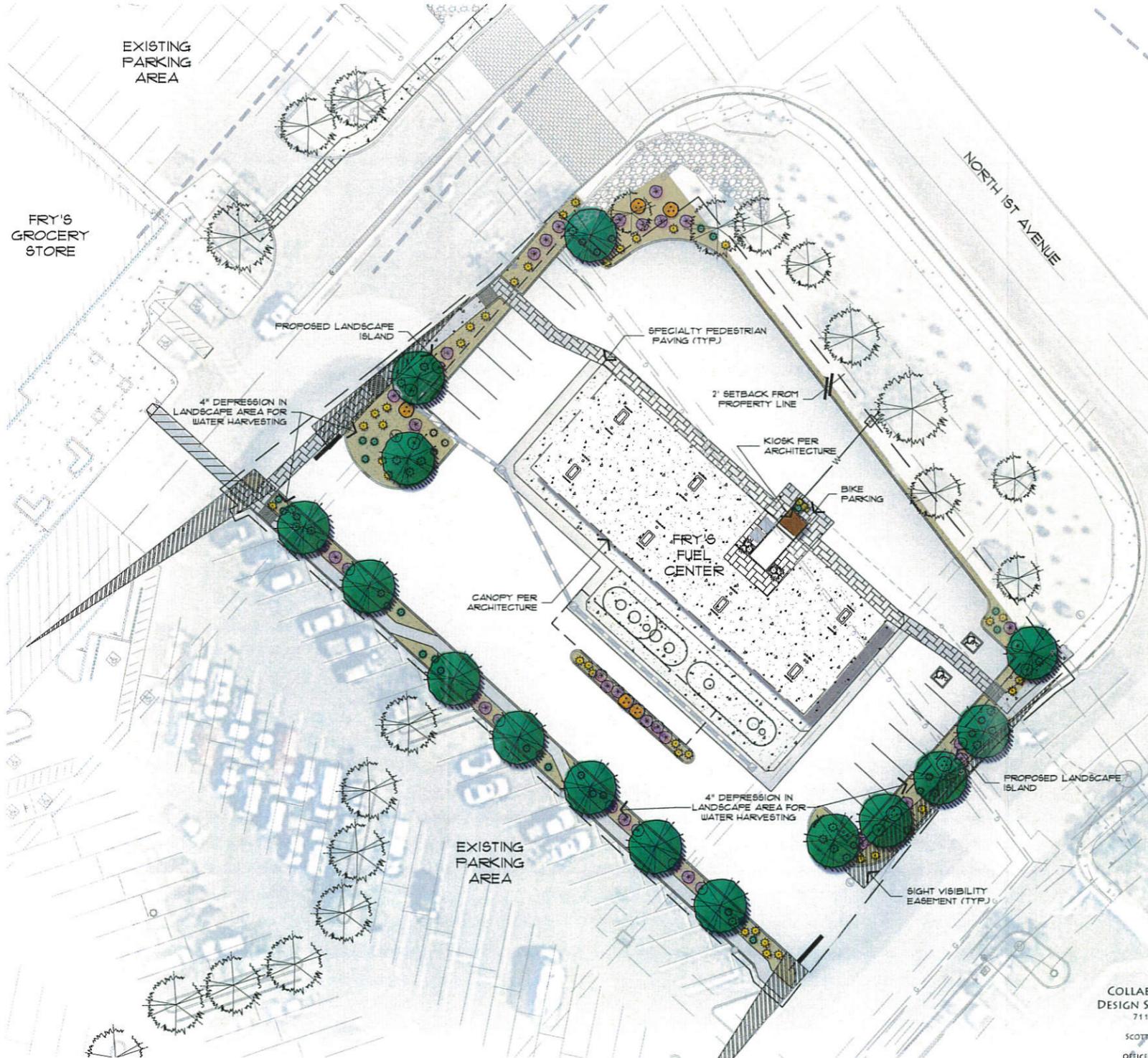
- ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
- MITIGATION OF SURVEYED PLANTS IN NATIVE PLANT PRESERVATION PLANS WILL BE INCORPORATED INTO LANDSCAPE DESIGN.
- ALL TREE AND SHRUB LOCATIONS ARE PRELIMINARY.

### CONCEPTUAL GENERAL NOTES

- ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE
- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER TOWN REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

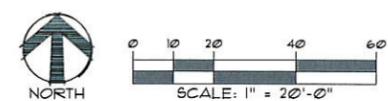
### SITE RESOURCE INVENTORY NARRATIVE

THE PROPOSED COMMERCIAL DEVELOPMENT WOULD REQUIRE THE REMOVAL/DEMOLITION OF 9 EXISTING TREES. THE PROPOSED LANDSCAPE DESIGN INCORPORATES 9 NATIVE TREES (MESQUITES) ALONG WITH OVER 90 UNDERSTORY SHRUBS, ACCENTS AND GROUNDCOVERS (MORE THAN 10:1 VS THE 5:1 REQUIRED BY THE MITIGATION OF SIGNIFICANT VEGETATION MATRIX -TABLE 21-1 IN SECTION 21.6.B OF THE ZONING CODE). NONE OF THE EXISTING TREE SPECIES CAN BE SALVAGED BASED ON EXISTING FIELD CONDITIONS.



COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVE.  
SUITE 103  
SCOTTSDALE, ARIZONA 85251  
OFFICE: 480-347-0590  
FAX: 480-656-6042

CONCEPTUAL LANDSCAPE PLAN  
FRY'S NEW FUEL CENTER #18  
CASE NO.: OV1215-12  
ORO VALLEY RETAIL CENTER - ROONEY RANCH  
PORTION OF SECTION 7, T12S,  
R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA  
COUNTY, ARIZONA  
SCALE: 1" = 20'-0"  
CONTOUR INTERVAL = 1'  
REVISION DATE: 7/23/2015  
TOWN OF ORO VALLEY REFERENCE  
CASE NO.: OV815-02-14-02  
SHEET 1 OF 1 (TOTAL SHEETS)



**SUSTAINABILITY ENGINEERING GROUP**

**SEG**

8260 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260  
WWW.AZSEG.COM TEL: 480.588.7226

**FRY'S**  
FOOD & DRUG STORES  
Fry's Food Stores of Arizona  
500 South 69th Avenue, Bldg. A  
Tolleson, AZ 85253  
Phone: (602) 807-1984  
Fax: (602) 907-1974

**Kroger**  
The Kroger Co.  
10251 East 51st Street, Suite A  
Denver, CO 80239  
Phone: (303) 715-5917  
Fax: (303) 715-5905

PROJECT	FRY'S NEW FUEL CENTER #18
LOCATION	10861 N. ORACLE RD ORO VALLEY, AZ 85737
DRAWN	SH
DESIGNED	SH
CHECKED	PV / MD
PROJ. MGR.	FWKH
DATE:	8/4/2015
ISSUED FOR:	CUP/PAD TEXT AMENDMENT/CDR
REVISION NO.:	DATE:
JOB NO.:	140718
SHEET TITLE:	CONCEPTUAL LANDSCAPE PLAN

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**ATTACHMENT 4**



September 4, 2015

Town of Oro Valley  
Development & Infrastructure Services Department  
11000 N. La Canada Drive  
Oro Valley, AZ 85737

RE: **Alternative Parking Analysis**  
Parking Considerations for Fry’s 18  
Cases – Site Plan (OV1215-12); PAD text amendment (OV915-002); CUP (OV815-002)

### **A. Parking Consideration**

On Behalf of Fry’s Food Stores, we are requesting reduced parking from that stipulated in the Oro Valley Zoning Ordinance, Section 27.7 Off-Street Parking, Table 27-14: Allowed Parking Spaces. We ask the town of Oro Valley Design Review Board consider required parking based on the Retail use category in keeping with historical parking needs of a Fry’s specific use.

Fry’s Food Store #18 is currently under consideration for the above referenced case submittals related to a proposed new fuel center planned within the existing parking field of the main store. Additionally, Fry’s anticipates an expansion of the existing main store will soon be required to stay competitive and increase efficiency, services and goods that patrons have come to expect. This expansion is conceptualized to be 12,000 s.f. added at the north end of the store

Oro Valley zoning ordinance considers the use as a Grocery Store / Supermarket requiring parking to be established at a ratio of 6 spaces / 1000 s.f. of building area. Based on existing conditions calculations below, this site is parked at current building size requirements and maximizes the available land for the parking field. In effect, this negates any possibility for expansion or new fuel center construction.

The feasibility of the improvements have been based on the assumption that required parking would be based on the “retail” use due to the distribution of grocery, retail, and back room warehousing associated with this type of operation. This use category stipulates parking required at 4 spaces per 1000 square foot of building area and is commonly used in other municipalities for this building type. We have not seen another municipality that requires parking at a rate of 6 spaces / 1000 sf for this combined use and some stipulate maximum spaces allowed above their required number of spaces to minimize the heat island effect and promote water conservation.

Based on years of development, Fry’s has determined the optimum parking count required for varied store models / prototype sizes. With this experience, the desired required parking for a



store this size is to be approximately four (4) spaces per 1,000 s.f. of building area. Several stores operate successfully with this parking ratio as evidenced by a sample provided in Section C below and Exhibit A.

**B. Fry’s Parking Ratio Calculations**

The following parking calculations are provided for reference based on probable scenarios for development needs of the Fry’s parcel.

1. EXISTING CONDITIONS:

Building Area: 62,079 (per ALTA)  
 Required Parking: 6 spaces per 1000 s.f. =  $62,079 / 1000 * 6 = 373$   
 Existing Parking: 363 std + 10 ADA = 373 spaces (per ALTA)  
                           360 std + 10 ADA = 370 spaces (per SEG count)

Existing Parking Ratio:  $370 / (62,079/1000) = 5.96/1000$  s.f.

2. FRY’S FUEL CENTER IMPACT:

Revised Required Parking:  
 ➤ 373 for store +  $176 / 1000 * 4$  (retail) = 374 spaces

- Existing spaces removed or reconfigured = 59 spaces
- New spaces = 16 spaces
- Net loss: 43 spaces
- *New parking count:  $370 - 43 = 327$  spaces*

*Revised Parking Ratio:  $62,079 + 176$  s.f. = 62,255 s.f.  
 $327$  spaces /  $(62,255$  s.f. / 1000) = 5.25/1000 s.f.*

3. FRY’S STORE EXPANSION IMPACT WITH FUEL CENTER:

*Based on future proposed building expansion of 12,000 s.f.; revised Required Parking:*  
 ➤ 374 for store & Fuel Center +  $12,000 / 1000 * 6 = 446$  spaces

Based on future proposed building expansion of 12,000 s.f.:

- Existing space removed = 51 spaces
- New parking count:  $327 - 51 = 276$  spaces

Revised parking Ratio:  $62,255$  s.f. +  $12,000$  s.f. =  $74,255$  s.f.  
 $276$  spaces /  $(74,255$  s.f. / 1000) = 3.72/1000 s.f.

### **C. Parking Requirement Considerations:**

1. KROGER PARKING STANDARDS:

Based on years of development, Fry’s has determined the optimum parking count required for varied store models / prototype sizes. With this experience, the desired required parking for a store this size is to be approximately four (4) spaces per 1,000 s.f. of building area. Several stores operate successfully with this parking ratio as evidenced by a sample provided in Section C.2 below and Exhibit A attached.

2. SIMILAR STORE EXAMPLE PARKING:

STORE	LOCATION	BUILDING AREA (S.F.)	PARKING REQUIRMENT	PARKING REQUIRED	EXISTING PARKING	PARKING RATIO / 1000 s.f.
#114	Peoria, AZ	60,079 retail	90% Net Floor Area @ 1/250 (4/1000)	217	225	3.75
#10	Glendale, AZ	106,624 retail	1/250 s.f.	427	456	4.28
		12,640 restaurant	1/100 s.f.	127	127	10.05
#6	Glendale, AZ	48,131 retail	1/250 s.f.	193	191	3.97

### **D. Conclusion:**

Parking is proposed within reasonable limits based on historical needs of the use (Fry’s Grocery Store) and the proposed alternative parking requirement will not cause a negative impact to the health, safety, and welfare of the general public.

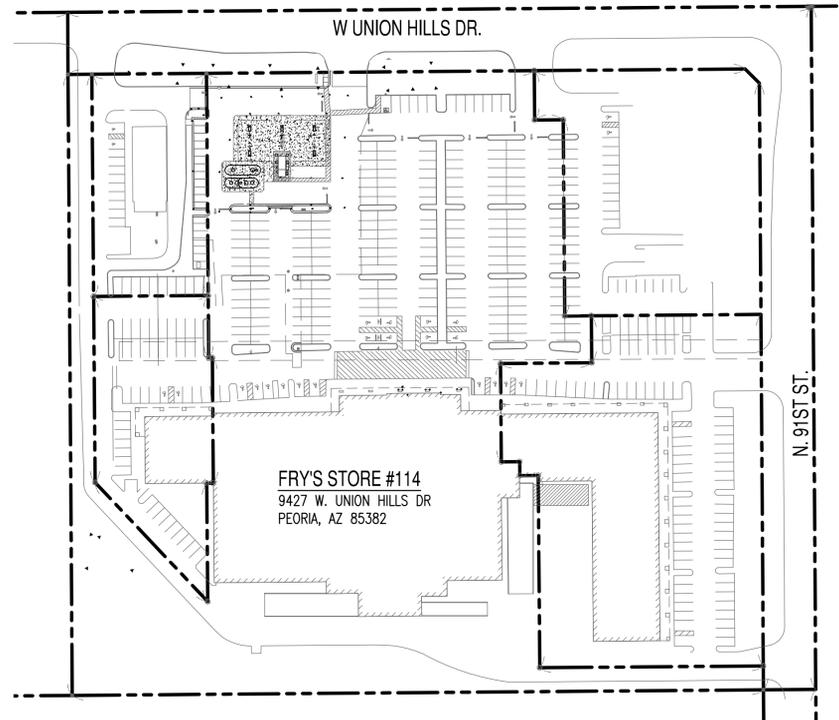
- This request to allow required parking for the subject parcel to be calculated based on a ratio of four (3.72) spaces per 1000 s.f. of building area, in keeping with retail use, is critical to allow future crucially needed expansion of the store.
- The request supports the Towns desire to minimize the visual effect of a sea of parking and serves to promote sustainability by minimizing the heat island effect associated with increased parking surfaces.
- This request also promotes the longevity of Fry’s to remain competitive within the retail marketplace.

# EXHIBIT A - EXISTING CONDITIONS FRY'S STORES FRY'S NEW FUEL CENTER #18 ORO VALLEY CASE NUMBER \_\_\_\_\_ A DEVELOPMENT IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, T. 12 S., R 14 E OF THE G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

**FRY'S STORE #114**  
9427 W. UNION HILLS DR  
PEORIA, AZ 85382



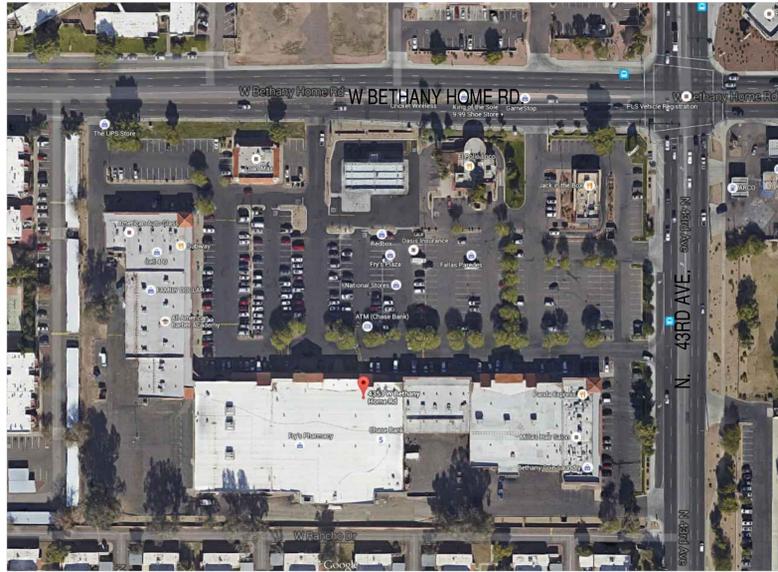
**SITE PLAN**



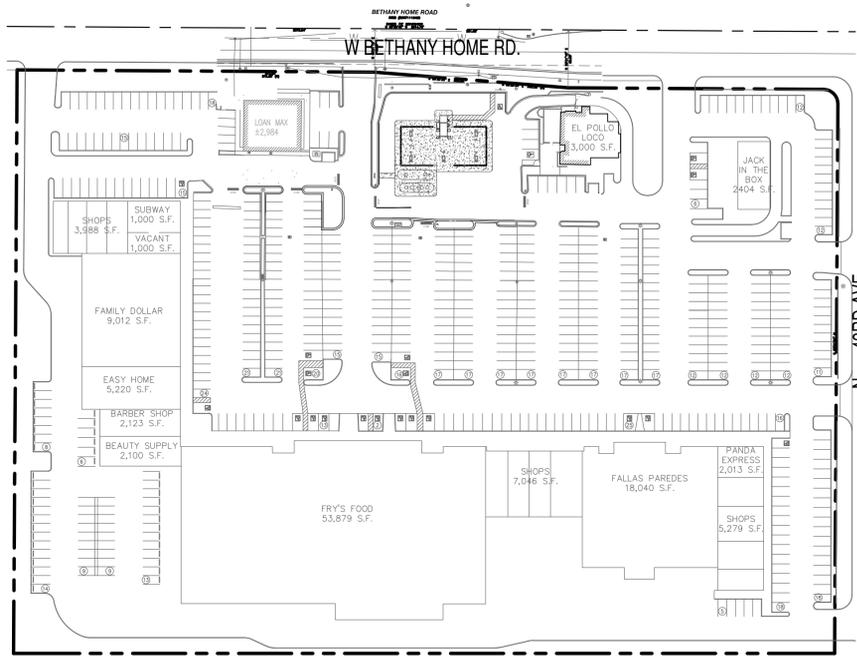
**PARKING DATA**

FRY'S AREA: 60,079 SF  
REQUIRED PARKING: 90% NET FLOOR AREA @ 1 SPACE/250 SF(4/1000SF) = 217 SPACES  
PROVIDED PARKING: 225 PARKING SPACES (3.75 SPACES PER 1000 SF)

**FRY'S STORE #10**  
4353 BETHANY HOME RD  
GLENDALE, AZ 85301



**SITE PLAN**



**PARKING DATA**

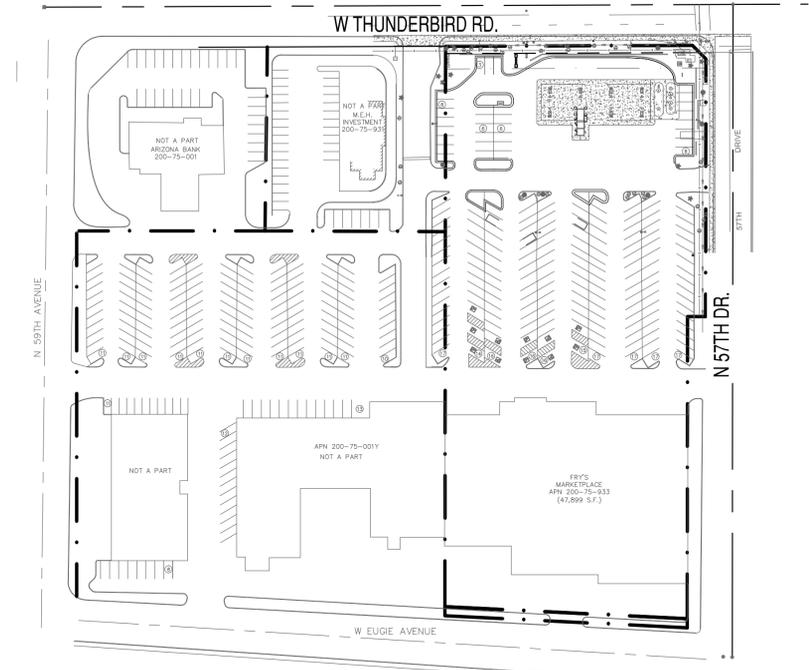
SINGLE-LOT DEVELOPMENT LEASABLE AREA: 119,264 SF (±12,640 SF-BARBER/REST./BEAUTY, ±106,624 SF-RETAIL)  
REQUIRED PARKING: @1/250- RETAIL, 1/100 BARBER/REST./BEAUTY  
427(RETAIL) + 127 (BARBER/REST./BEAUTY)= 554 SPACES  
PROVIDED PARKING: 583 PARKING SPACES (4.89 SPACES PER 1000 SF)

\*NOTE: THIS PARKING CALCULATION INCLUDES RESTAURANT, BARBER, AND BEAUTY SHOP REQUIREMENTS, WHICH ARE HIGHER THAN THE USUAL RETAIL REQUIREMENT FOR FRY'S MARKETS OR FUEL CENTERS.

**FRY'S STORE #6**  
5841 W. THUNDERBIRD RD  
GLENDALE, AZ 85306



**SITE PLAN**



**PARKING DATA**

FRY'S AREA: 48,131 SF  
REQUIRED PARKING: @1/250- RETAIL = 193 SPACES  
PROVIDED PARKING: 191 PARKING SPACES (3.97 SPACES PER 1000 SF)  
TOWN OF ORO VALLEY REFERENCE CASE NO. OV 815-002; OV 915-002



**SUSTAINABILITY  
ENGINEERING  
GROUP**



**fray's**  
FOOD & DRUG STORES  
Fry's Food Stores of Arizona  
500 South 99th Avenue, Bldg A  
Peoria, AZ 85383  
Phone: (602) 802-8684  
Fax: (602) 807-1974

**Kroger**  
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10251 East 51st Street, Suite A  
Denver, CO 80231  
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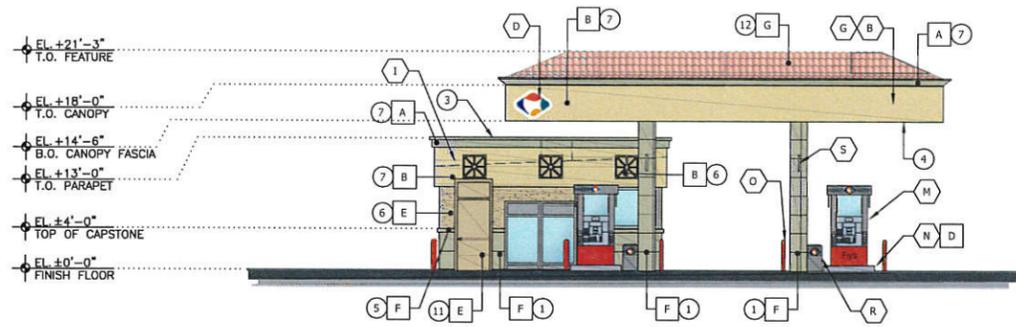
PROJECT  
**FRY'S NEW FUEL CENTER #18**  
LOCATION  
10661 N. ORACLE RD.  
ORO VALLEY, AZ 85737

DRAWN: CASTELLO  
DESIGNED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
PROJ. MGR: \_\_\_\_\_  
DATE: 6/15/2015  
ISSUED FOR: C.U.P. & ROONEY RANCH P.A.D.  
TEXT AMENDMENT/C.D.R.  
REVISION NO.: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOV COMMENTS: 6/15/2015

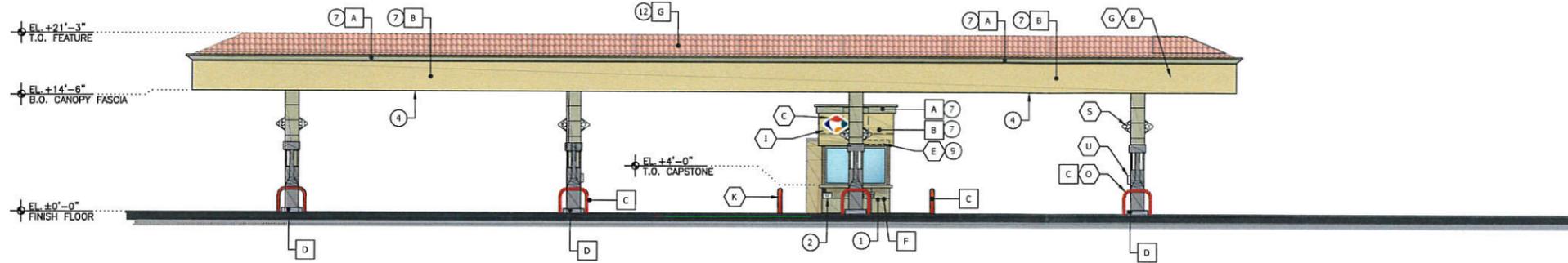
JOB NO.: \_\_\_\_\_  
SHEET TITLE:  
EXISTING CONDITIONS  
FRY'S STORES

SHEET NO.: \_\_\_\_\_  
EXHIBIT A  
ATTACHMENT 5

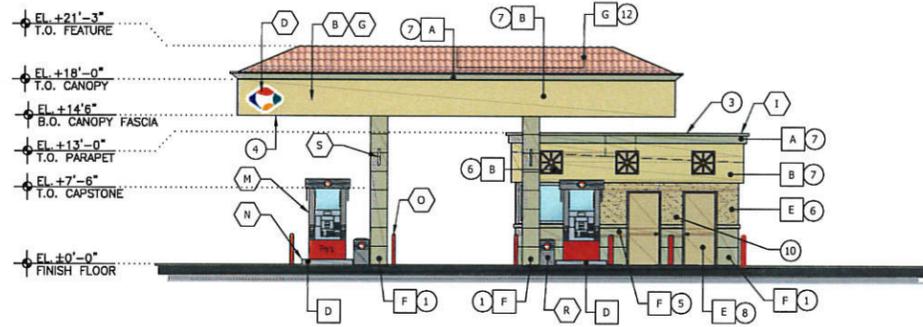
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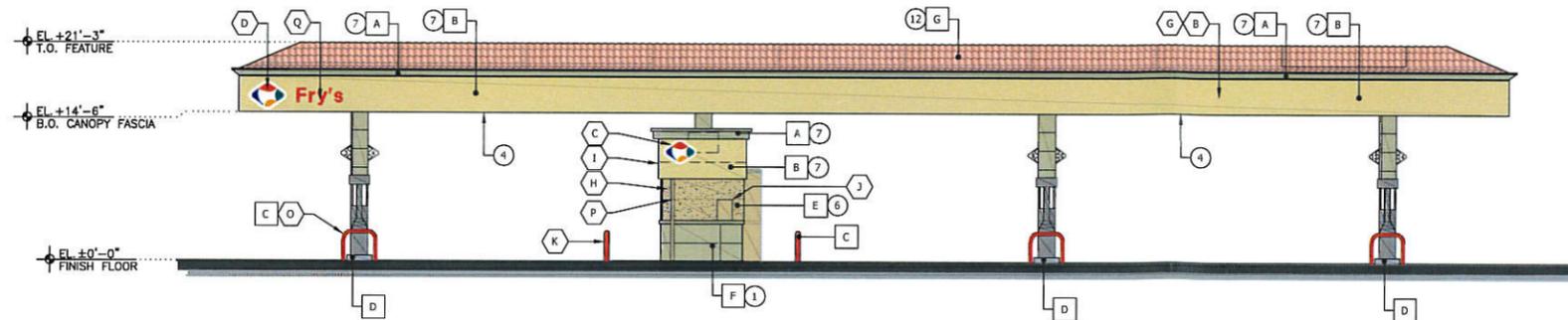
1 WEST ELEVATION  
SCALE 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE 1/8"=1'-0"



3 EAST ELEVATION  
SCALE 1/8"=1'-0"



4 NORTH ELEVATION  
SCALE 1/8"=1'-0"

GENERAL NOTES:

- A. CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- B. PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
- C. ALL ONSITE SIGNAGE UNDER SEPARATE PERMIT.
- D. FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.

KEYED NOTES:

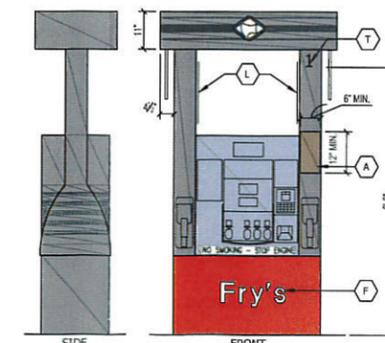
- 1. LOOKS LIKE CAST STONE.
- 2. EMERGENCY STOP SWITCH.
- 3. PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT.
- 4. CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
- 5. 4" CASTSTONE.
- 6. EIFS FINISH.
- 7. TEXTCOTE FINISH OVER (ACM) PANEL.
- 8. H.M DOOR AND FRAME.
- 9. PROVIDE MIN.12" HIGH W/2" STROKE BUILDING ADDRESS IN CONTRASTING COLOR TO WALL.
- 10. PROVIDE 4" MIN. HD SMOKING SIGNAGE.
- 11. FIRE RISER ENCLOSURE.
- 12. LOOKS LIKE TERRA COTTA CLAY TILE.

COLOR/FINISH LEGEND:

- A. DUNN EDWARDS DE6250 "FAIRBANK GREEN"
- B. DUNN EDWARDS DEC745 "CHAPPARAL"
- C. MATCH COLOR SHERWIN WILLIAMS 4081 "SAFETY RED"
- D. MATCH COLOR SHERWIN WILLIAMS 4107 "GRAPHITE"
- E. DUNN EDWARDS 6136 "TERRACOTTA SAND"
- F. STONE BASE TO MATCH EXISTING STORE
- G. CLAY TILE TO MATCH EXISTING STORE
- H. DUNN EDWARDS 6251 "GREEN SCENE"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (MIN. 12" H X 6" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	LOGO - NON-ILLUMINATED (28" H X 37 1/2" W)		DUALITE		OWNER	SIGN INSTALLER
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
F	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
G	CANOPY FASCIA	PER SCHED.	MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
H	KIOSK - PREFABRICATED	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
I	KIOSK FASCIA	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
J	ELECTRICAL DISCONNECTS				GENERAL CONTRACTOR	GENERAL CONTRACTOR
K	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
L	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
M	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
N	ISLAND FORMS - G.C. TO PAINT	GRAPHITE SW4107	OPW		OWNER	GENERAL CONTRACTOR
O	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
P	3"x2" DOWNSPOUT - PAINT TO MATCH WALL		SAGEBRUSH		KIOSK FABRICATOR	KIOSK FABRICATOR
Q	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
R	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
S	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
T	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
U	FIRE EXTINGUISHER				OWNER	GENERAL CONTRACTOR



5 DISPENSER ELEVATION  
SCALE: 1/2"=1'-0"

PRELIMINARY, NOT  
RELEASED FOR  
CONSTRUCTION  
OR RECORD

SUSTAINABILITY  
ENGINEERING  
GROUP

SEG



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**Kroger**  
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10251 East 51st Street, Suite A  
Denver, CO 80239  
Phone (303) 715-5917  
Fax (303) 715-5905

PROJECT  
FRY'S #18 NEW FUEL CENTER

LOCATION  
10661 N. ORACLE ROAD  
ORO VALLEY, AZ 85737

DRAWN: CASTELLO  
DESIGNED: CASTELLO  
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REVISION NO.	DATE

JOB NO.: 140718  
SHEET TITLE: FUEL CANOPY / KIOSK EXTERIOR ELEVATIONS

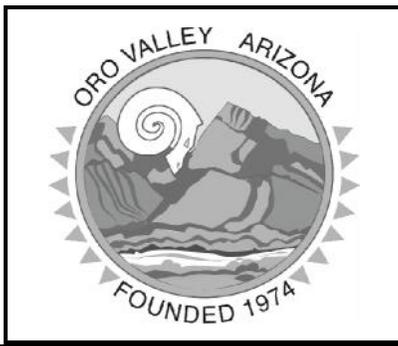
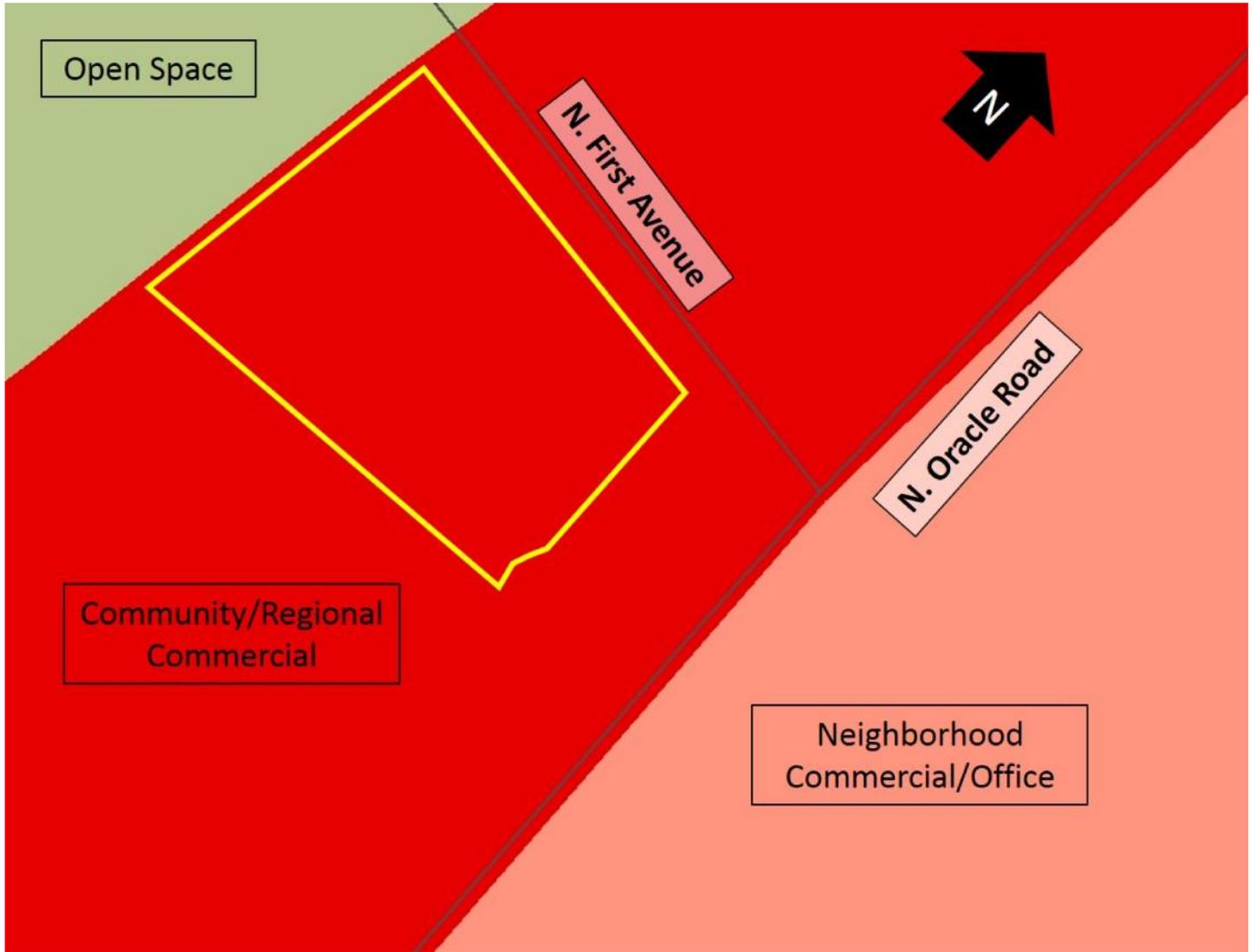
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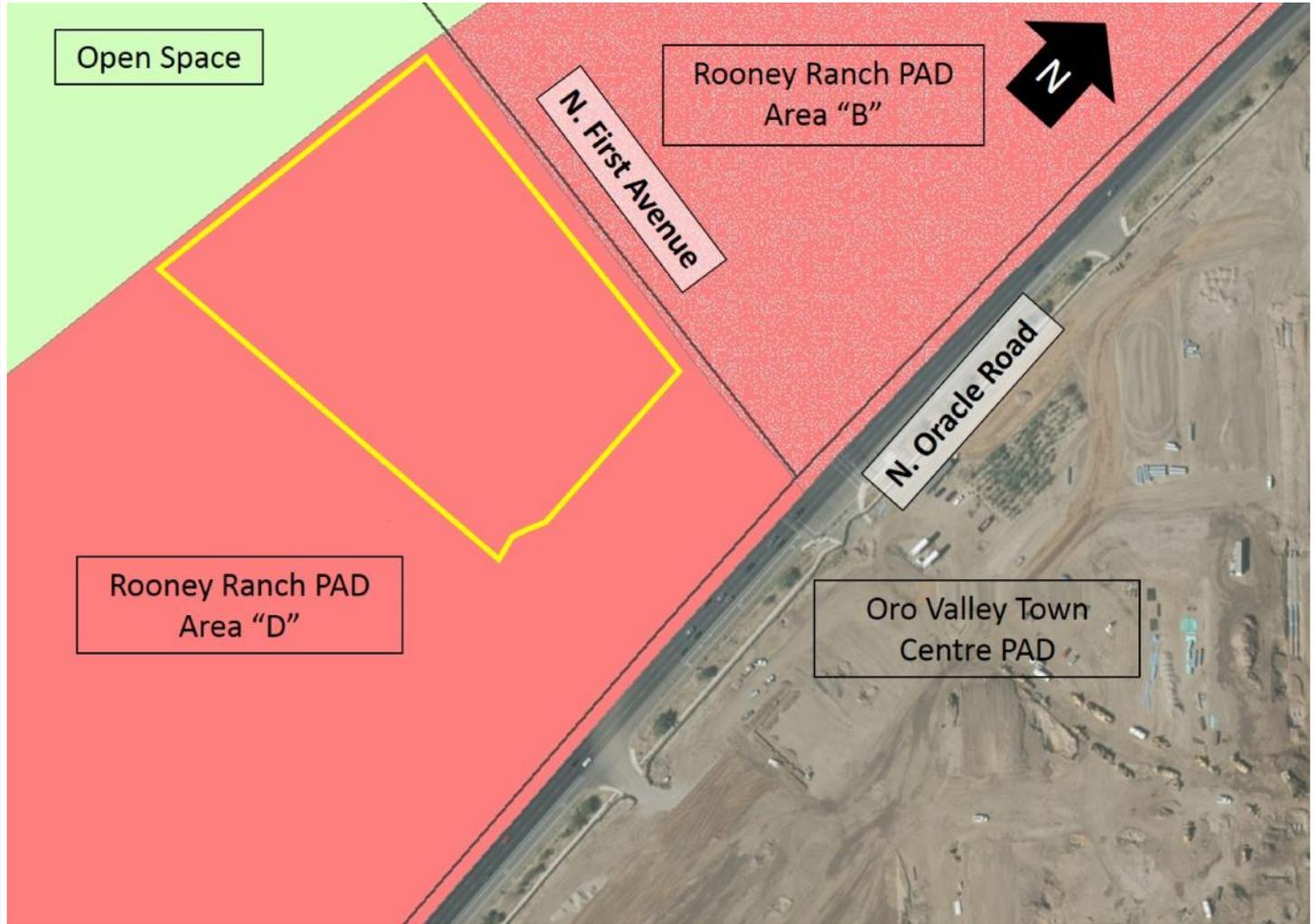


# SUBJECT PROPERTY MAP

FRY'S FUEL CENTER  
(OV1215-12)



**GENERAL PLAN MAP**  
FRY'S FUEL CENTER  
(OV1215-12)



**ZONING MAP**  
FRY'S FUEL CENTER  
(OV1215-12)

**Attachment 10**  
**Oro Valley Design Principles and Design Standards**  
**Conformance Analysis**  
**Fry's Fuel Center**  
**OV1215-12**

Zoning Code Analysis

The applicant's request has also been reviewed for conformance with the applicable sections of the Zoning Code, a summary of which is provided below.

Oro Valley Zoning Code Conceptual Site Design Principles, Section 22.9.D.5.a

The Conceptual Site Plan is in conformance with all applicable Conceptual Design Principles. Following are the Design Principles (*in italics*), followed by staff evaluation of how the design addresses the principles:

*Building orientation: the location, orientation and size of structures shall promote a complementary relationship of structures to one another.*

Staff Commentary: The proposed fuel center will be located within an existing commercial shopping center, surrounded by similar commercial uses. The gas canopy will be clearly ancillary to the existing, principal uses within the center and will be designed to match architecturally.

The site plan has been revised to incorporate the existing ring road layout to help maintain efficient traffic movement within the center. Near the Fry's Grocery store, the ring road will provide access to the signalized traffic intersection on North First Avenue, which serves as the only access for traffic to travel north on First Avenue.

*Drainage/grading: site grading shall minimize impacts on natural grade and landforms and provide for subtle transitions of architectural elements to grade. Significant cuts and fills in relation to natural grade shall be avoided or minimized to the extent practical given property constraints.*

Staff Commentary: The proposed fuel center will be located within a fully developed shopping center. The fuel center is anticipated to have a minimal impact on the existing drainage and grading of the center. A full drainage report will be required as part of the Final Design review submittal to verify conformance with the Town's Drainage Criteria Manual. All post-development flow shall be mitigated and released in the same manner and quantity as the existing conditions.

*Connectivity: strengthen the usability and connectivity of the pedestrian environment internally and externally by enhancing access to the public street system, transit, adjoining development and pedestrian and bicycle transportation routes. Where appropriate, buildings and uses should provide access to adjacent open space and recreational areas.*

Staff Commentary: Staff's primary focus regarding the applicant's proposal has been the potential impact on the existing traffic network within the shopping center. Staff has worked extensively with the applicant to revise the site plan to incorporate the existing ring road concept into the design to maintain efficient traffic circulation within the center.

The site plan incorporates numerous pedestrian paths, many of which are filling "gaps" within the shopping center. The added sidewalks will greatly improve pedestrian circulation, both internally and externally. Multiple connections have been incorporated to reduce the need for customers to walk down the traffic aisle. The

### Design Standards Analysis

The proposed Conceptual Site Plan has been reviewed for conformance with the Conceptual Site Design Standards, where the Rooney Ranch PAD is silent. Following are key Design Standards (*in italics*), followed by staff's commentary.

1. *Section 2.1.C.2.a: All parking areas shall allow safe and attractive pedestrian circulation.*

Staff Commentary: The applicant's proposal incorporates multiple pedestrian connections, including filling numerous "gaps" in the pedestrian circulation network, both internally and externally. The pedestrian paths will connect with the larger network along North First Avenue. The proposed landscape island on the south side of the ring road incorporates a meandering sidewalk which will serve as a convenient alternative for pedestrians who are regularly forced to use the parking aisle.

2. *Section 2.1.C.2.e: An on-site perimeter ring road is required... for large-scale retail centers.*

Staff Commentary: Staff has worked extensively with the applicant to revise the site plan to incorporate the existing ring road. The inclusion of the ring road will ensure the proposed fuel center will have a minimal impact on the existing traffic pattern within the center. The ring road will maintain efficient traffic movement throughout the center and maintain convenience access to the signalized intersection at North First Avenue.

3. *Section 2.1.N.1.c: Building design, façade articulation...shall follow an identifiable architectural theme...*

Staff Commentary: The proposed conceptual architecture will incorporate numerous mission style architectural details found elsewhere in the shopping center. Those details include:

- Red tile clay roof shingles
- Similar mission style tile along base of elevations
- Columns
- Matching paint scheme as existing Fry's Grocery store

**Neighborhood Meeting Summary  
Rooney Ranch Area D  
Proposed Fry's Fuel Center  
March 26, 2015  
6:00 – 7:30 PM**

**Desert Springs Gracious Retirement Living Facility, 33 Lambert Lane**

**1. Introductions and Welcome**

Meeting Facilitator and project manager Michael Spaeth, Senior Planner, introduced Town staff. Approximately four residents and interested parties attended the meeting including Council Member Joe Hornat and Planning and Zoning Commissioner Charlie Hurt.

**2. Staff Presentation**

Michael Spaeth, Senior Planner, provided a brief presentation that included:

- Overview of the subject property
- Applicant's request
- Required approvals
- Existing zoning of the property, including development standards
- Review tools
- Review process
- Public participation opportunities

**3. Applicant Presentation**

Ali Fakh from the Sustainability Engineering Goup., provided a brief presentation detailing the applicant's proposal, which included:

- Overview of project
- Proposed operation

Michael Spaeth opened the floor for questions and discussion. Several questions were asked including:

- Anticipated operations
- Impacts on the existing traffic circulation within the center.
- Pedestrian connectivity

Mr. Spaeth closed the meeting, thanked everyone for their attendance and encouraged everyone to contact staff with any additional thoughts, comments or concerns.