

RESOLUTION NO. 10660

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, APPROVING A MODIFIED SITE PLAN OF CERTAIN PROPERTY LOCATED AT 809 NORTH DOBSON ROAD (Z15-012). THIS REQUEST WILL ALLOW THE DEVELOPMENT OF A CONVENIENCE STORE AND GAS STATION ON THE PROPERTY AND PROVIDE PENALTIES FOR THE VIOLATION THEREOF.

WHEREAS, The Mesa Planning and Zoning Board at their May 20, 2015, meeting denied the site plan submitted by PM Design Group, Inc. for a proposed convenience store and gas station located at 809 North Dobson Road; and

WHEREAS, PM Design Group, Inc. filed an appeal of the Planning and Zoning Board's decision and pursuant to the Mesa Zoning Ordinance (11-67-12) the Mesa City Council has the authority to hear and take action on an appeal of a final Planning and Zoning Board decision; and

WHEREAS, PM Design Group, Inc. submitted a revised site plan for City Council consideration on July 2, 105, (Exhibit A) and the City Council has reviewed the revised plan in accordance with the criteria established in the Mesa Zoning Ordinance (11-69-5); and

WHEREAS, the City Council has determined the revised site plan satisfies the review criteria in the Mesa Zoning Ordinance specifically that the new plan enhances the surrounding area and is a suitable environment for pedestrians and other visitors.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: The revised site plan submitted by PM Design Group, Inc. for a convenience store and gas station located at 809 S. Dobson, attached hereto as Exhibit A and made a part hereof and incorporated herein by reference, is approved subject to compliance with the following conditions:

1. Compliance with all City development codes and regulations (Development and Sustainability, 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.

Section 2: The various City officers and employees are hereby authorized and directed to perform all acts necessary to give effect to this resolution.

Section 3: PENALTIES. Mesa Zoning Ordinance 11-79-1 to 11-79-6 shall apply for any violation of this resolution.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona this 8th day of July, 2015.

APPROVED:



Mayor

ATTEST:



City Clerk



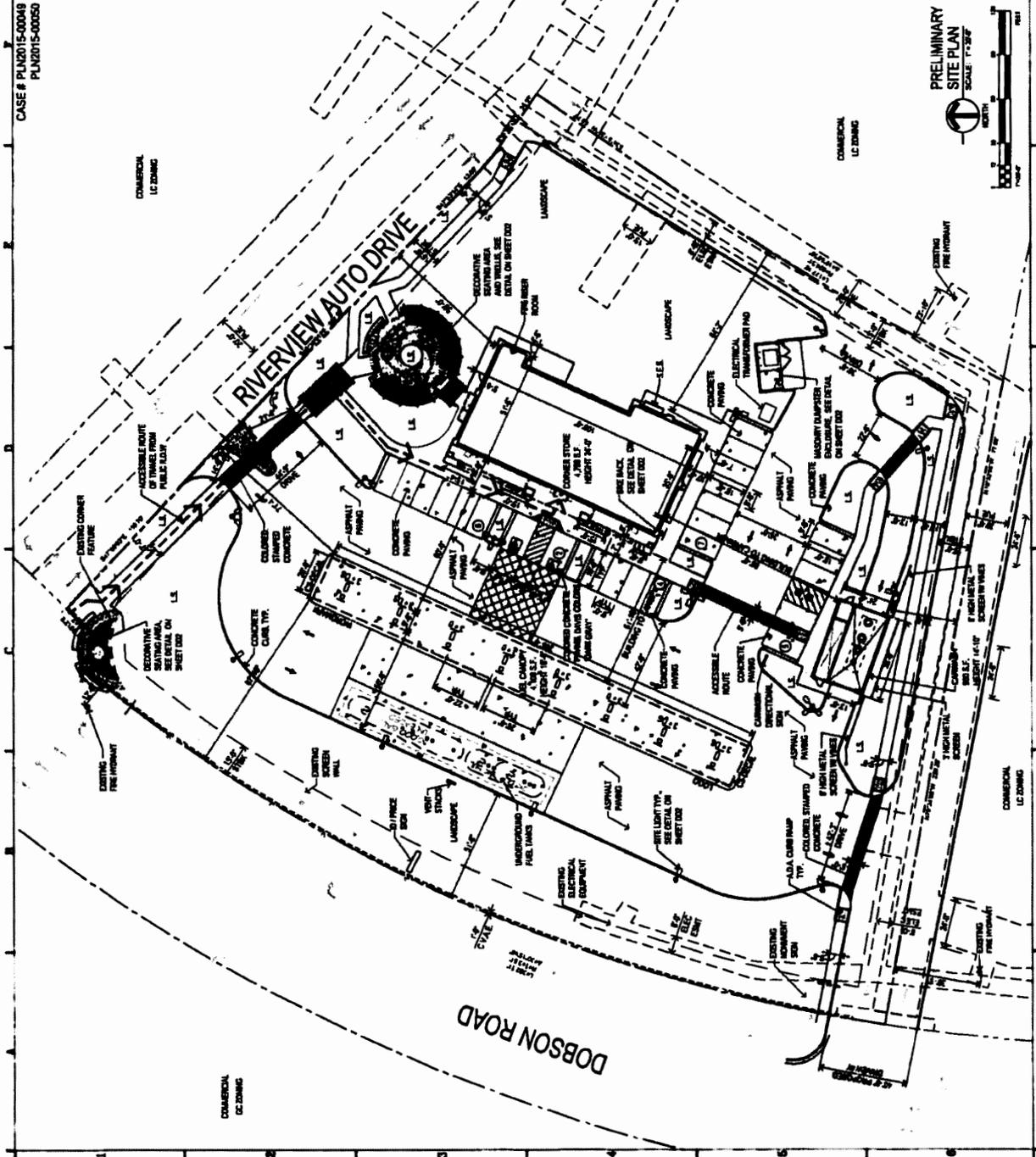
"Exhibit A"
 (Revised Site Plan Dated July 2, 2015)

CST CORNER STORE #1876
 808 N DOBSON ROAD
 PRELIMINARY SITE PLAN
 SHEET TITLE

CST ARIZONA STATIONS, INC.
 CORNER STORE
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, AZ 85004
 (602) 441-1111

DD1

<p>PROJECT DATA</p> <p>PROJECT NAME: CST CORNER STORE #1876</p> <p>PROPOSED USE: RETAIL STORE</p> <p>OWNER: CST ARIZONA STATIONS, INC.</p> <p>DESIGNER: CST ARIZONA STATIONS, INC.</p> <p>DATE: 07/02/15</p> <p>PROJECT LOCATION: 808 N DOBSON ROAD, PHOENIX, AZ</p> <p>PROJECT AREA: 1.2 ACRES</p> <p>PROJECT PERMITS: PLAZA2015-00048, PLAZA2015-00050</p>	<p>SITE DATA</p> <p>EXISTING ZONING: COMMERCIAL LC ZONING</p> <p>PROPOSED ZONING: COMMERCIAL LC ZONING</p> <p>LOT AREA: 1.2 ACRES</p> <p>SETBACKS: 10 FT FRONT, 10 FT SIDE, 10 FT REAR</p> <p>UTILITIES: WATER, SEWER, GAS, ELECTRIC</p> <p>ADJACENT PROPERTIES: 810 N DOBSON ROAD, 812 N DOBSON ROAD</p>	<p>LEGAL DESCRIPTION</p> <p>SECTION 10, T12N, R10E, S1E, MARICOPA COUNTY, ARIZONA</p> <p>ACRES: 1.2</p>	<p>VICINITY MAP</p>
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"Exhibit B"
(Revised Landscape Plan Dated July 2, 2015)

**CITY OF MESA
 LANDSCAPE NOTES**

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT SIZE AND TYPE OF TREE.
4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRED SHRUBS SHALL BE 5 GALLON SIZE.
6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MIDDLE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.

STREET

(2) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

MAJOR, MIDSECTION COLLECTOR STREET:

(2) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

COLLECTOR/DRIVEWAY/COMMERCIAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

PUBLIC OR PRIVATE LOCAL STREET:

(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE

7. PLANT MATERIAL SIZES REQUIRED:

TREES: (TOTAL REQUIRED TREES)

25% SHALL BE 36" BOX OR LARGER
 50% SHALL BE 24" BOX OR LARGER
 NO TREES LESS THAN 15 GALLON

SHRUBS: (TOTAL REQUIRED SHRUBS)

50% SHALL BE 5 GALLON OR LARGER
 NO SHRUBS LESS THAN 1 GALLON

8. 1 TREE AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND. PARKING SHALL BE INSTALLED IN EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF 80% CONTIGUOUS PARKING SPACES

9. FOUNDATION LANDSCAPING ADJACENT TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 3' WIDE AND A MIN. OF 50% PLANT COVERAGE.

10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED BY THE CURRENT CITY OF MESA LIST OF APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.

11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURED AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES.

12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS.

13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS.

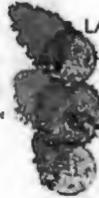
14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'

15. SIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G. COLOR. CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR.

16. TREES SHALL BE PLANTED @ LEAST 30' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.

17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

LANDSCAPE LEGEND



- ULMUS PARVIFOLIA
CHINESE ELM
24" BOX (MATCHING)
- OLEA EUROPEA 'SWAN HILL'
SWAN HILL
36" BOX
- DALBERGIA SISSOO
SISSOO TREE
24" BOX
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- MULDIBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON
- DASTURION WHEELER
DESERT SPOON
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- LANTANA MONTEVIDENSIS
PURPLE TRAILING LANTANA
1 GALLON
- MATCH EXISTING STREET FRONTAGE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

