



13

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KRISTEN DEVINE, PLANNER II *KD*
(480) 503-6742, KRISTEN.DEVINE@GILBERTAZ.GOV

THROUGH: VERONICA GONZALEZ, PRINCIPAL PLANNER *vg*
(480) 503-6720, VERONICA.GONZALEZ@GILBERTAZ.GOV

MEETING DATE: MAY 3, 2023

SUBJECT: DR22-115, VAL VISTA AND MARKET – TWO DRIVE THROUGHS

STRATEGIC INITIATIVE: Exceptional Built Environment

The proposal will allow for the development of two drive throughs on a vacant parcel.

RECOMMENDED MOTION

Approve the Findings of Fact and approve DR22-115, Val Vista and Market – Two Drive Throughs: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.47 acres, located at the southeast corner of Val Vista Drive and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

APPLICANT

Company: RCAA
 Name: Grant Spika
 Address: 2233 E. Thomas Rd. Unit 1303
 Phoenix, AZ 85016

OWNER

Name: Bryan Babits
 Phone: 602-931-4491
 Email: babits@w-retail.com

Phone: 602-955-3900 ext. 158
 Email: gspika@rkaa.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 28, 1999</i>	The Town Council approved a General Plan amendment and Specific Area Plan (GP98-05) for the Spectrum at Val Vista. Town Council approved the zoning (Z99-06) for Spectrum at Val Vista by adopting Ordinance No. 1209.
<i>June 20, 2000</i>	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
<i>October 1, 2002</i>	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within the Spectrum Parcel 29).
<i>March 15, 2005</i>	Town Council approved an amendment (Z04-41) to the Spectrum at Val Vista PAD for the Main Street Commons development (Ordinance No. 1641).
<i>March 24, 2005</i>	Design Review Board approved DR04-127, Main Street Commons (MSC) of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (MSC Parcel 9 is within Spectrum Parcel 29).
<i>July 27, 2010</i>	Town Council approved Z10-06 for Winco, amending the Development Plan for Parcel 9.
<i>August 16, 2012</i>	Town Council approved Ordinance No. 2380 in Case Z12-09 removing 51 acres from the Main Street Common PAD and creating the Val Vista Square (VV2) PAD with a new Development Plan.
<i>July 10, 2014</i>	Design Review Board approved DR14-06 Val Vista Square Design Guidelines
<i>November 2, 2016</i>	The Planning Commission/Design Review Board approved DR16-28 for Home2 and Candlewood Suites Hotels.
<i>August 1, 2018</i>	The Planning Commission/Design Review Board approved DR18-48, Gilbert Family General Hospital.

March 1, 2023	The Planning Commission/Design Review Board reviewed DR22-115 as a study session item.
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Overview

The applicant is proposing to construct two drive-through facilities on a vacant 1.47-acre parcel located at the southeast corner of Val Vista Drive and Market Street. The parcel is zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The northern drive-through will include interior seating, while the southernmost drive-through will be exterior service only.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Market Street, then the Veteran’s Administration Clinic
South	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Private drive, then Mountainside Fitness Building
East	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Vacant land
West	General Commercial (GC)	General Commercial PAD (GC PAD)	Val Vista Drive, then the SanTan Motorplex
Site	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Vacant land

Project Data Table

Site Development Regulations	Standards per LDC and Ordinance No. 2380	Proposed (RC PAD Zoning)
Maximum Building Height (ft.)/ (Stories)	90’/6 story (within Vertical Overlay District, Area 5)	25’
Minimum Building Setbacks (ft.)		
Front to Val Vista	25’	40’
Side to Market	20’	95’
Side (non-residential)	20’ measured from centerline of private drive	43’
Rear (non-residential)	0’ (internal)	36’

Minimum Required Perimeter Landscape Area (ft.)		
Frontage on Val Vista	22'6"	22'6"
Side to Market	20'	35'
Side (non-residential)	20' measured from center line of private drive	33'
Rear (non-residential)	0' (internal)	0'
Landscaping (% of net area)	15%	26%
Parking Spaces	1:200 sq ft – 22 spaces	52

DISCUSSION

Site

The site is located at the southeast corner of Val Vista Drive and Market Street. The applicant is proposing two pad buildings with drive-through facilities. Pad A is 3,200 sf with interior seating and Pad B is 767 sf with only exterior service. . The site is part of a master site plan that originally included one stand-alone building at the hard corner of Val Vista and Market. The applicant is requesting modifications to that site plan by converting the building on the corner to a smaller restaurant building with a drive-through and adding a secondary drive-through user to the south. Since the site is part of a master site plan, they do not have any setbacks internal to the site.

There is one direct access point to the site, located at the southern boundary that aligns with the Mountainside Fitness access across the Private Drive. The site can also be accessed through the hotel user to the east.

The minimum required number of parking spaces for the site is 22 spaces and 52 spaces are provided. The site will be developed with a combination of 14 compact sized spaces (16'x9') and 38 standard size spaces (19'x9').

Each pad includes a drive-through that is screened from Val Vista with a solid screen wall per LDC requirements. Pad A is defined as Restaurants, Limited Services according to the LDC. Restaurants in this category are required to have four stacking spaces in the drive-through lane, which are shown on the site plan. Pad B is defined as Restaurants, Beverage Services and must provide three stacking spaces in the drive-through lane. Pad B exceeds this requirement by utilizing double drive-through lanes.

Landscape

The site provides 26% landscaping, which exceeds the 15% requirement in the Regional Commercial zoning district. Proposed trees include 24" box Red Push Pistache, Evergreen Elm, Mesquite, and Live Oak. Shrubs include Green Cloud, Red Yucca, Orange Jubilee, Deer Grass, and Compact Jojoba. New ground cover includes Lantana in gold and purple. The proposed landscaping meets the requirements of the Town of Gilbert's Water Resources and Conservation Department.

Grading and Drainage

On-site retention is provided primarily with underground retention tanks and complies with Town of Gilbert Engineering Division requirements.

Elevations, Floor Plan, Colors and Materials

Two pad buildings are being proposed on site. Staff has insisted that the applicant use complementary colors and materials between the two sites as well as other users on the site. The design guidelines for the center encourage the use of natural, desert toned colors and materials.

Pad A is proposed as a 3,200 sq ft Farmer Boys restaurant with a drive through and interior seating. The building utilizes stucco and stone veneer as the primary materials with metal accents proposed for awnings, doors, and green screens. The colors used are various shades of brown/beige with a deep red accent color. The stone veneer is used for column and corner features. The roofline for the building is a combination of flat and pitched rooflines with the pitched roofs being placed over entryways.

Pad B utilizes stucco and stone veneer, but also adds in Nichiha as an accent material. The colors of the stucco are desert tones and complement the proposed hotel to the east. The stone veneer used on this building complements the Farmer Boys building on Pad A. The building is 767 sq ft and will provide exterior service only. There is a double lane drive through with a pickup window on the west elevation of the building. The west elevation faces the road and includes a window system that gives the building some variation. A large metal canopy wraps the eastern and southern elevations which adds dimension to the small building.

Lighting

The proposed lighting for the site consists of parking lot and building mounted lighting. All lighting is required to comply with Town codes.

Signage

A master sign program exists for this site (DR05-24). If signage is proposed in alternative locations, an Administrative Amendment through the Planning Division will be required.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Section 6.2.6.

Staff has received no comment from the public at this time.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR22-115, Val Vista and Market – Two Drive Throughs: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.47 acres, located at the southeast corner of Val Vista Drive and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay, subject to conditions:

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the May 3, 2023 public hearing.
- b. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
- c. Modifications to signage within the approved master sign plan will require an Administrative Design Review approval prior to sign permitting and construction.
- d. FDC shall face the natural approach side of building typical for both buildings.

Respectfully submitted,

Kristen Devine

Kristen Devine
Planner II

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Site Plan
- 4) Landscape
- 5) Grading and Drainage
- 6) Elevations
- 7) Colors and Materials
- 8) Floor Plans
- 9) Lighting
- 10) Applicant's Narrative

**FINDINGS OF FACT
DR22-115, Val Vista and Market – Two Drive Throughs**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

DR22-115 Val Vista and Market Drive Throughs Attachment 2: Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, May 3, 2023* TIME: 6:00 PM

LOCATION: Municipal Building I
Council Chambers
50 East Civic Center Drive

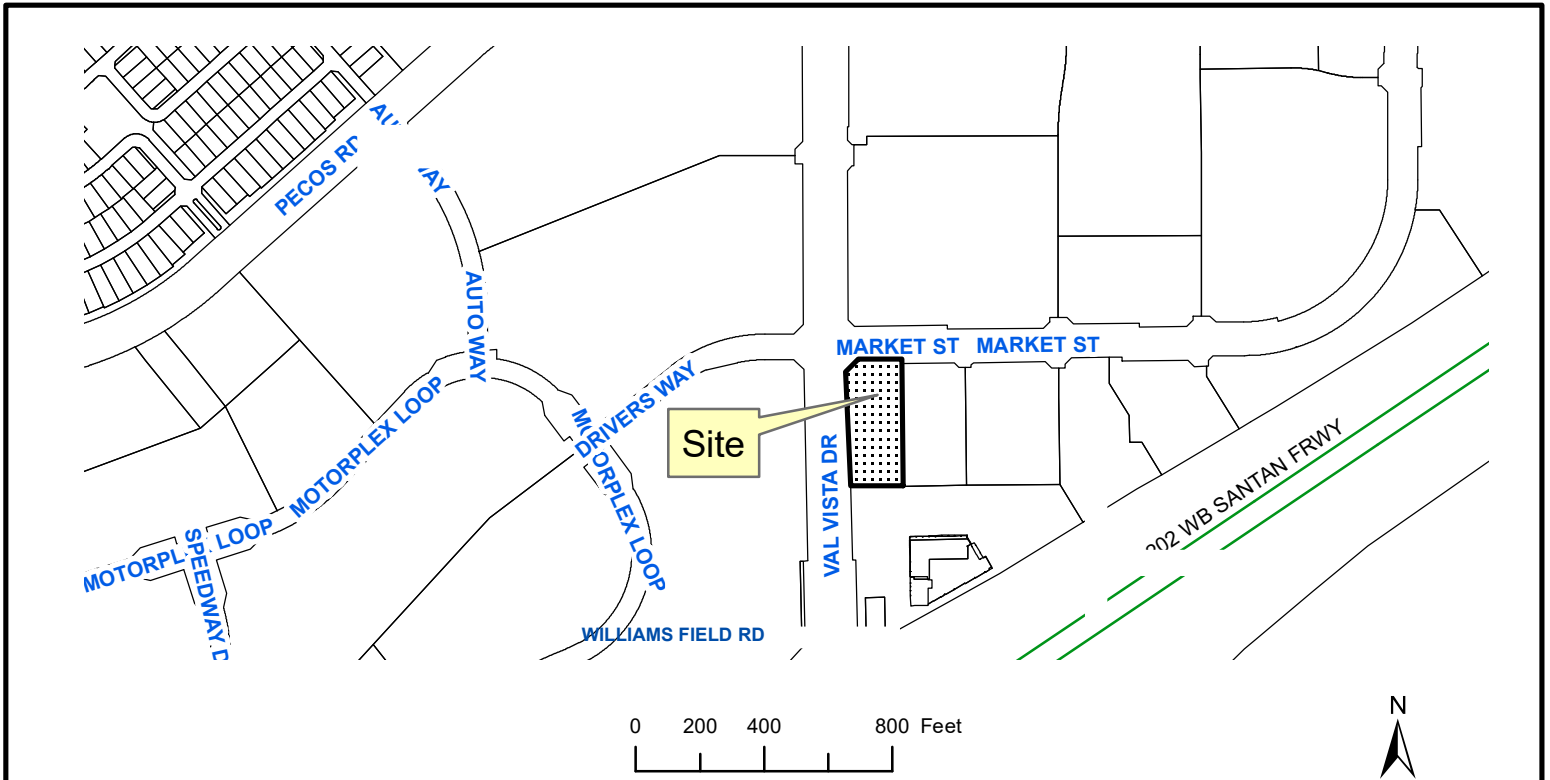
*Call Case Planner to verify date and time: (480) 503-6742

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

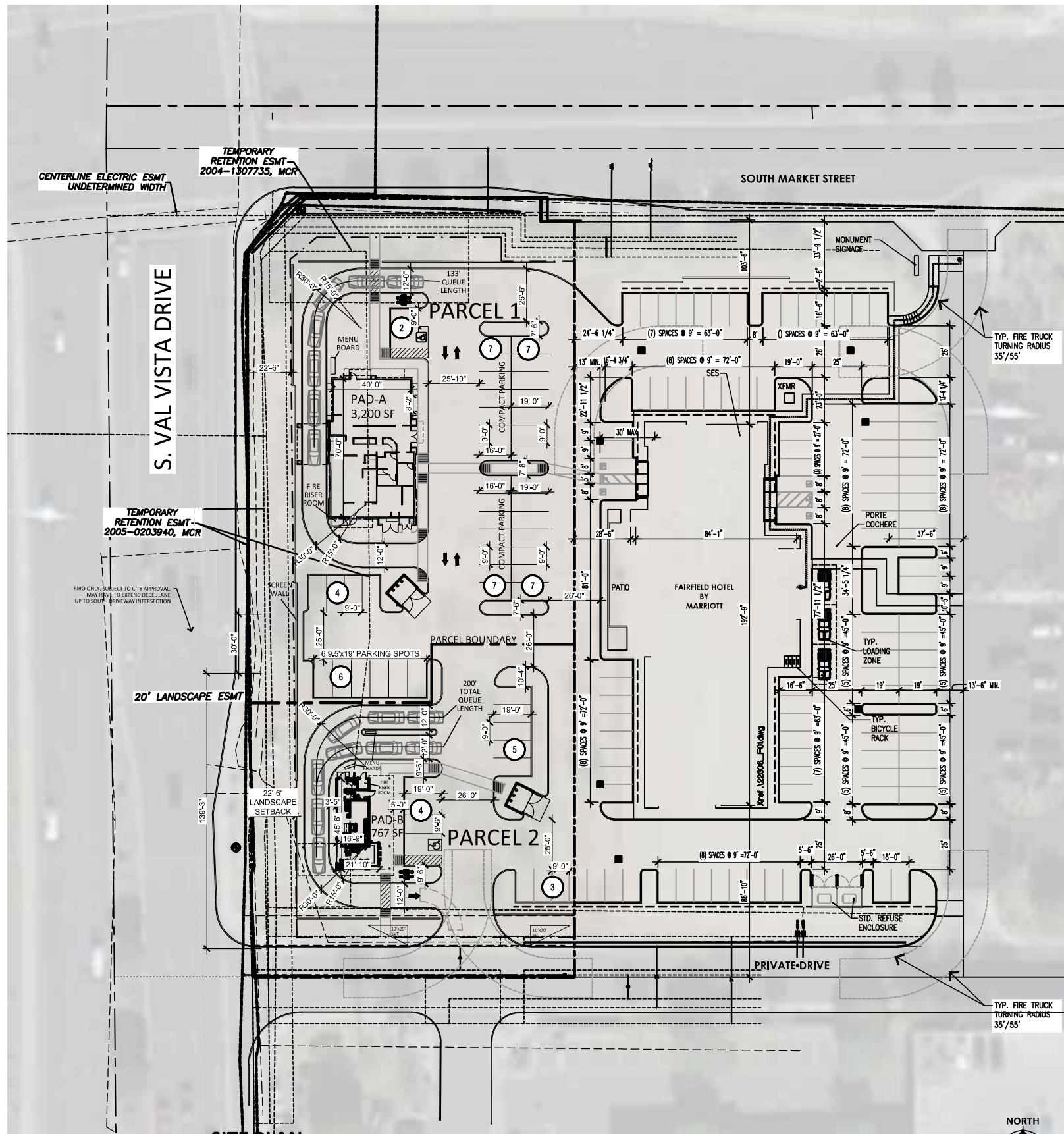
DR22-115 VAL VISTA AND MARKET DRIVE THROUGHS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.47 acres, located at the southeast corner of Val Vista Road and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: RKA Architects, Inc.
CONTACT: Grant Spika
ADDRESS: 2233 E Thomas RD Unit: 1303
Phoenix, AZ 85016

TELEPHONE: (602) 955-3900 ext. 158
E-MAIL: gspika@rka.com



SITE PLAN
SCALE: 1/64" = 1'-0"

VAL VISTA PADS
PAD A - 3309 S VAL VISTA DR. GILBERT, ARIZONA
PAD B - 3317 S VAL VISTA DR. GILBERT, ARIZONA
SEC OF VAL VISTA DRIVE AND S. MARKET STREET
DATE: 04-05-2023 (PRELIMINARY)

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SP-1

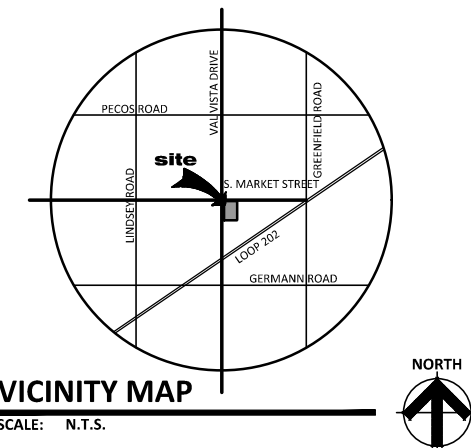
RKAA# 22071.00

PROJECT DIRECTORY

ARCHITECT:
R K A A ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER:	304-53-560
EXISTING ZONING:	RC
SITE AREA:	1.47 ACRES (64,369 S.F.)
PROPOSED USE:	RESTAURANTS
PARCEL 1	
AREA:	0.90 ACRES (39,362 S.F.)
PAD A AREA:	3,200 S.F.
PARKING REQUIRED:	16 SPACES
PARKING PROVIDED:	40 SPACES
COMPACT SPACES:	14 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES
PARCEL 2	
AREA:	0.57 ACRES (25,007 S.F.)
PAD B AREA:	767 S.F.
PAD B PATIO AREA:	600 S.F.
PARKING REQUIRED:	06 SPACES
PARKING PROVIDED:	12 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES
TOTAL BUILDING AREA:	3,967 S.F.
SITE COVERAGE:	6.2%
BICYCLE SPACES REQUIRED:	04 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES



VICINITY MAP
SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



SITE AREA:	64,369 SQ.FT
OFF-SITE LANDSCAPE AREA:	5,760 SQ.FT.
ON-SITE LANDSCAPE AREA:	16,893 SQ.FT.
TOTAL LANDSCAPE AREA:	22,653 SQ.FT
PERCENT ON-SITE LANDSCAPE:	26%

SITE DATA

PARCEL NUMBER:	304-53-560
EXISTING ZONING:	RC
SITE AREA:	1.47 ACRES (64,369 S.F.)

PROPOSED USE:	RETAIL / RESTAURANTS
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PARCEL 1	
AREA:	0.87 ACRES (38,389 S.F.)
PAD A AREA:	3,200 S.F.
PARKING REQUIRED:	16 SPACES
PARKING PROVIDED:	19 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	02 SPACES

PARCEL 2	
AREA:	0.60 ACRES (25,980 S.F.)
PAD B AREA:	1,800 S.F.
PARKING REQUIRED:	9 SPACES
PARKING PROVIDED:	14 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES

TOTAL BUILDING AREA:	5,000 S.F.
SITE COVERAGE:	7.8%

BICYCLE SPACES REQUIRED:	04 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES



VICINITY MAP

SCALE: N.T.S.



LANDSCAPE LEGEND

- TREES**
- JULMUS PARKIFOLIA EVERGREEN ELM 24" BOX (13)
 - PROSOPIS 'RIO-SALADO' HYBRID THORNLESS MESQUITE 24" BOX (2)
 - QUERCUS VIRGINIANA LIVE OAK 24" BOX (14)
 - PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 24" BOX (8)
 - EXISTING TREE PROTECT FROM CONSTRUCTION
 - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (38)
 - HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (92)
 - MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (59)
 - SIMMONSIA CHINENSIS 'COMPACTA' COMPACT JOJOBA 5 GALLON (22)
 - TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (37)
 - LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (191)
 - LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (62)
 - 1/2" SCREENED ROCK PROS MAHOGANY DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT RECORD DRAWINGS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA _SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

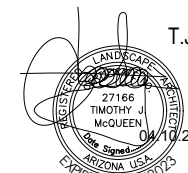


VAL VISTA RETAIL
 3319 S VAL VISTA DRIVE GILBERT ARIZONA
 SEC OF VAL VISTA DRIVE AND S. MARKET STREET
 DATE: 04.10.23 (PRELIMINARY)

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La.01

RKAA# 21253.00



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P. (602)265-0320

EMAIL: timmccqueen@tjma.net



GRADING AND DRAINAGE PLAN

SEC MARKET & VAL VISTA
 GILBERT, ARIZONA

CLIENT:
 RKAA Architects, Inc.

2233 East Thomas Rd
 Phoenix, AZ 85016
 (602) 955-3900



Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills
 Suite 113
 Phoenix AZ 85050
 (602) 788-2616
 www.hxeng.com

- CONSTRUCT STORMTECH MC-7200 UG RETENTION
- CONSTRUCT ONSITE STORM DRAIN
- CONNECT TO EXISTING STORM DRAIN FROM OFFSITE INLET
- REMOVE EXISTING CURB
- NEW ONSITE PAVEMENT
- CONSTRUCT TEMP CURB
- DRAINAGE AREA

- CONSTRUCT PUBLIC 8" WATER
- INSTALL FIRE HYDRANT
- INSTALL WATER METER
- EXISTING FIRE HYDRANT

- INSTALL 6" PRIVATE SEWER SERVICE WITH CLEANOUTS AT 100' AND CLEANOUTS AT ALL HORIZONTAL BENDS
- INSTALL TAP PER MAG STD DET 440-1
- SAWCUT AND REPLACE PAVEMENT

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TWO WORKING DAYS BEFORE YOU DIG.
 CALL FOR THE BLUE STAKES
 1-800-782-5348
 BLUE STAKE CENTER

RELEASE	
DATE	DESCRIPTION
7-23-22	PRELIM GD PLAN
12-1-22	REVISED SITE PLAN
4-13-23	REV SITE PLAN/TOWN COMMENTS

REVISIONS	
NO.	DATE

PROJECT NAME

Val Vista / Market St

PROJECT ADDRESS

S. Market St.
 Gilbert, ARIZONA
 85297

PROJECT AREA

HELIX JOB NUMBER

684

SHEET TITLE

G/D PLAN

SHEET

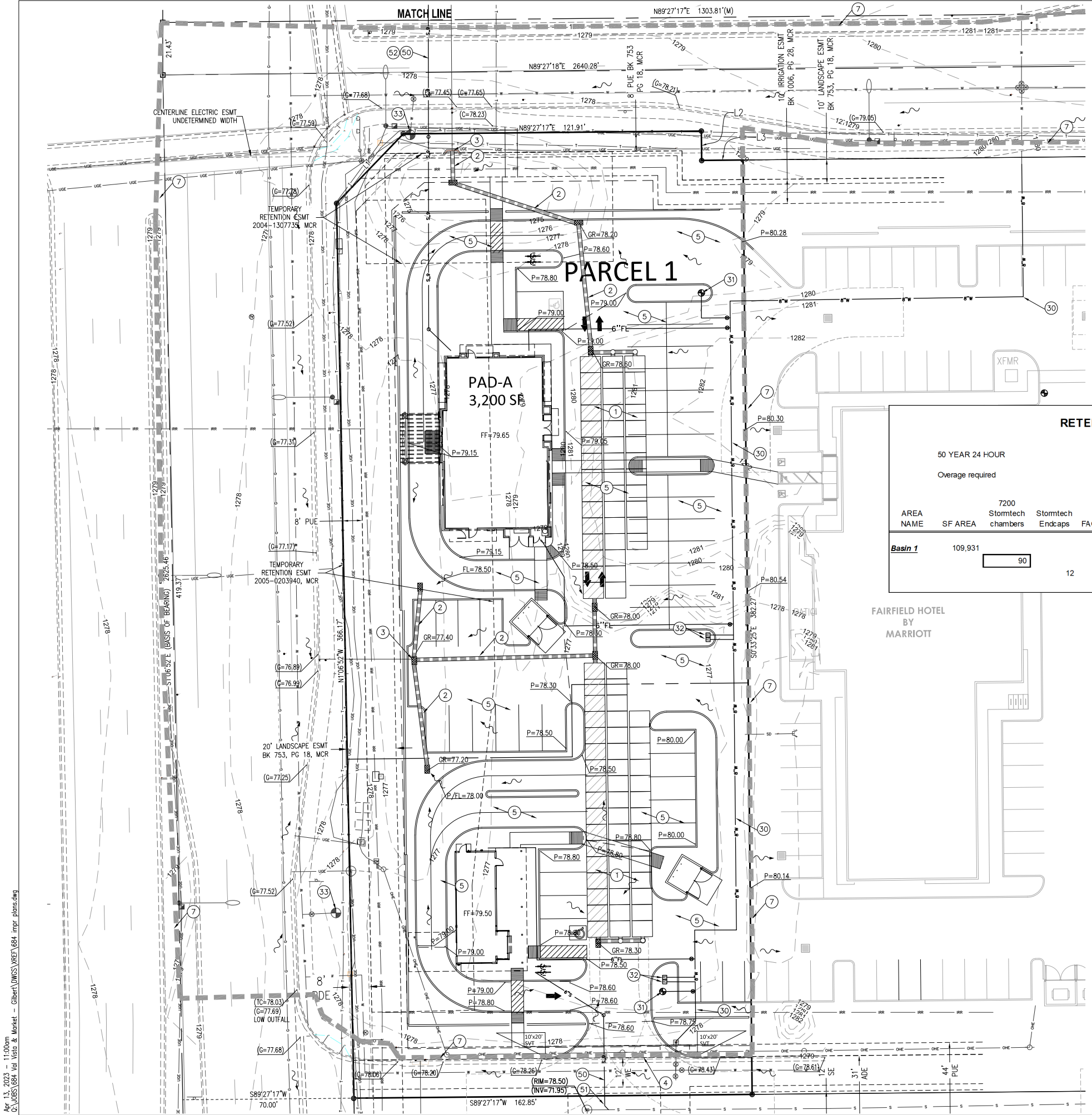
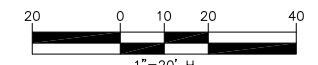
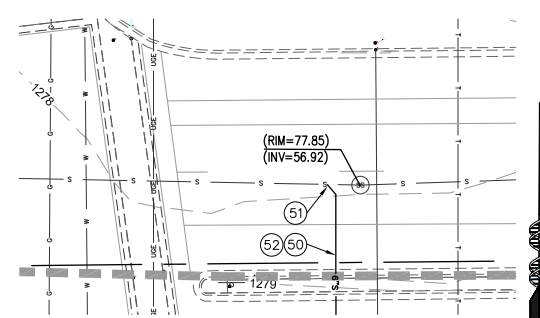
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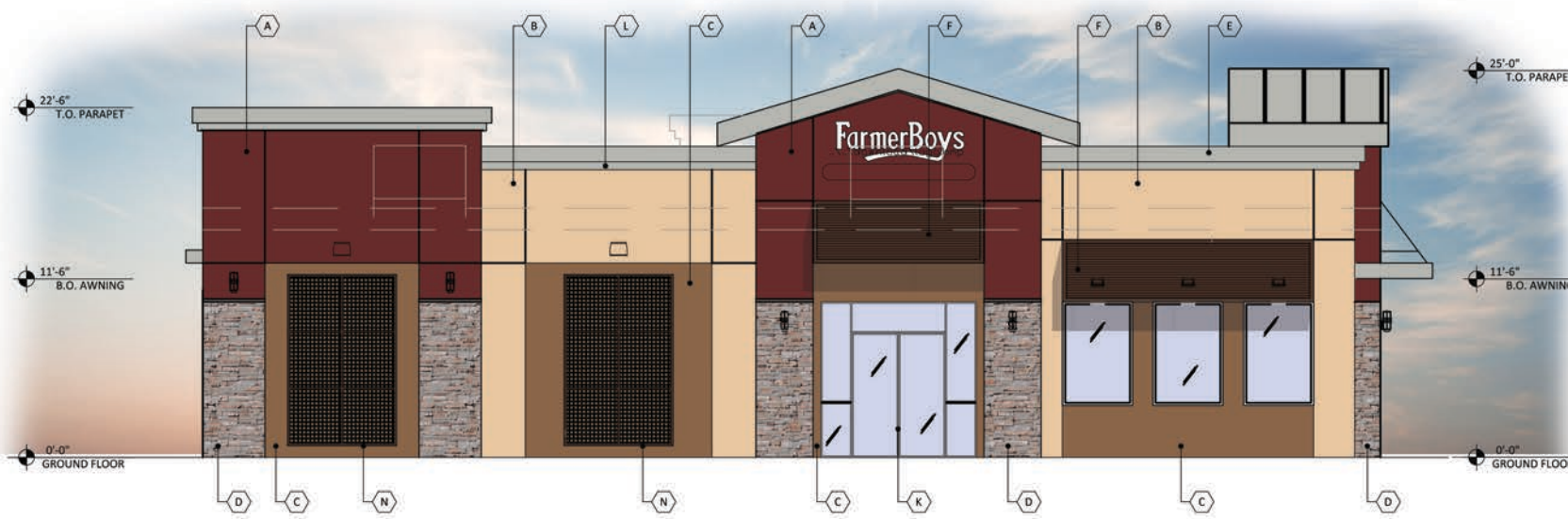
1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"

RETENTION CALCULATIONS											
50 YEAR 24 HOUR		3 INCHES 0.2500 NOAA VERIFIED									
Overage required		0%									
AREA NAME	SF AREA	7200 Stormtech chambers	Stormtech Endcaps	C FACTOR	DEPTH	OVERAGE REQD	VOL REQUIRED	VOL PROVIDED	excess	Comments	Dryup Time using 0.1 cfs per drywell
Basin 1	109,931	90	12	0.90	0.2500		24,734	24,057	1,384	2.9%	2.0
								25,441	-706		

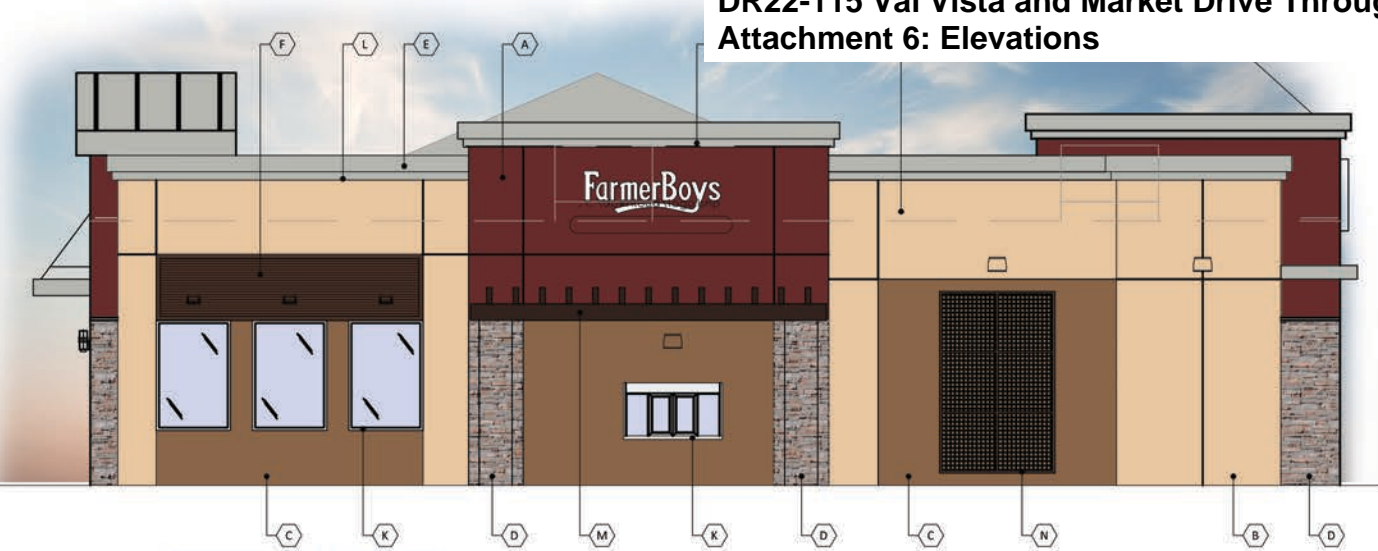


Apr 13, 2023 - 11:00am
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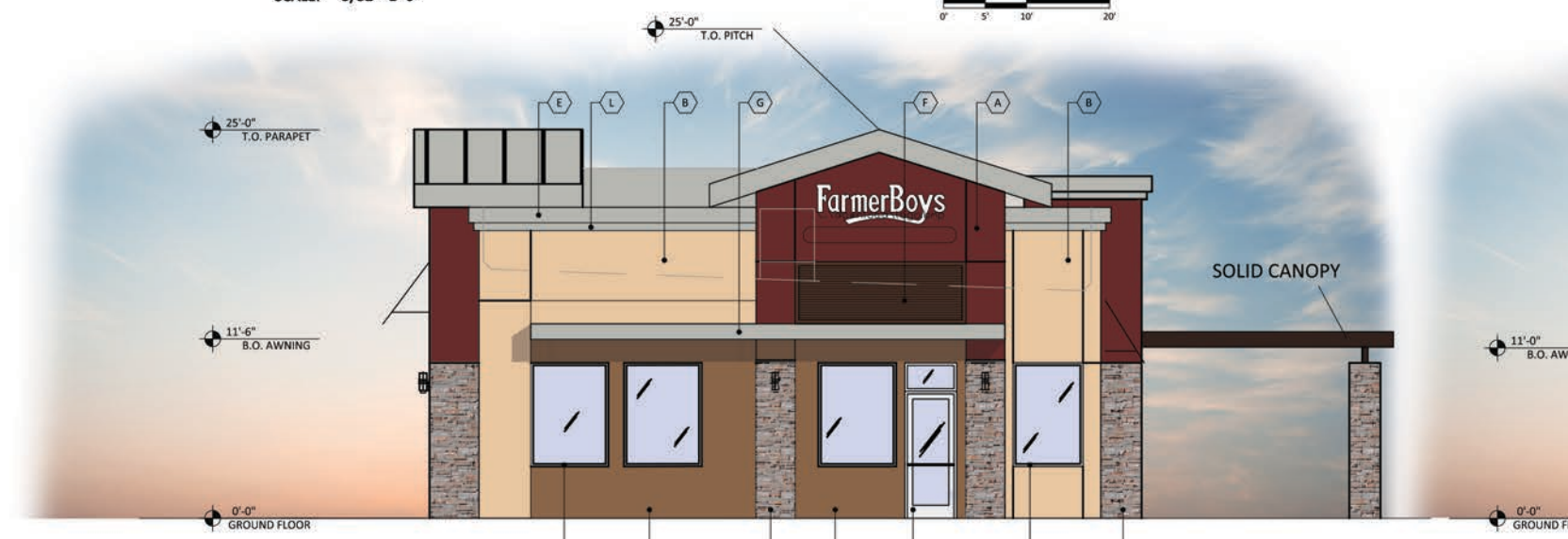
EAST ELEVATION

SCALE: 3/32"=1'-0"



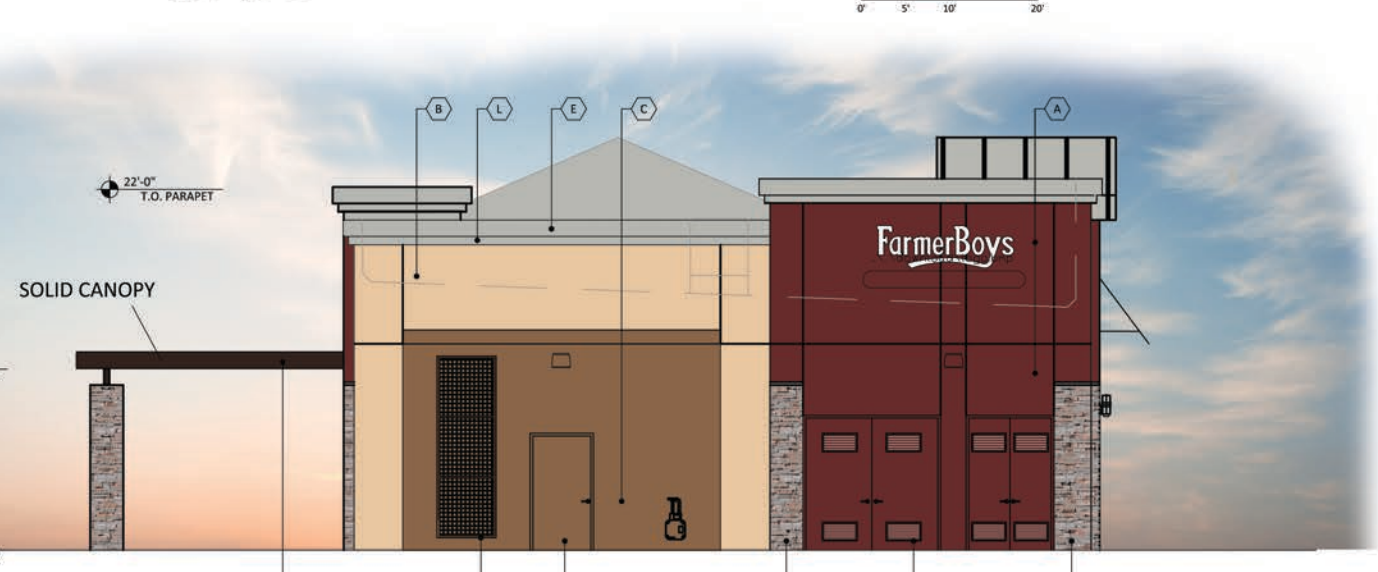
NORTH ELEVATION

SCALE: 3/32"=1'-0"



SOUTH ELEVATION

SCALE: 3/32"=1'-0"



WEST ELEVATION

SCALE: 3/32"=1'-0"

MATERIAL AND COLORS

- | | | | |
|---|---|--|---|
| A PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: SUN DRIED TOMATO SW7585 | E PAINTED METAL CAP FLASHING:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS SW 7658 | I PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SUN DRIED TOMATO SW7585 | M STAINED WOOD CANOPY:
MFG: REDWOOD DIMENSIONAL LUMBER
FINISH: BEST REDWOOD-1905 HEART STAIN PREMIUM SEALANT |
| B PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: COMPATIBLE CREAM SW6387 | F PAINTED METAL BERMUDA AWNING:
MFG: SHERWIN WILLIAMS
COLOR: FRENCH ROAST SW 6069 (TO MATCH) | J PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: CRAFT PAPER SW6125 | N METAL SCREEN:
MFG: GREEN SCREEN
COLOR: SHERWIN WILLIAMS |
| C PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: CRAFT PAPER SW6125 | G PAINTED METAL AWNING:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS SW 7658 | K MULLIONS:
MFG: KAWNEER ALUMINUM
COLOR: CLEAR | |
| D STONE VENEER:
MFG: CORONADO STONE
FINISH: OLD COUNTRY LEDGE
COLOR: SHASTA | H PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SUN DRIED TOMATO SW7585 | L PAINTED STUCCO CORNICE:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS SW 7658 | |

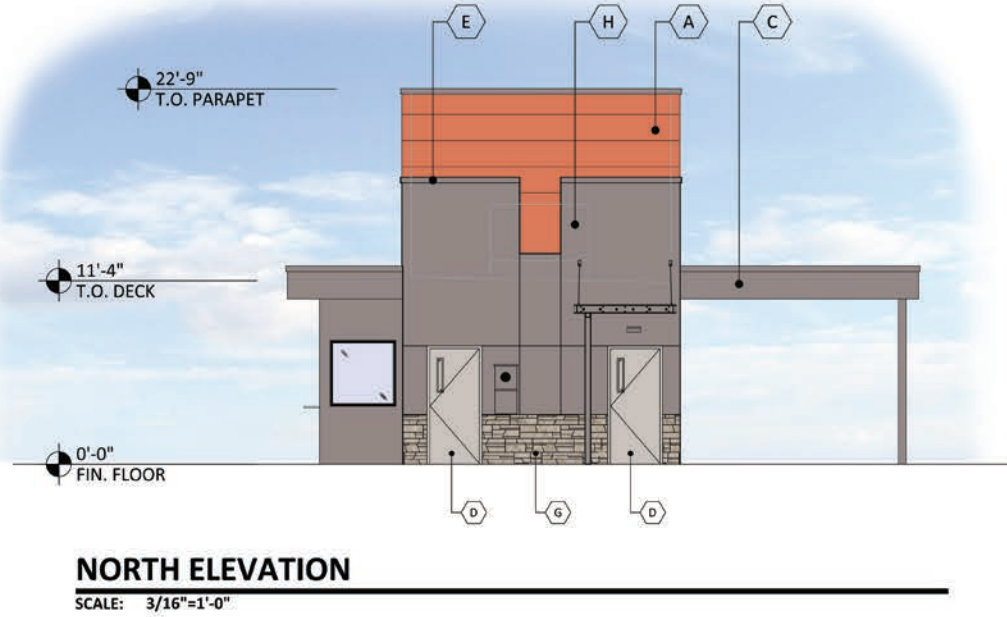
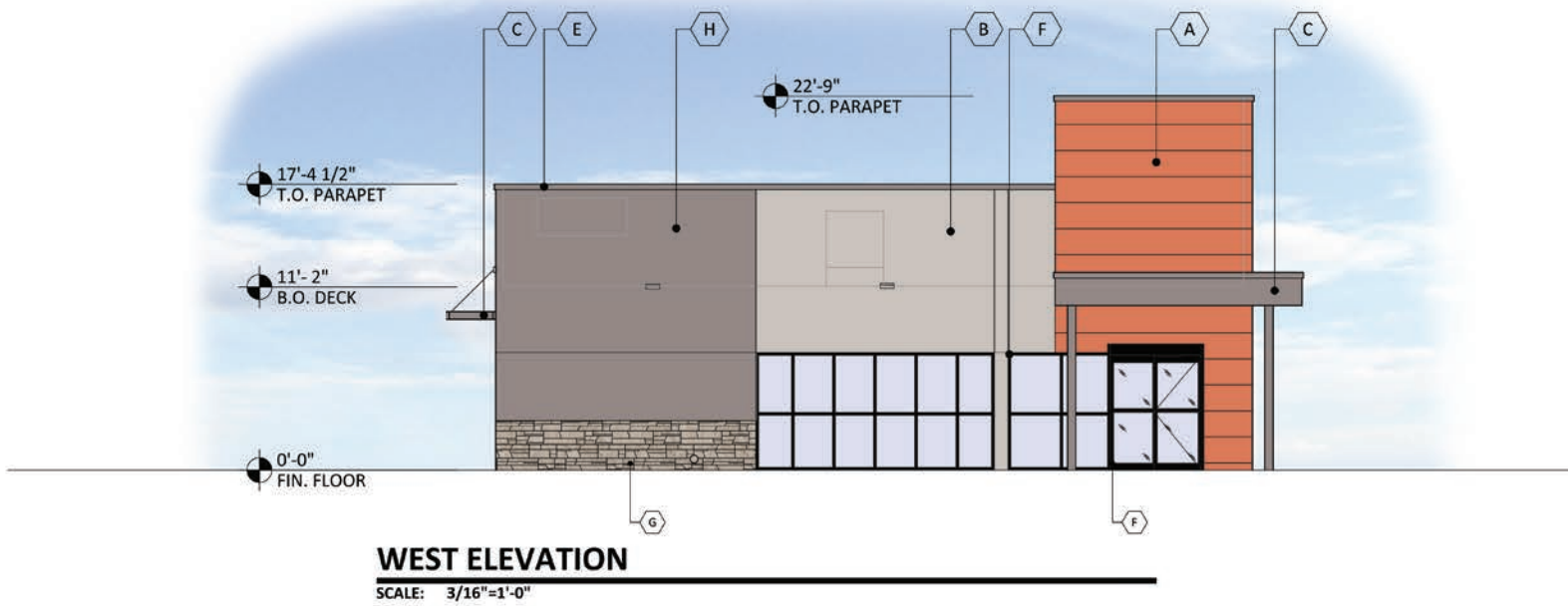
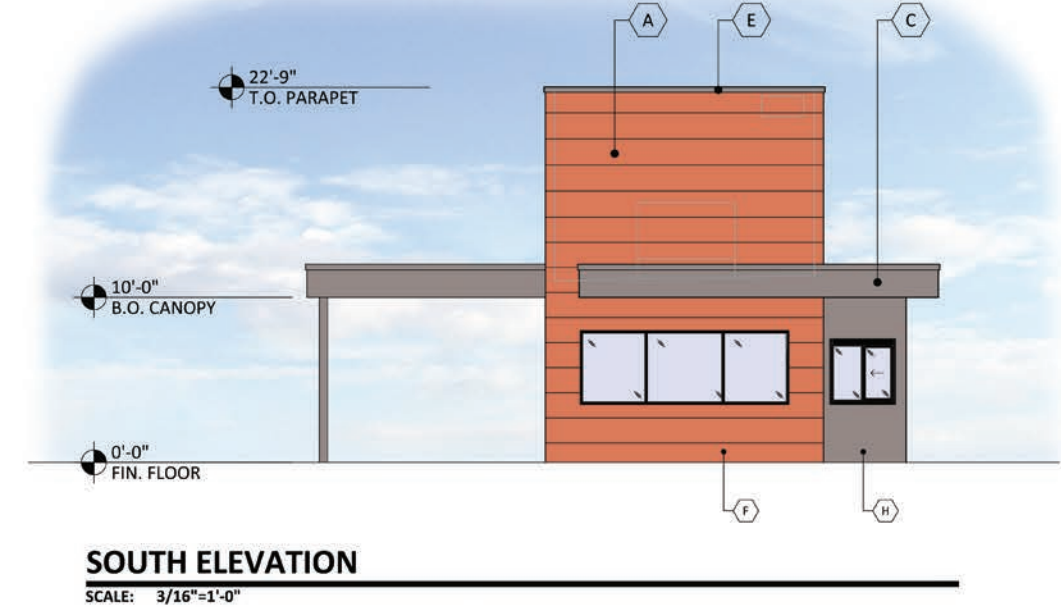
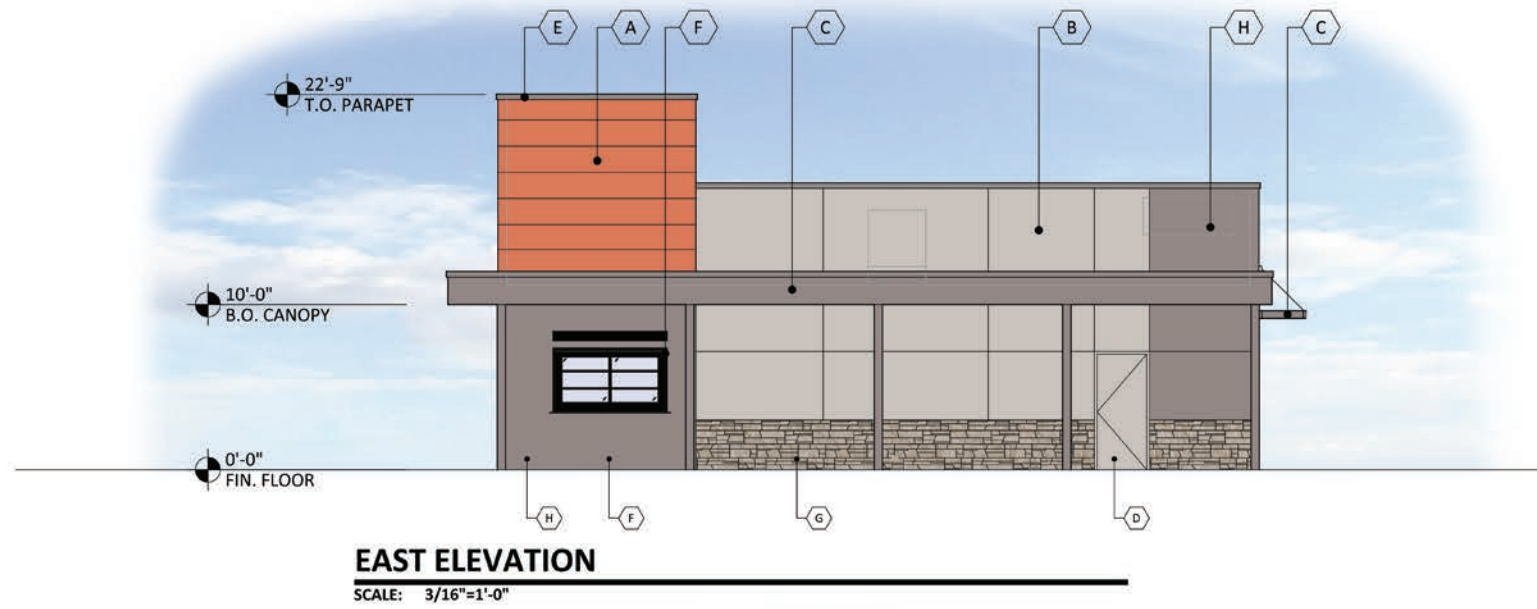
PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
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CONTACT: NEIL FEASER
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E-MAIL: nfeaser@rkaa.com

VAL VISTA RETAIL
3309 S VAL VISTA DRIVE GILBERT ARIZONA
SEC OF VAL VISTA DRIVE AND S. MARKET STREET
DATE: 04-06-2023 (PRELIMINARY)

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EL-1
RKAA# 22071.00





MATERIAL AND COLORS

- A PAINTED CLADDING:**
MFG: NICHIIHA
TYPE: ILLUMINATIONS PRIMED PANEL
COLOR: ORANGE
- B PAINTED STUCCO:**
MFG: EIFS
COLOR: NAC 185223 TWILIGHT GRAY
- C PAINTED METAL AWNING:**
COLOR: NAC 186231 BLACK BEAN SOUP
- D PAINTED METAL DOORS:**
COLOR: PAINT TO MATCH NAC 185223 TWILIGHT GRAY
- E PARAPET CAP:**
COLOR: PAINT TO MATCH NAC 186231 BLACK BEAN SOUP
- F MULLIONS:**
MFG: KAWNEER ALUMINUM
COLOR: BLACK
- G STONE VENEER:**
MFG: EL DORADO STONE
COLOR: CUT COARSE OYSTER
- H PAINTED STUCCO:**
MFG: EIFS
COLOR: NAC 186231 BLACK BEAN SOUP

VAL VISTA RETAIL
3317 S VAL VISTA DRIVE GILBERT ARIZONA
SEC OF VAL VISTA DRIVE AND S. MARKET STREET
DATE: 04-06-2023 (PRELIMINARY)

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EL-2
R K A A # 22071.00

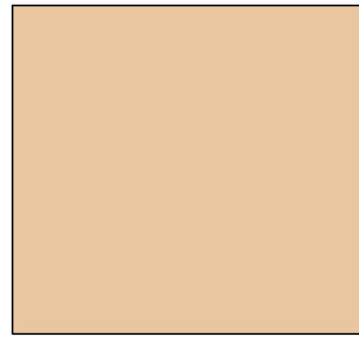
PROJECT DIRECTORY

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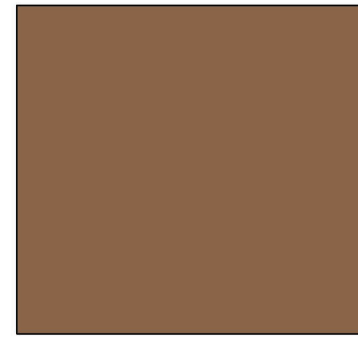




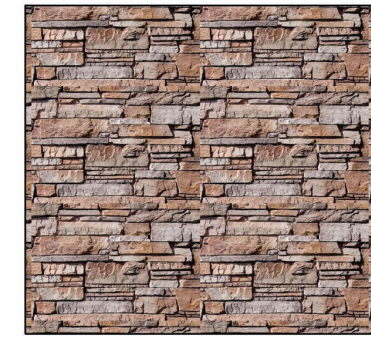
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MFG: SHERWIN WILLIAMS
COLOR: SUN DRIED TOMATO SW7585



B PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: COMPATIBLE CREAM SW6387



C PAINTED STUCCO:
MFG: SHERWIN WILLIAMS
COLOR: CRAFT PAPER SW6125



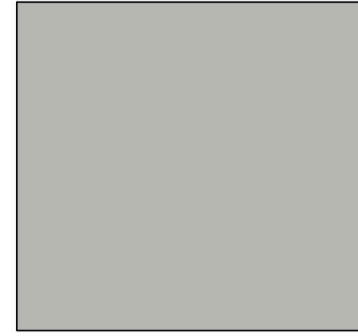
D STONE VENEER:
MFG: CORONADO STONE
FINISH: OLD COUNTRY LEDGE
COLOR: SHASTA



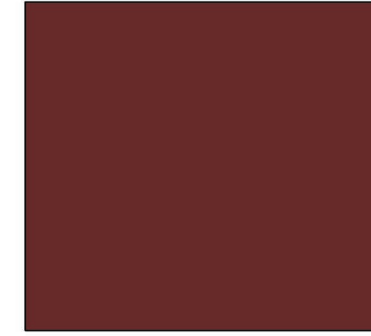
E PAINTED METAL CAP FLASHING:
MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS SW 7658



F PAINTED METAL BERMUDA AWNING:
MFG: SHERWIN WILLIAMS
COLOR: FRENCH ROAST SW 6069 (TO MATCH)



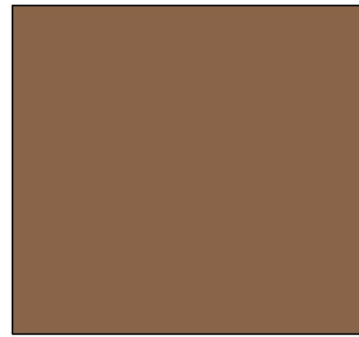
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MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS SW 7658



H PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: SUN DRIED TOMATO SW7585



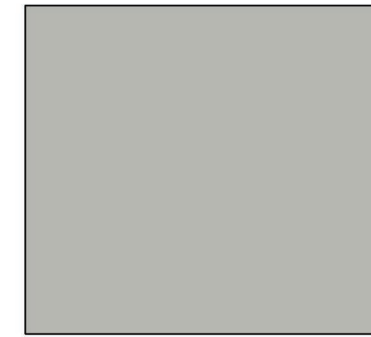
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MFG: SHERWIN WILLIAMS
COLOR: SUN DRIED TOMATO SW7585



J PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: CRAFT PAPER SW6125



K MULLIONS:
MFG: KAWNEER ALUMINUM
COLOR: CLEAR



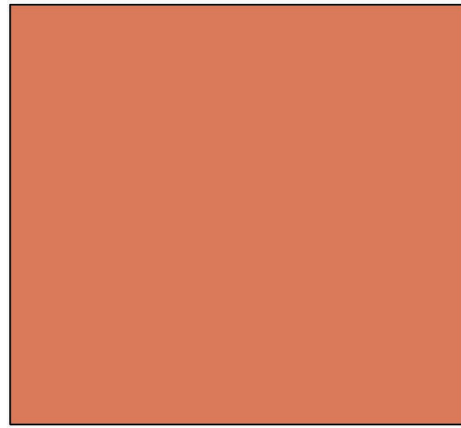
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MFG: SHERWIN WILLIAMS
COLOR: GRAY CLOUDS SW 7658



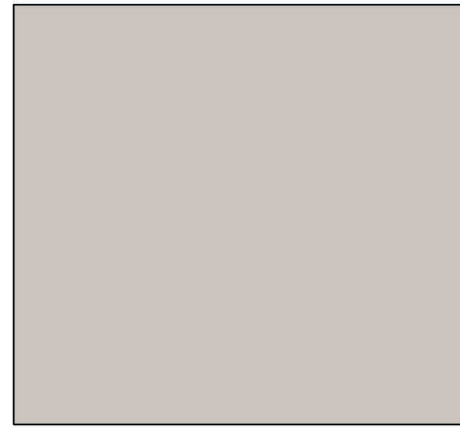
M STAINED WOOD CANOPY:
MFG: REDWOOD DIMENSIONAL LUMBER
FINISH: BEST REDWOOD-1905 HEART STAIN
PREMIUM SEALANT



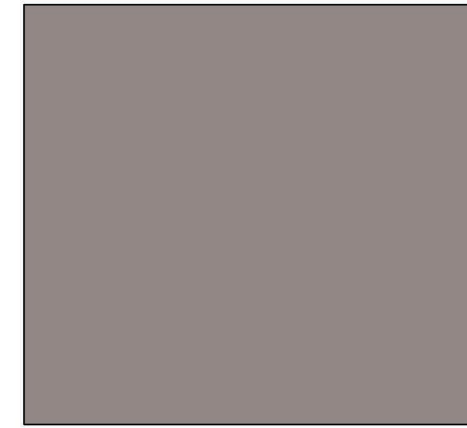
N METAL SCREEN:
MFG: GREEN SCREEN
COLOR: SHERWIN WILLIAMS



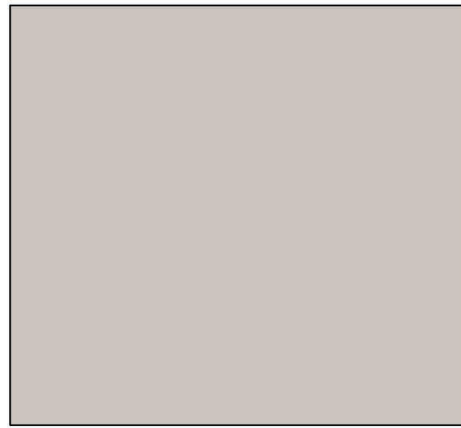
A PAINTED CLADDING:
 MFG: NICHHA
 TYPE: ILLUMINATIONS PRIMED PANEL
 COLOR: ORANGE



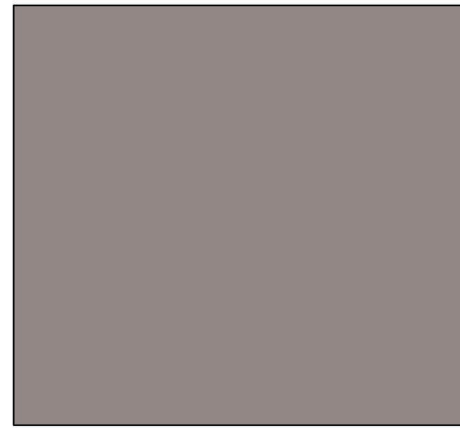
B PAINTED STUCCO:
 MFG: EIFS
 COLOR: NAC 185223 TWILIGHT GRAY



C PAINTED METAL AWNING:
 COLOR: NAC 186231 BLACK BEAN SOUP



D PAINTED METAL DOORS:
 COLOR: PAINT TO MATCH NAC 185223 TWILIGHT GRAY



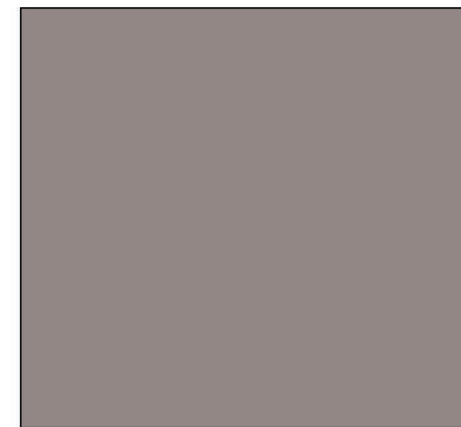
E PARAPET CAP:
 COLOR: PAINT TO MATCH NAC 186231 BLACK BEAN SOUP



F MULLIONS:
 MFG: KAWNEER ALUMINUM
 COLOR: BLACK



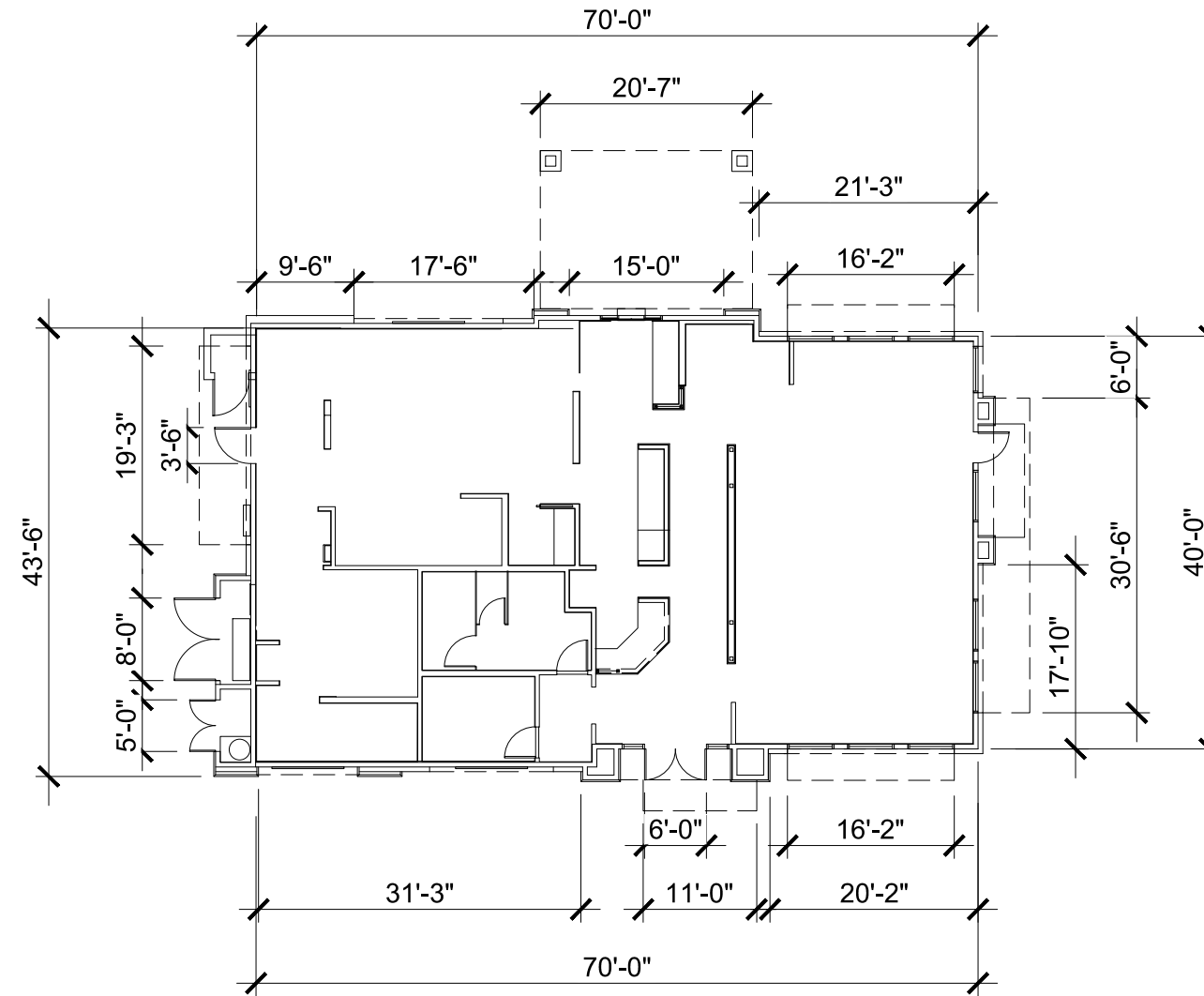
D STONE VENEER:
 MFG: ELDORADO STONE
 COLOR: CUT COARSE OYSTER



D PAINTED STUCCO:
 MFG: EIFS
 COLOR: NAC 186231 BLACK BEAN SOUP

PROJECT DIRECTORY

ARCHITECT:
RCAA ARCHITECTS, INC.
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FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com



FLOOR PLAN

SCALE: 1/8"=1'-0"

VAL VISTA RETAIL
3319 S VAL VISTA DRIVE GILBERT ARIZONA
SEC OF VAL VISTA DRIVE AND S. MARKET STREET
DATE: 04-06-2023 (PRELIMINARY)

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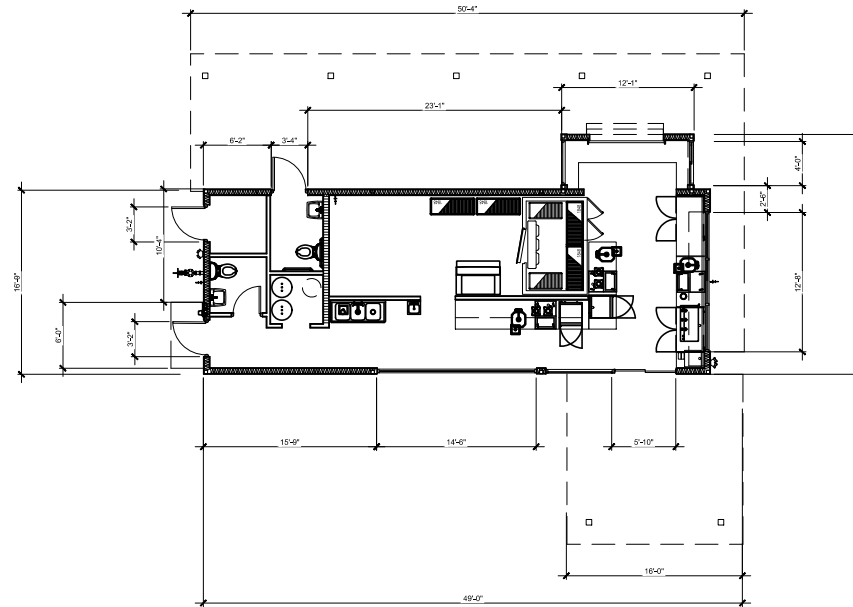
FP-1

RKAA# 22071.00



PROJECT DIRECTORY

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FLOOR PLAN

SCALE: 1/8"=1'-0"

VAL VISTA RETAIL
3319 S VAL VISTA DRIVE GILBERT ARIZONA
SEC OF VAL VISTA DRIVE AND S. MARKET STREET
DATE: 04-06-2023 (PRELIMINARY)

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FP-2

RKAA# 22071.00



COMcheck Software Version 4.1.5.5
Exterior Lighting Compliance Certificate

Project Information
 Energy Code: 2018 IECC
 Project Title: VAL VISTA RETAIL
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: 3319 S VAL VISTA DRIVE GILBER, AZ
 Owner/Agent: Designer/Contractor:

Area/Surface Category	Quantity	B Allowed Watts / Unit	C Tradable Wattage	D Allowed Watts (B X C)
PAD A (Illuminated area of facade wall or surface)	2808 f2	0.07	No	211
PAD B (Illuminated area of facade wall or surface)	1176 f2	0.07	No	88
PAD A (Parking area)	11881 f2	0.04	Yes	475
PAD B (Parking area)	6730 f2	0.04	Yes	269
PAD B (Entry canopy)	407 f2	0.25	Yes	102
Total Tradable Watts (a) =				946
Total Allowed Watts =				1145
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps / Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
PAD A (Illuminated area of facade wall or surface 2808 f2): Non-tradable Wattage				
LED 3: M: WALL SCONCE: Other:	1	6	14	85
LED 4: T3: WALL SCONCE: Other:	1	2	8	17
LED 5: W1: WALL SCONCE: Other:	1	6	12	71
LED 6: T2: WALL SCONCE: Other:	1	1	16	16
LED 7: T1: WALL SCONCE: Other:	1	4	31	122
PAD B (Illuminated area of facade wall or surface 1176 f2): Non-tradable Wattage				
LED 2: WL: WALL SCONCE: Other:	1	3	57	170
PAD A (Parking area 11881 f2): Tradable Wattage				
LED 10: SB2: DOUBLE HEAD POLE LIGHT: Other:	2	1	140	140
LED 9: SB: SINGLE HEAD POLE LIGHT: Other:	1	1	70	70
LED 8: SA: SINGLE HEAD POLE LIGHT: Other:	1	2	70	140
PAD B (Parking area 6730 f2): Tradable Wattage				
LED 1: SA: SINGLE HEAD POLE LIGHT: Other:	1	2	70	140
PAD B (Entry canopy 407 f2): Tradable Wattage				
LED 11: S: STRIP LIGHT: Other:	1	9	40	357
Total Tradable Proposed Watts =				847

Project Title: VAL VISTA RETAIL
 Data filename: Z:\Shared01_Projects\2022\22431_RKAA_Val Vista Retail (DR)\01_Construction Documents\ENERGY\22431_IECC.cck
 Report date: 11/17/22
 Page 1 of 6

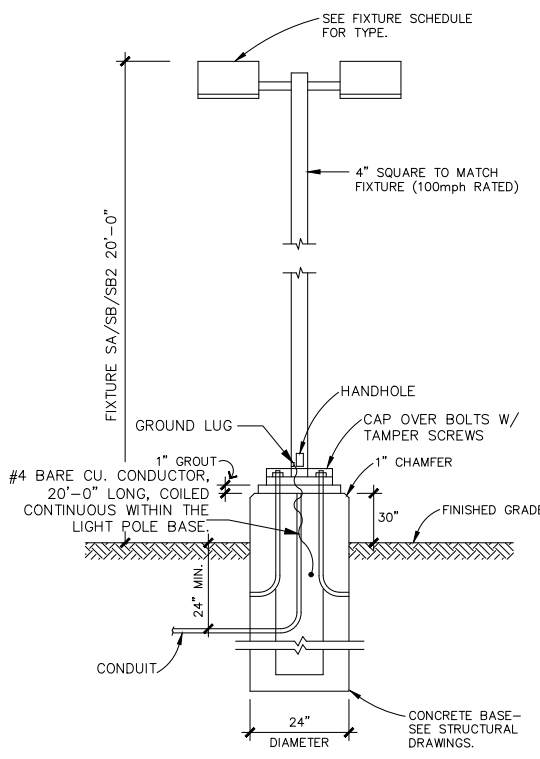
Exterior Lighting PASSES: Design 20% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

BAILEY HEYSER, P.M. *Signature* Bailey Heyser 11/17/2022
 Name - Title Signature Date

Project Title: VAL VISTA RETAIL
 Data filename: Z:\Shared01_Projects\2022\22431_RKAA_Val Vista Retail (DR)\01_Construction Documents\ENERGY\22431_IECC.cck
 Report date: 11/17/22
 Page 2 of 6



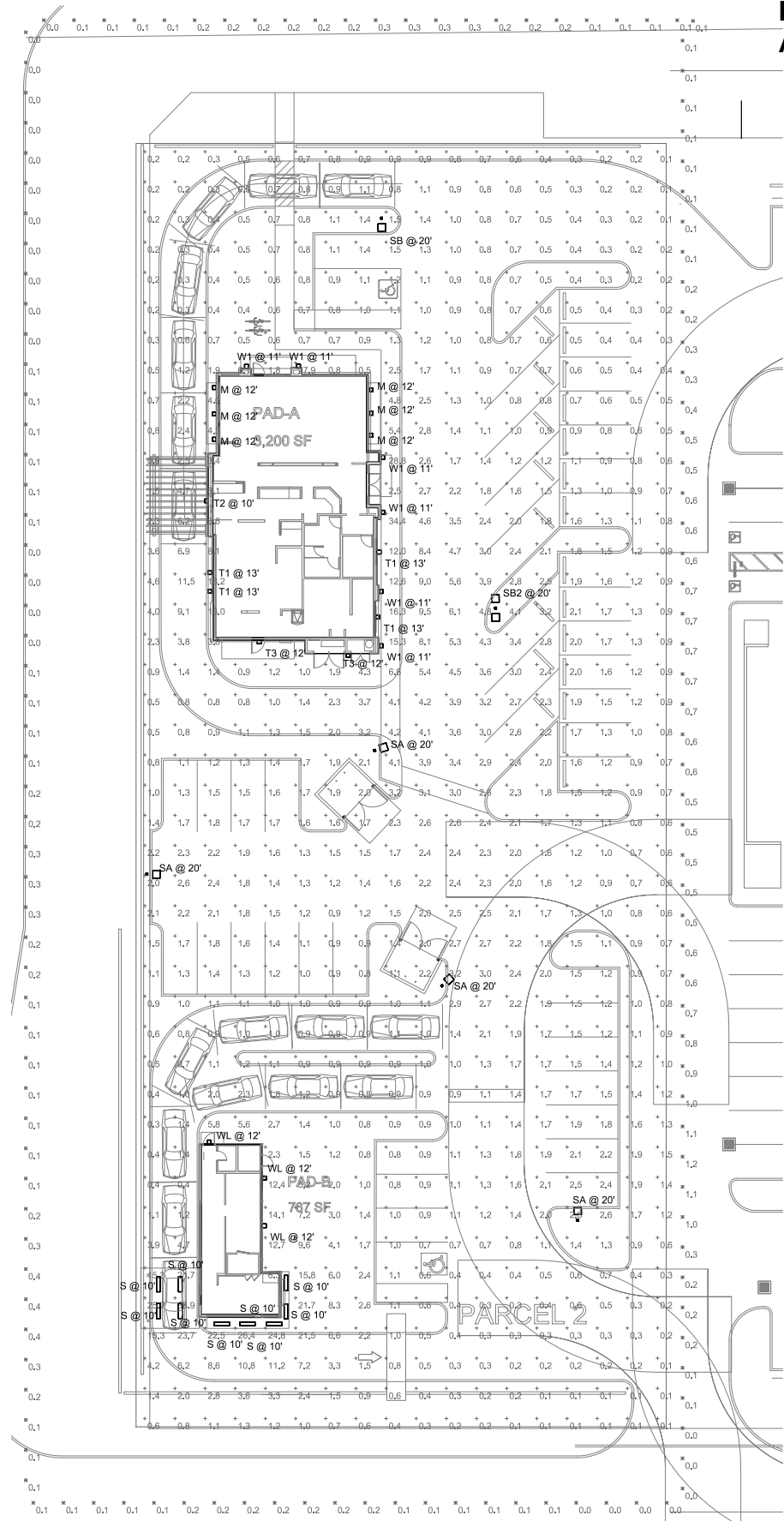
LIGHT POLE AND FIXTURE 'SA/SB/SB2'

N.T.S.

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO ARCHITECTURAL SHEETS FOR POLE BASE DETAILS.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	X	0,2 fc	1,2 fc	0,0 fc	N/A	N/A
Site Lighting	+	2,3 fc	38,9 fc	0,1 fc	389,0:1	23,0:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
M	M	6	RAB LIGHTING, INC.	ENTRA12Y	CAST FINNED BROWN PAINTED METAL HOUSING, FORMED WHITE PAINTED METAL REAR REFLECTOR, MOLDED PLASTIC UPPER REFLECTOR WITH SPECULAR FINISH, 1 WHITE CIRCUIT BOARD WITH ONE 3X3 LED ARRAY, MOLDED CLEAR PLASTIC FRONT COVER WITH HOLOGRAPHIC LENSED SECTION AND BROWN PAINTED INTERIOR TOP, SIDE, AND LOWER SECTIONS. SIDE AND UPPER FRONT EXTERIOR SECTIONS ARE TEXTURED.	9	97	1	14.2
T3	T3	2	RAB Lighting Inc.	BRISKS11L-730	LED	1	1153	1	8.4777
W1	W1	6	RAB LIGHTING INC. RC LIGHTING	CDL2(WD, S, PC, PS)-10W203030-COULENS	EXTRUDED BLACK PAINTED ALUMINUM HOUSING, 1 WHITE CIRCUIT BOARD WITH ONE LED, POLYCARBONATE TIR LENS ON TOP OF THE LED, ALUMINUM TRIM DOOR WITH GLASS LENS.	1	714	1	11.8
T2	T2	1	RAB LIGHTING INC. RC LIGHTING	SLIM12Y	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	1	1914	1	15.9
T1	T1	4	RAB LIGHTING INC. RC LIGHTING	SLIM26Y.SLIM26Y/D10	CAST BROWN PAINTED FINNED METAL HOUSING, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL LENS FRAME.	1	3566	1	30.6
SA	SA	4	Lithonia Lighting	DSX1 LED P2 30K T4M MVOLT	DSX1 LED P2 30K T4M MVOLT	1	8083	1	70
SB	SB	1	Lithonia Lighting	DSX1 LED P2 30K T5W MVOLT	DSX1 LED P2 30K T5W MVOLT	1	8517	1	70
SB2	SB2	1	Lithonia Lighting	DSX1 LED P2 30K T5W MVOLT	DSX1 LED P2 30K T5W MVOLT	1	8517	1	140
S	S	9	Jiangsu Ever-Se Lighting Co., Ltd	Direct Linear Ambient Luminaires	ETLSN-S-4FT/FG40/YDM 850(A3+B3)	1	5241	1	39.68
WL	WL	3	ELITE	OWP-NC-2014-ED-6000L-MVOLT-41K-SZ		1	6624	1	56.8



PHOTOMETRIC SITE PLAN-PAD A & PAD B

SCALE: 1"=20'-0"



PHOTOMETRIC SITE PLAN- PAD A & PAD B

VAL VISTA RETAIL
 3319 S VAL VISTA DRIVE GILBERT ARIZONA
 SEC OF VAL VISTA DRIVE AND S. MARKET STREET
 DATE: 7-7-2022 (PRELIMINARY)

E0.1

RKAA# 21253.00



ARDEBILI Engineering | Project Number: 22431 | Project Manager: BH
 7328 E Stetson Dr., Scottsdale, AZ 85251
 P: 480.626.7072 | ardebiling.com



December 14, 2022

To:
City of Gilbert Planning Department
Gilbert, Arizona

From:
RKAA Architects, Inc.
2233 East Thomas Road
Phoenix, AZ 85016

RE: Design Review

Project Narrative: Retail and Restaurants

The Proposed site is located on the SEC of Val Vista Dr. and S Market St. in Gilbert, Arizona. We are submitting this project narrative along with an application for a Design Review Equal to or Greater than 5 Acres submittal for the above-referenced project.

The subject site is approximately 64,369 SF (1.47 acres) in size. The Maricopa County Assessor Parcel Number for this Property is 304-53-560. The site is zoned RC and is currently a vacant lot. The site is bordered by S Val Vista Dr. to the west, S Market St. to the north, a vacant lot zoned R-3 to the east, and an office building zone R-3 to the south. The goal of this project is to develop this site for two drive-thru restaurants at 3,200 S.F. and 767 S.F.

We believe that the proposed project use is consistent with the plans and goals of the city. We look forward to working with the City of Gilbert.

Regards,

Neil Feaser, AIA NCARB
RKAA Architects, Inc.

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Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
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San Clemente, CA 92672
Office: (949) 954-8785

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Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP