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Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER *EC*
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 1, 2023

SUBJECT: DR23-88, FAST MARKET GAS STATION

STRATEGIC INITIATIVE: Exceptional Built Environment

Development of this site will allow for additional neighborhood services.

REQUEST

DR23-88 FAST MARKET: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.94 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Request for input only. No motion required.

APPLICANT

Company: Land Development Consultants LLC
Name: Michael Scarbrough
Address: 11811 N Tatum Blvd St 4055
Phoenix, AZ 85028
Phone: 602-850-8101
Email: mike@ldcaz.com

OWNER

Company: GPM RE LLC
Address: 8565 Magellan Pkwy Unit 400
Richmond, VA 23227

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 24, 2002</i>	Town Council approved Z00-28, San Tan Estates PAD, Ordinance No.1403.
<i>February 15, 2005</i>	Town Council approved Z04-19, a modification to San Tan Estates PAD, Ordinance No. 1629.
<i>March 24, 2011</i>	Town Council approved Z11-01, a modification to San Tan Estates, Ordinance No. 2321.
<i>June 3, 2015</i>	Planning Commission recommended approval of Z15-08 and approved UP15-07 for a congregate care facility subject to conditions and the approval of Z15-08.
<i>June 25, 2015</i>	Town Council approved Z15-08 DeRito Spectrum Planned Area Development, Ordinance No. 2542.
<i>March 24, 2016</i>	Town Council approved rezoning for Z15-24 Spectrum Care, Ordinance No. 2575.
<i>May 12, 2016</i>	Design Review Board approved DR16-03 Spectrum Care (The Enclave at Gilbert Senior Living), this approval included the master site plan and design guidelines for the center.
<i>September 22, 2016</i>	Staff administratively approved the Design Review for DR16-21 CST Store/Valero on the hard corner of Val Vista and Queen Creek.
<i>February 6, 2019</i>	Planning Commission approved DR18-186 Val Vista and Queen Creek Retail on the subject site and DR18-182 Val Vista & Queen Creek, Lot 3 on the western portion of the master site plan.
<i>April 3, 2019</i>	Planning Commission approved DR18-193 Superstar Car Wash, which included a new car wash and future commercial pad on the western portion of the master site plan.

Overview

The subject site is approximately 2.94 acres and is located at the southeast corner of Val Vista Drive and Queen Creek Road. The applicant is proposing a new stand-alone 5,676 sf convenience store and fueling facility.

The site is part of an existing overall master site plan approved in 2016, lot 2 within the master site plan, which also includes design guidelines specific to the mixed-use center. The anchor of the center is the Enclave at Gilbert Senior Living which is located directly south of the subject site and finished construction in 2018. The greater site area has seen the development of a Super Star Car Wash, Black Rock Coffee, and retail shops. The subject site received approval in 2016 for a CST Corner Store and fueling facility, but the site was never developed, and the approval has since expired.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >2-3.5 DU/Acre	Single Family-35 (SF-35)	Queen Creek Road then Vacant
South	Shopping Center (SC)	Shopping Center (SC) PAD	The Enclave at Gilbert Senior Living
East	Public Facilities/Institutional (PF/I)	Public Facilities/Institutional (PF/I)	Key Biscayne Dr. then Perry High School
West	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant (previously approved CST/Valero)
Site	Shopping Center (SC)	Shopping Center (SC) PAD	Vacant

Project Data Table

Site Development Regulations	Standards per LDC and Ord. 2575	Proposed
Maximum Building Height (ft.)/(Stories)	35'/3 Stories	20'
Minimum Building Setback (ft.)		
Front (Queen Creek)	25'	188'
Side (Val Vista)	20'	130'

Side (non-residential)	0' (internal to master site plan)	199'
Rear	0' (internal to master site plan)	54'
Minimum Required Perimeter Landscape Area (ft.)		
Front (Queen Creek)	50'x 250' then 25'	50'x 250'
Side (Val Vista)	50'x 250' then 20'	50'x 250'
Rear	0' (internal to master site plan)	0'
Landscaping (% of net lot area)	15%	(applicant to provide with next submittal)
Off-Street Parking and Loading	1:100sf (57 spaces)	57

DISCUSSION

The project is currently in second review and therefore additional comments, beyond what is included in this report, may be brought forward for discussion during the study session meeting.

Site

The applicant is proposing a new stand-alone 5,676 sf convenience store and fueling facility, located on the southeast hard corner of Val Vista Drive and Queen Creek Road. The development will utilize existing access points, a full motion access on Queen Creek Road and a right-in, right-out access on Queen Creek.

The proposed Fast Market Gas station has continued the existing landscape palette and extended pedestrian and vehicular circulation onto the site. Parking surrounds the convenience store building; however, staff has requested that the applicant consider the removal of the parking spaces on the south side of the building along the main drive aisle. 57 parking spaces are provided where 23 are required, and removal of these spaces will reduce conflict with the primary access aisle through the master site.

Landscape

The right-of-way streetscape was installed with the first phase of the master site plan and the proposed landscaping blends with the existing streetscape. Trees include Sweet Acacia, Chinese Pistache and Lacebark Elm to name a few. A diverse variety of shrub, accent, and ground cover plants have been proposed, they

include: Red Bird of Paradise, Purple Hopseed Bush and Desert Ruellia. The plants proposed are the same or similar to existing plants within the center.

Grading and Drainage

The on-site retention is proposed in the form of above-ground retention basins in the street frontage landscape area and an open space area to the east of the Fast Market Building. The proposed grading and drainage plan will generally meet the requirements of the Town of Gilbert's Engineering Division once all first review engineering comments are addressed.

Elevations, Colors, and Materials

The fueling facility includes seven (7) fuel bays with fourteen (14) fuel pumps under a covered canopy and is approximately 180' long, 20' wide, and 17' high. The canopy itself is proposed to be painted to match the building and provides no variation in the canopy itself in colors, materials, or articulation. Staff is requesting revisions to the canopy to better align with Town of Gilbert design guidelines for architectural integration and high-quality design.

There is one (1) building proposed for the site that is approximately 23' in height to the tallest point. The primary building material is Nichiha Tuffblock and Nichiha Fiber Cement Paneling. Along the front, variations in red are used as an accent along with expansive storefront windows. Staff is requesting variation in materials along the rear and side elevations to create additional visual interest as these sides of the building do not have sufficient material or building movement. Staff notes that the rear elevation is highly visible from a primary access drive through the site.

Additionally, staff seeks Planning Commission feedback on whether or not a cultured stone wainscoting around the perimeter base of the building would benefit the overall design. Cultured stone wainscoting can be seen throughout the center and could potentially provide some continuity across the center.

Lighting

There are three (3) lighting types proposed, parking lot, wall mounted, and canopy. All site lighting will be required to comply with Town codes and the design guidelines for the center.

Signage

The subject site is part of an existing Comprehensive Sign Program for Val Vista and Queen Creek (DR17-102). The project will be required to comply with this existing CSP for all signage.

The applicant has requested construction document at-risk. Staff would only support CD at-risk if the applicant is able to address all 1st/2nd review comments prior to CD submittal.

PUBLIC NOTIFICATION AND INPUT

The proposed project will not require public notice as specified under Land Development Code (LDC) Section 6.2.6

If after Study Session, the project has addressed all review comments and those brought forth by the Planning Commission, the project may qualify for an administrative approval.

Per LDC Section 6.6.2.B.n, projects that do not require public notice yet require approval by the Planning Commission/ Design Review Board may be approved administratively after the project is discussed by the Planning Commission/ Design Review Board at a Study Session and final exhibits meet review comments for code requirements.

REQUESTED INPUT

1. Building and Fuel Canopy Elevations

Respectfully submitted,

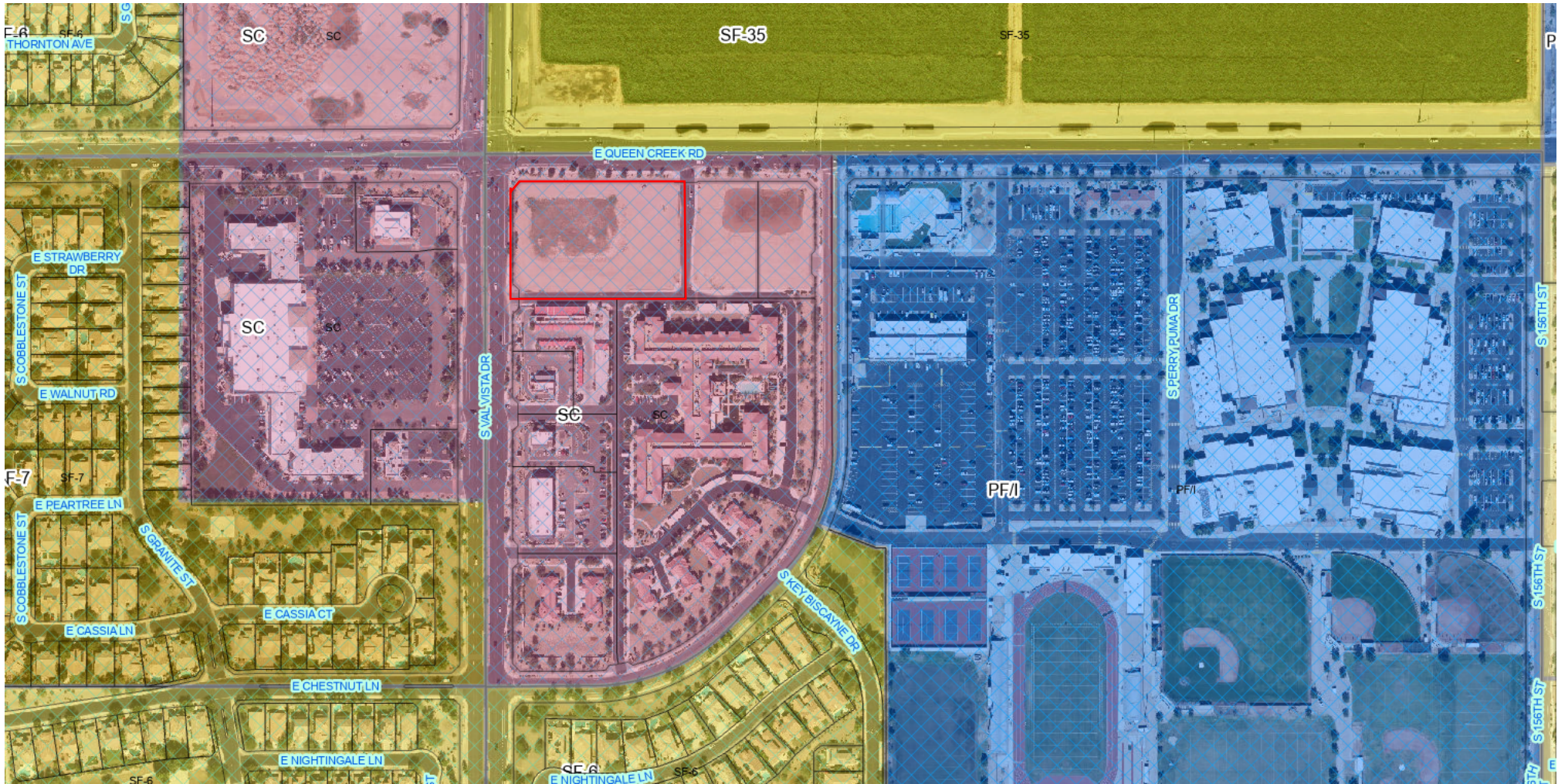


Ashlee MacDonald, AICP
Principal Planner

Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Site Plan
- 4) Landscape
- 5) Grading and Drainage
- 6) Elevations
- 7) Colors and Materials
- 8) Floor Plan
- 9) Lighting
- 10) Applicant's Narrative

DR23-88 Fast Market Gas Station



Address or Intersection

Feature Information

(1 of 1) [Clear](#) [?](#)

304-75-977

Owner Information

Owner Name: GPM RE LLC

Property Address: 1655 E QUEEN CREEK RD GILBERT 85297

Mailing Address: 8565 MAGELLAN PKWY STE 400 RICHMOND VA USA 23227

Deed Number: 20211136940

Sale Date: 10/01/2021

Sale Price: \$15,000

Property Information

Lat/Long: 33.262548, -111.754469

S/T/R: 16 2S 6E

Jurisdiction: GILBERT

Zoning: SC

PUC: 0021

Lot Size (sq ft): 128,193.00

MCR #: 1298-37

Subdivision: ENCLAVE AT GILBERT

Lot #: 5

Floor: 1

Construction Year:

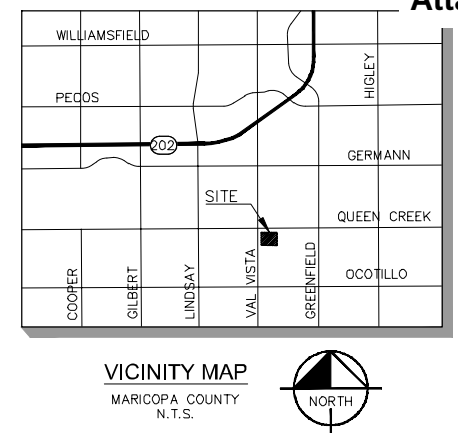
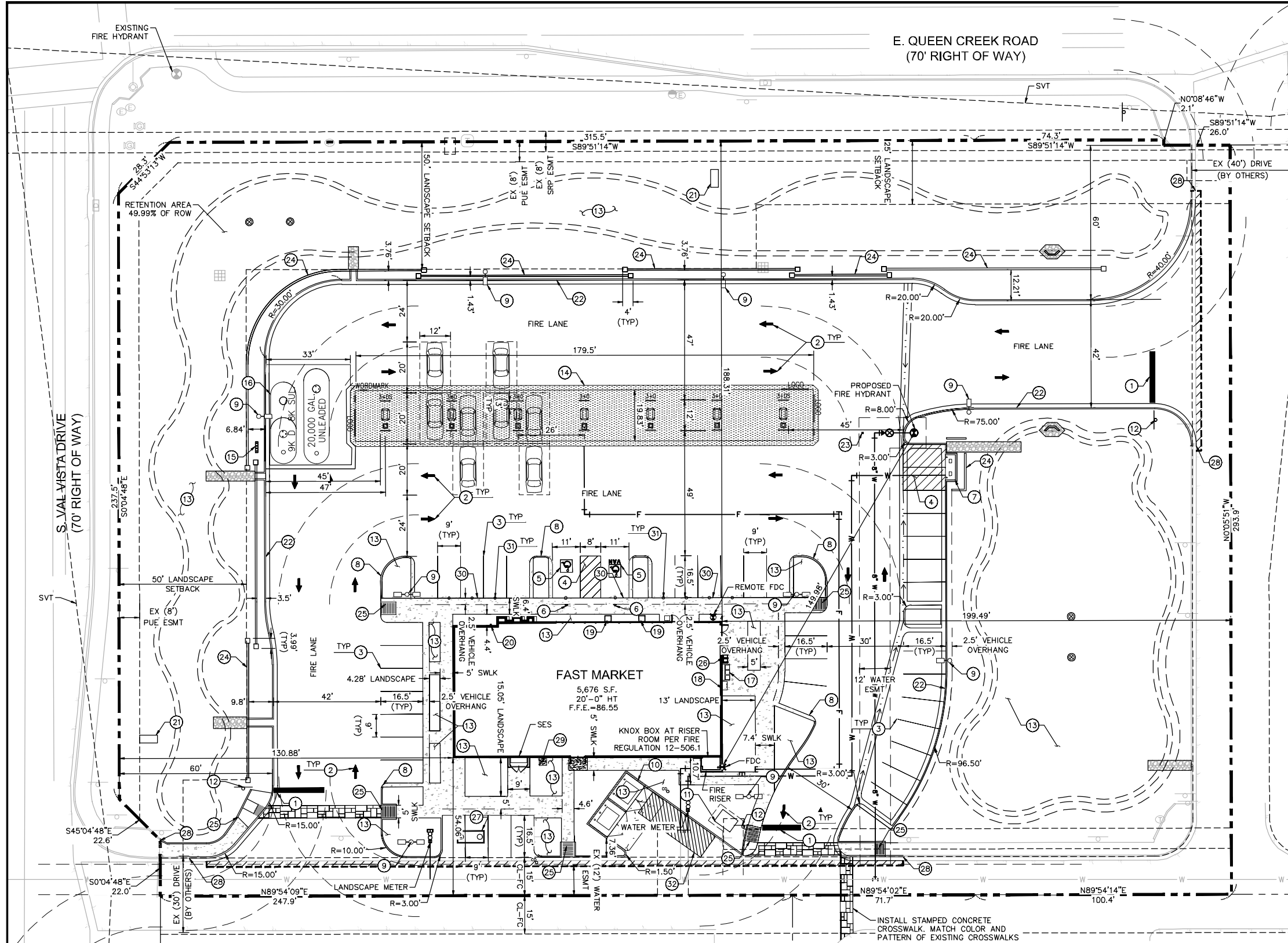
Living Space (sq ft):

Valuation Information

Tax Year:	2024	2023
FCV:	\$ 2,824,200	\$ 2,393,300
LPV:	\$ 942,776	\$ 897,882
Legal Class:	2.R	2.R

Zoom to ...





SITE PLAN GENERAL NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDER GROUND.
- ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
- S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
 - BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
- ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
- PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER: ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR; ROUTED UNDER GROUND.
- ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
- ALL FREESTANDING LIGHT POLES SHALL:
 - BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - BE LOCATED TO AVOID CONFLICT WITH TREES.
- SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
- COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
- ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
- EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

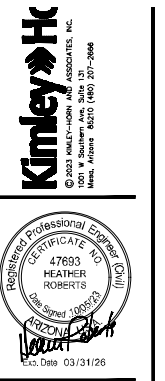
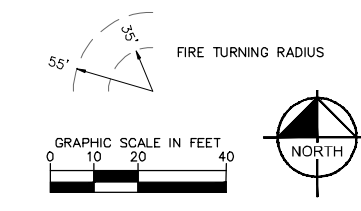
SITE CONSTRUCTION NOTES

- | | | |
|--|--|--|
| 1 18" WIDE WHITE STOP BAR. | 11 TRANSFORMER PER SRP PLANS. | 22 6" CURB AND GUTTER. |
| 2 DIRECTIONAL TRAFFIC ARROW. | 12 30" STOP SIGN PER MUTCD R1-1. | 23 FIRE HYDRANT PAVEMENT MARKER PER TOG STD DET GIL-325. |
| 3 4" WIDE SOLID WHITE PARKING STRIPE. | 13 LANDSCAPE AREA REFERENCE LANDSCAPE PLAN. | 24 SCREEN WALL. |
| 4 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45'. | 14 FUEL CANOPY. | 25 SIDEWALK RAMP @ 8.33% MAX. |
| 5 ACCESSIBLE PARKING PER TOG STD DET GIL-232. | 15 VENT STACKS. | 26 BIKE RACK. |
| 6 HANDICAP SIGNS PER TOG/014 AND TOG/015. REFER TO BASE DETAIL PER GIL-232. | 16 UNDERGROUND FUEL TANKS REFERENCE TANK PLANS. | 27 GREASE TRAP. REFERENCE MEP PLAN FOR CONTINUATION. |
| 7 AIR AND WATER STATION. | 17 EXTERIOR MERCHANDISE, REFERENCE ARCHITECTURAL PLANS. | 28 MATCH EXISTING. |
| 8 6" CURB. | 18 PROPANE MERCHANDISE, REFERENCE ARCHITECTURAL PLANS. | 29 CO2 TANK. |
| 9 SITE LIGHTING LOCATION REF ELECTRICAL AND ARCHITECTURAL PLANS. | 19 EXTERIOR TRASH CANS, REFERENCE ARCHITECTURAL PLANS. | 30 FLUSH CURB. |
| 10 TRASH ENCLOSURE WITH 6' MASONRY SCREEN WALL. ENCLOSURE PER TOG STD DET GIL-181. | 20 EMERGENCY SHUT-OFF SWITCH, REFERENCE ARCHITECTURAL PLANS. | 31 BOLLARD. |
| | 21 MONUMENT SIGN (UNDER SEPARATE PERMIT.) REFER TO SIGN PERMIT FOR INSTALLATION DETAILS. | 32 10' X 30' LOADING AREA. |

SITE DATA TABLE:

ADDRESS:	1655 E QUEEN CREEK RD GILBERT, AZ 85297
NET:	128,191 SF (2.94 AC)
SITE AREA:	
GROSS:	128,191 SF (2.94 AC)
PROPOSED BUILDING AREA:	5,676 SF
TOTAL LOT COVERAGE:	5,676 SF / 128,191 SF = 4.43%
PARKING REQUIRED:	1 SPACE PER 100 SF OF CONVENIENCE RETAIL SALES
ADA REQUIRED:	2 STALLS
PROPOSED STANDARD STALLS:	41 STALLS
PROPOSED ADA STALLS:	2 STALLS
FUEL PUMP SPACES:	28 STALLS
TOTAL PARKING PROVIDED:	71 STALLS
PARCEL NUMBER:	304-75-977
FLOOD ZONE:	X PER 04013C2744M
PROPOSED USE:	FUEL STATION
EXISTING ZONING:	SC
ADJACENT ZONING:	SC
JURISDICTION:	TOWN OF GILBERT

LEGEND

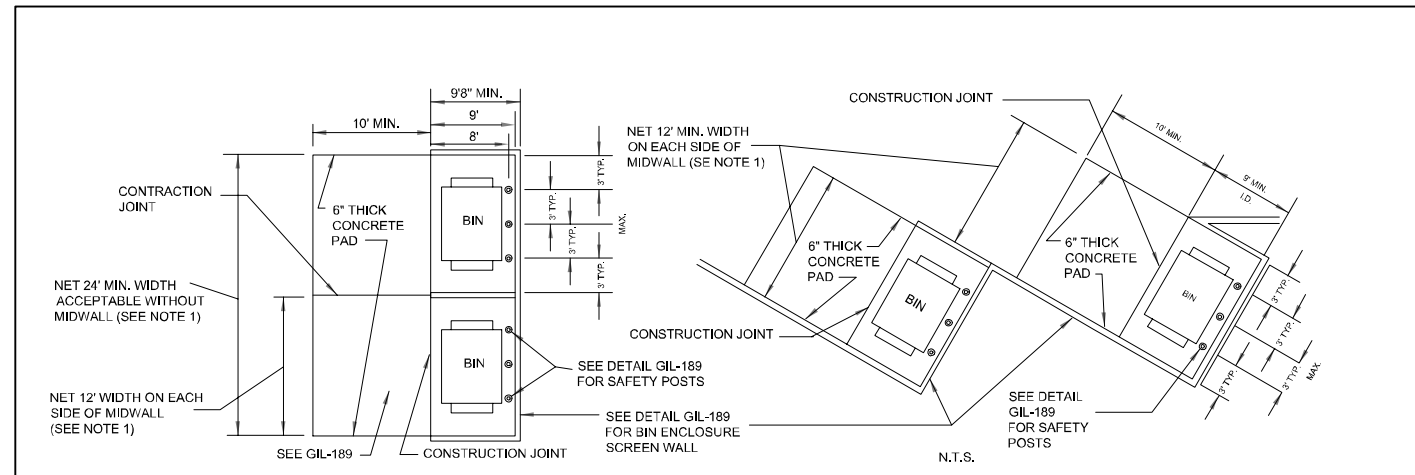


FAST MARKET #4634
1655 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

DATE	REVISIONS

Drawn Checked SJS
07/14/2023 HDR
Project No. Title
Sheet No. **C-1**



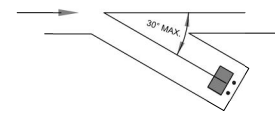


DOUBLE WIDE BIN ENCLOSURE CONFIGURATIONS

NOTES:

1. DOUBLE-WIDE BIN ENCLOSURES SHALL HAVE A NET ENCLOSURE OPENING OF 24 FEET WITHOUT MIDWALLS. ALTHOUGH NOT PREFERRED, DOUBLE-WIDE BIN ENCLOSURES CAN BE DESIGNED WITH MIDWALLS WITH A NET ENCLOSURE OPENING OF 12 FEET ON EACH SIDE OF MIDWALL.
2. GATES, HINGES & MOUNTING HARDWARE SHALL BE INSTALLED SO THERE IS A MIN. 9 FOOT DEPTH CREATED WITHIN EACH ENCLOSURE AND WITH 8 FOOT DEPTH FROM CENTERLINE OF BOLLARD TO INSIDE EDGE OF GATE.
3. GATES, HINGES AND MOUNTING HARDWARE SHALL NOT INTRUDE UPON MINIMUM NET ENCLOSURE OPENING.
4. BIN ENCLOSURES ARE TO BE ANGLED NO MORE THAN 30 DEGREES FROM THE CENTER LINE OF THE SOLID WASTE COLLECTION VEHICLE ROUTE.
5. BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT SCREEN THE BINS FROM PUBLIC VIEW.
6. BIN ENCLOSURES TO BE A MIN. 5 FEET FROM ANY PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT. (FIRE CODE)

MAX. BIN DEVIATION



	STANDARD DETAIL	DOUBLE WIDE BIN ENCLOSURES	APPROVED _____	DETAIL No.
			<small>TOWN ENGINEER</small> _____ <small>DATE</small> _____	GIL-181



FAST MARKET #4634
1655 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

PROJECT NUMBER

NO.	DATE	REVISION

Drawn _____ SJB
Checked _____ HDR

07/14/2023

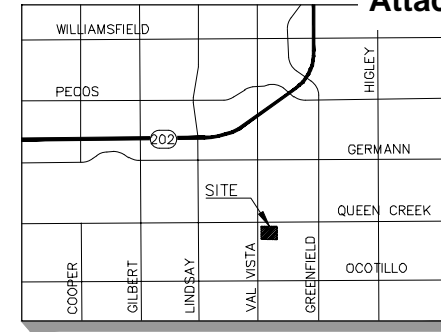
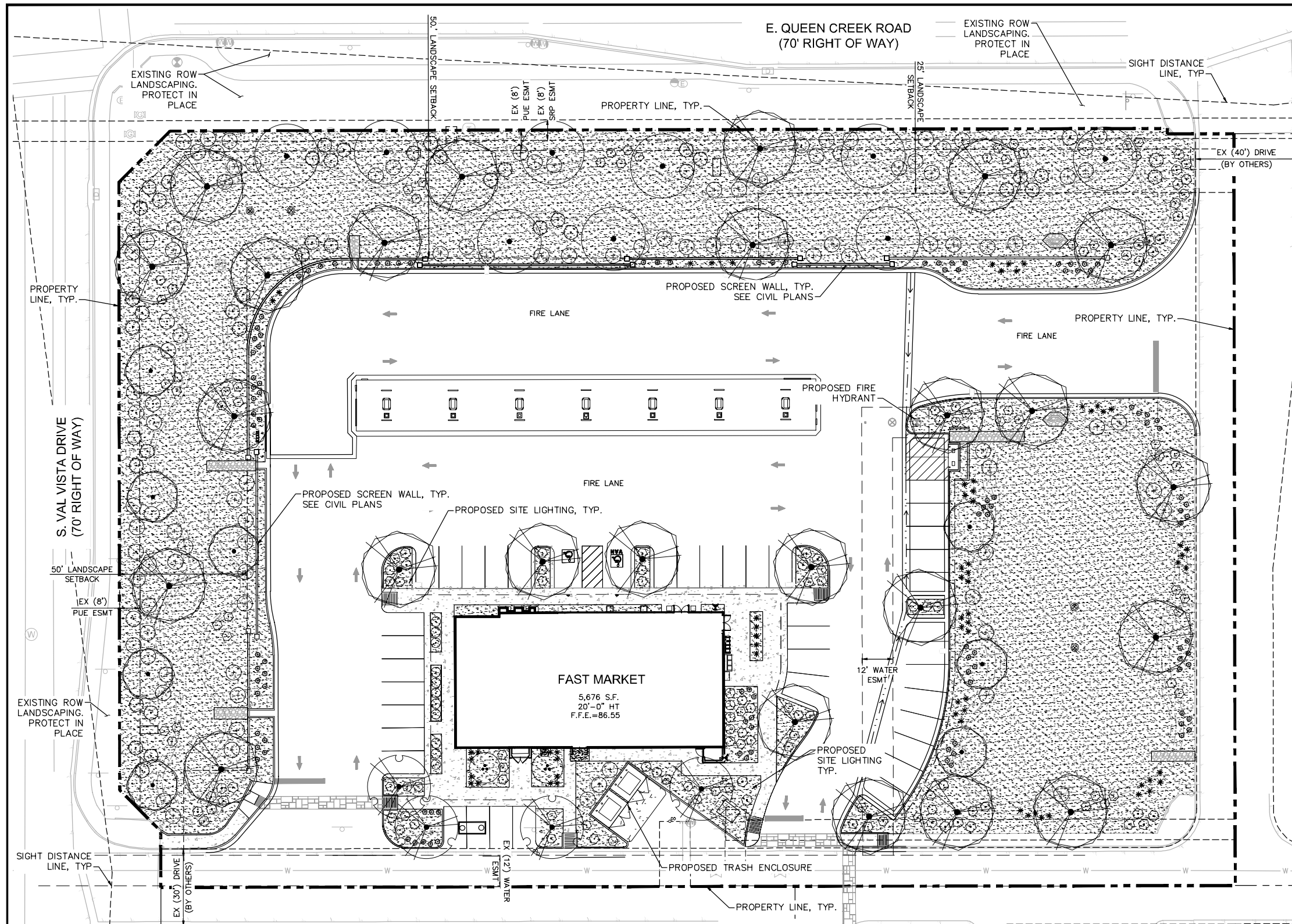
Project No. _____
Title

DETAILS

Sheet No.

C-3





VICINITY MAP
MARICOPA COUNTY
N.T.S.

TOWN OF GILBERT LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE		
• 50% MIN. 24" BOX+ TREES (48 TOTAL TREES)	(24) 24" BOX+ TREES	(48) 24" BOX+ TREES
• 25% MIN. LIVE COVERAGE IN ALL LANDSCAPE AREAS	25% LIVE COVERAGE	PROVIDED
• 15% OF LOT NET AREA MUST BE LANDSCAPED (126,197 SF LOT)	18,930 SF (15.0%)	35,266 SF (27.9%)
• 24" BOX MIN. TREE SIZES	6' HT., 1 1/2" CAL.	PROVIDED
• 5 GALLON MIN. SHRUB SIZES	5 GAL. SHRUBS	PROVIDED
STREET FRONTAGE		
• 1 TREE, 6 SHRUBS / 30 LF	14 TREES & 84 SHRUBS	14 TREES & 89 SHRUBS
• QUEEN CREEK RD: 404 LF	9 TREES & 54 SHRUBS	9 TREES & 73 SHRUBS
• VAL VISTA DR: 263 LF		
PARKING LOT		
• 1 TREE PER 8 PARKING SPACES (43 SPACES TOTAL)	6 TREES	11 TREES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	ACCENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	Acacia farnesiana Sweet Acacia	24" Box, 1.5" Cal Min., 6' H Min.	8		Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	42		Agave geminiflora Twin Flowered Agave	5 gal.	70
	Chitalpa tashkentensis Chitalpa	24" Box; 1" Cal Min; 6' H. Min	4		Dodonaea viscosa 'Purpurea' Purple Hopseed Bush	5 gal.	68		Hesperaloe parviflora 'Perpa' Brakelights® Red Yucca	5 gal.	109
	Pistacia chinensis Chinese Pistache	24" Box; 1" Cal Min; 7' H. Min	9		Leucophyllum zygophyllum 'Cimarron' Cimarron Blue Ranger	5 gal.	19	GROUNDCOVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	Sophora secundiflora 'Silver Sierra' Silver Texas Mountain Laurel	24" Box; 1" Cal Min; 4' H. Min	2		Ruellia peninsularis Desert Ruellia	5 gal.	111		Lantana montevidensis 'Purple' Purple Trailing Lantana	1 gal.	37
	Ulmus parvifolia Lacebark Elm	24" Box; 1" Cal Min; 7' H. Min	25		Senna covesii Desert Senna	5 gal.	37	MATERIALS	BOTANICAL / COMMON NAME	SIZE	QTY
									Decomposed Granite 1/2" Screened Express Gold Underlayment of weed filter fabric, Dewitt Pro 5 (or approved equal)	2' Depth Min.	55,673 sf



FAST MARKET #4634
1655 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

PROJECT COUNCIL

NO.	DATE	REVISIONS

Drawn: PEG
Checked: RAS

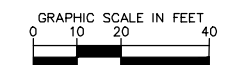
10/4/2023

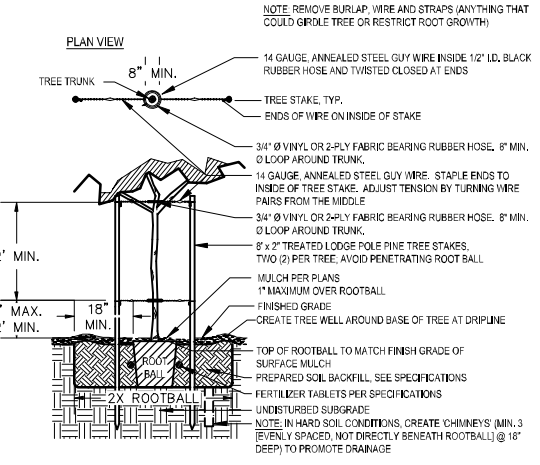
Project No. _____
Title

PRELIMINARY
LANDSCAPE
PLAN

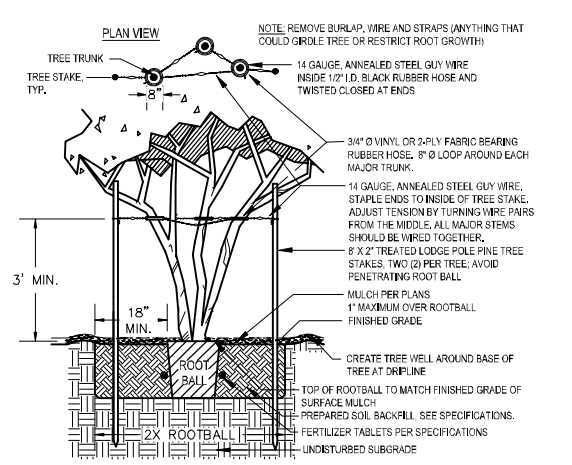
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L100





1 TREE PLANTING AND STAKING
SCALE: N.T.S.

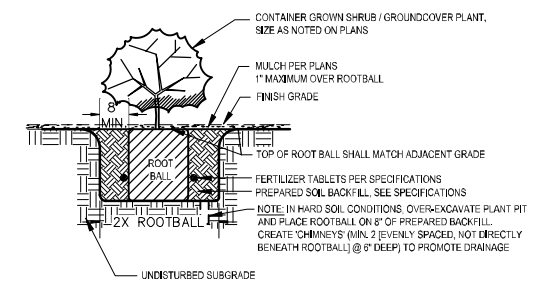


4 TREE STAKING - MULTI-TRUNK
SCALE: N.T.S.

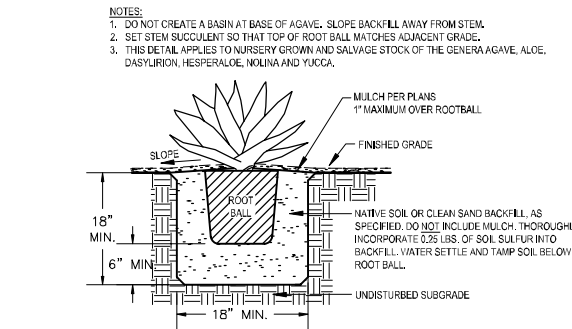
AMENDED PLANTING BACKFILL MIX
MIX SHALL CONSIST OF 1:2 PART NATIVE SITE SOIL (NO CALICHE IN BACKFILL) & 1:2 PART MULCH (HUMUS) "NATURAL FERTILE, FRABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS, EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

SLOW-RELEASE FERTILIZER TABLETS
FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW-RELEASE, TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES:
1 TABLET PER 1-GALLON CONTAINER
2 TABLETS PER 5-GALLON CONTAINER
3 TABLETS PER 15-GALLON CONTAINER
4 TABLETS PER 24" BOX
AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE, WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

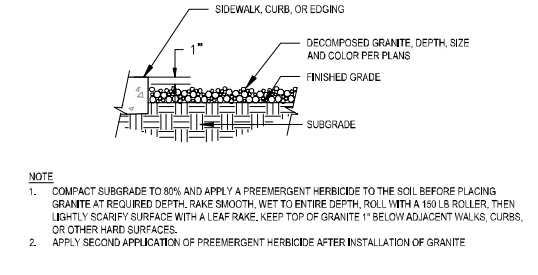
7 BACKFILL AND FERTILIZER NOTES
SCALE: N.T.S.



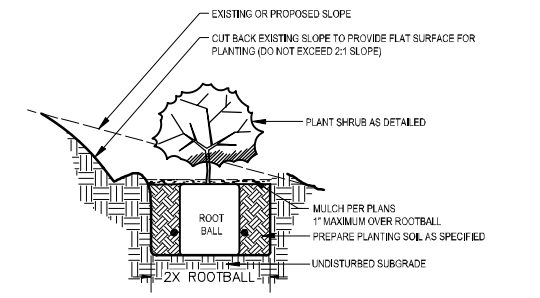
2 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.



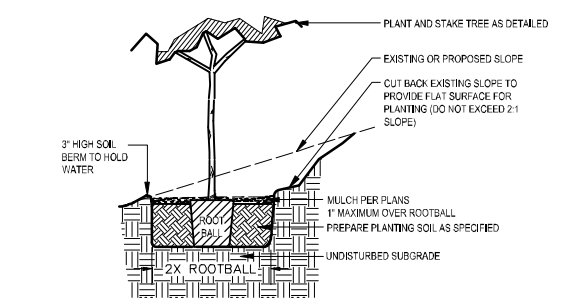
5 STEM SUCCULENT PLANTING
SCALE: N.T.S.



8 DECOMPOSED GRANITE INSTALLATION
SCALE: N.T.S.



3 SHRUB / GROUND COVER PLANTING ON SLOPE
SCALE: N.T.S.



6 TREE PLANTING ON SLOPE
SCALE: N.T.S.

Drawn PEG
Checked RAS

10/4/2023

Project No.
Title

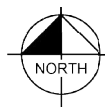
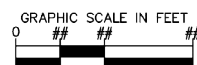
**LANDSCAPE
DETAILS**

Sheet No.

L101

S. VAL VISTA DRIVE

E. QUEEN CREEK ROAD

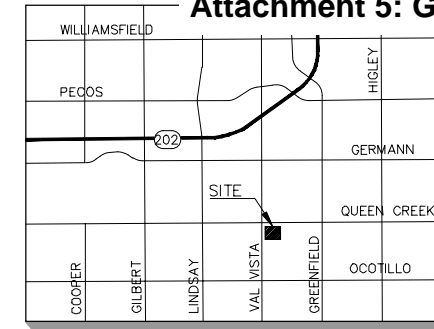


FAST MARKET #4634
1665 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

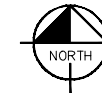
NO.	DATE	REVISION

Drawn: PEG
Checked: RAS
Project No.:
Title: **PRELIMINARY LANDSCAPE RENDER**
Sheet No.:

L102



VICINITY MAP
MARICOPA COUNTY
N.T.S.



LEGEND

- PROPERTY LINE
- SETBACK / EASEMENT
- STREET CENTERLINE
- LIMITS OF CONSTRUCTION
- PROPOSED HIGH POINT
- PROPOSED FLOW LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED PAVEMENT SPOT ELEVATION
- PROPOSED SLOPE
- FINISHED FLOOR ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- FLOW LINE ELEVATION
- INVERT ELEVATION

STORM DRAIN CONSTRUCTION NOTES

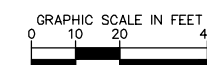
- 1 CURB CUT.
- 2 CONCRETE DRAINAGE CHANNEL, SIZE PER PLAN.
- 3 RIP-RAP SPILLWAY. RIP-RAP SHEET BE D₅₀=6". DEPTH =12", AREA PER PLAN.
- 4 SCREENWALL OPENING.
- 5 MAXWELL IV OR APPROVED EQUAL DUAL CHAMBER DRYWELL. DRYWELLS MUST MEET THE TOWN OF GILBERT DRYWELL POLICY (GILBERT PUBLIC WORKS AND ENGINEERING STANDARDS SECTION 3.3.2) AND MUST COMPLY WITH ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REGULATIONS, INCLUDING RESTRICTIONS. THE CONTRACTOR SHALL REGISTER ALL DRYWELLS.
- 6 MAX 2% IN ANY DIRECTION WITHIN ADA PARKING LIMITS AND AT PAY AIR STAND.
- 7 MATCH EXISTING GRADE.
- 8 18" HDPE EQUALIZER PIPE, LENGTH PER PLAN.
- 9 HEADWALL PER MAG STD DET 501.

NOTES

1. ADD 0.5' FROM PAVEMENT ELEVATIONS TO GET TOP OF CURB ELEVATIONS AT VERTICAL CURBS UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
3. CROSSWALKS AND SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
4. REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
5. ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. ALL CUT/FILL SLOPES 4:1 MAXIMUM UNLESS NOTED OTHERWISE.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N89°51'14"E.



FAST MARKET #4634
1655 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85227

PROJECT LOCATION

NO.	DATE	BY	DESCRIPTION

Drawn: SJB
Checked: HDR

07/14/2023

Project No. 1110

GRADING & DRAINAGE PLAN

Sheet No.

C-2

E. QUEEN CREEK ROAD
(70' RIGHT OF WAY)

S. VAL VISTA DRIVE
(70' RIGHT OF WAY)

BASIN A
HW= 1282.50
BTM= 1281
Vreq= 32,219 CF
Vprov= 22,115 CF

BASIN B
HW= 1282.5
BTM= 1281
Vreq= 5,499 CF
Vprov= 15,821 CF

FAST MARKET
5,676 S.F.
20'-0" HT
F.F.E.=86.55

RETENTION SUMMARY

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)	Surplus (ac-ft)
A	Desert Landscaping	0.70	57,187	10,008			
	Building	0.95	2,806	666			
	Pavement	0.90	95,753	21,544			
			155,746	32,219	22,115	(10,104)	(0.232)
Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)	Surplus (ac-ft)
B	Desert Landscaping	0.70	22,579	3,951			
	Building	0.95	2,806	666			
	Pavement	0.90	3,918	882			
			29,303	5,499	15,821	10,322	0.237

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

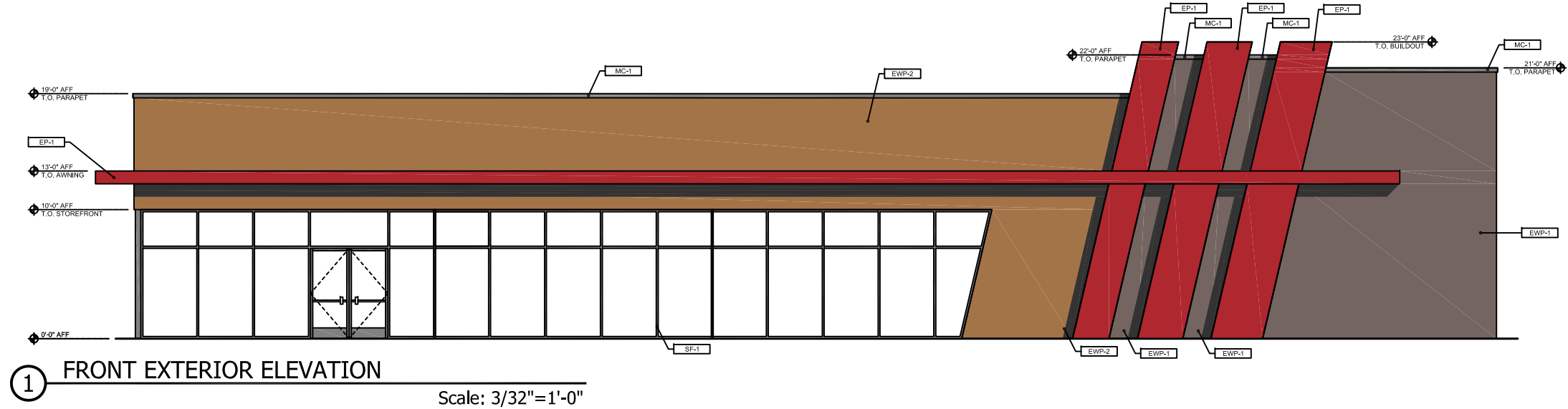
LOT 5 OF THE ENCLAVE AT GILBERT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 1298 OF MAPS, PAGE 37

BENCHMARK

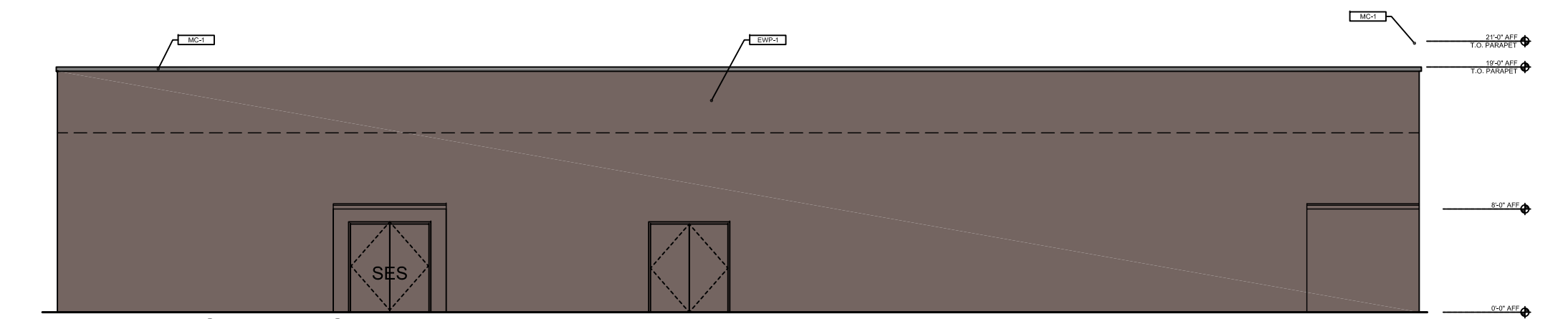
A BRASS CAP IN HANDHOLE AT THE INTERSECTION OF QUEEN CREEK ROAD AND VAL VISTA DR. ELEVATION = 1283.52' (NAVD88 DATUM)

FLOODZONE

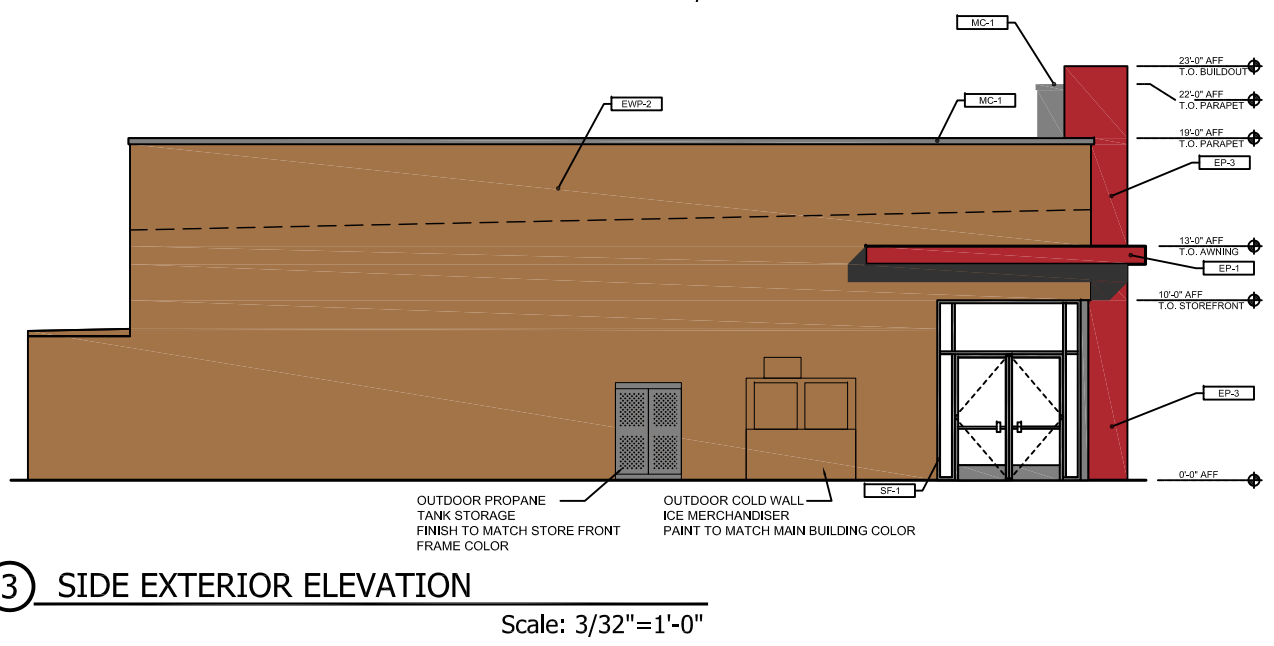
THE PARCEL LIES IN FLOOD ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON FIRM PANEL 04013C2744M WITH AN EFFECTIVE DATE OF NOVEMBER 04, 2015.



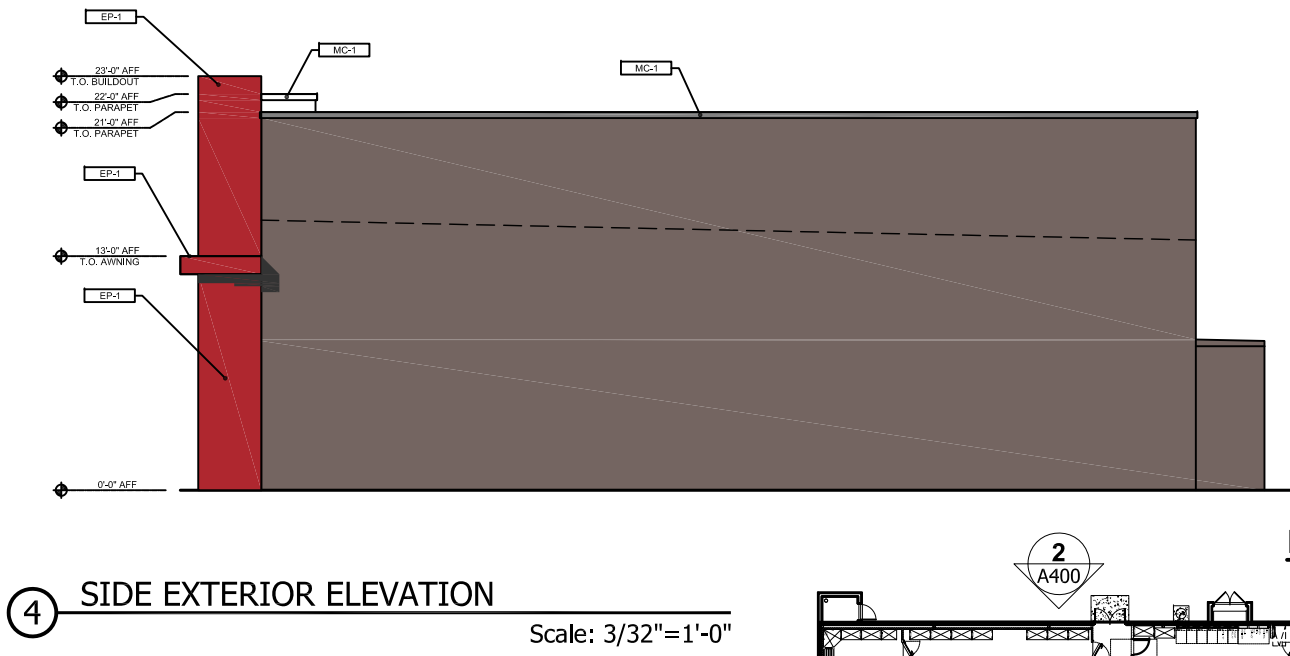
1 FRONT EXTERIOR ELEVATION
Scale: 3/32"=1'-0"



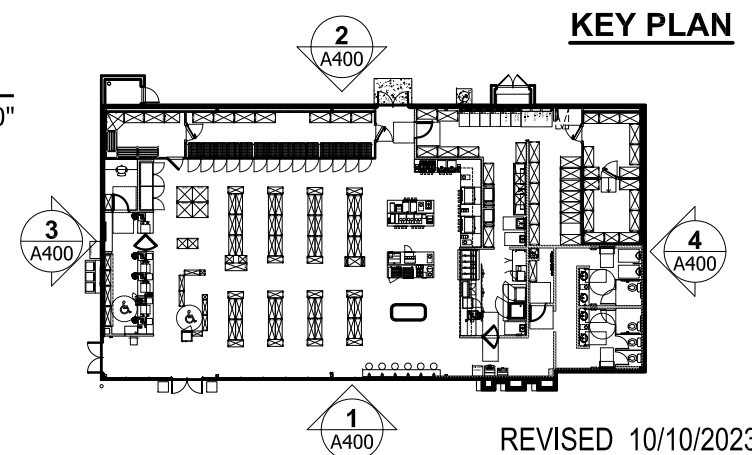
2 REAR EXTERIOR ELEVATION
Scale: 3/32"=1'-0"



3 SIDE EXTERIOR ELEVATION
Scale: 3/32"=1'-0"

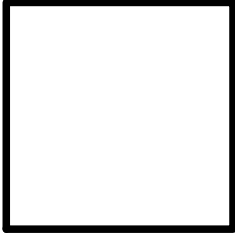


4 SIDE EXTERIOR ELEVATION
Scale: 3/32"=1'-0"



REVISED 10/10/2023

No.	Revision/Issue	Date
1	Response to DRC Comments	09/20/2023

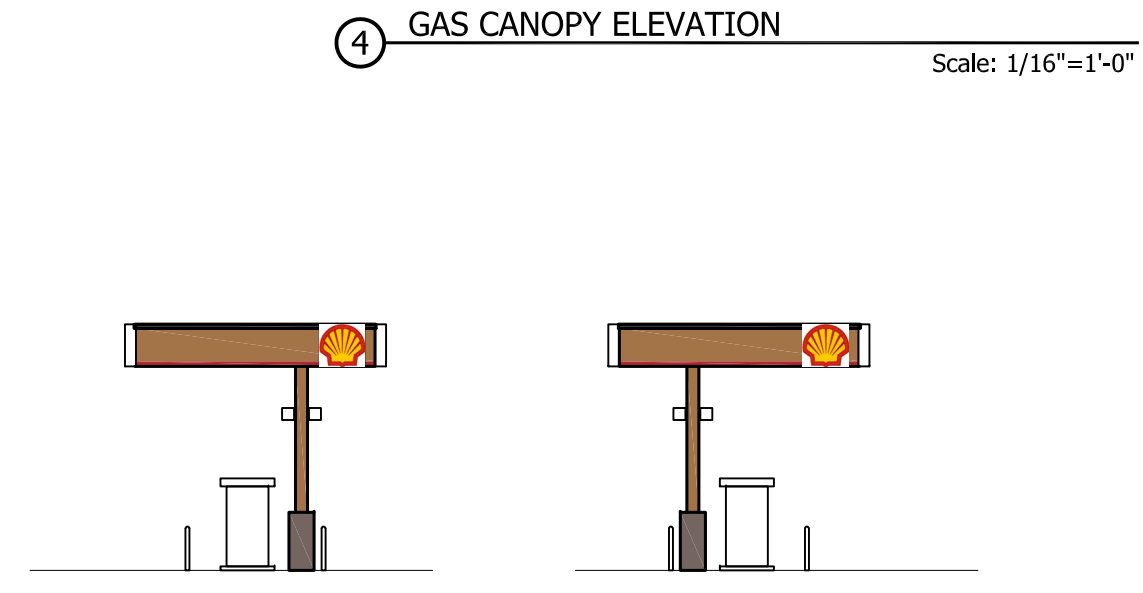
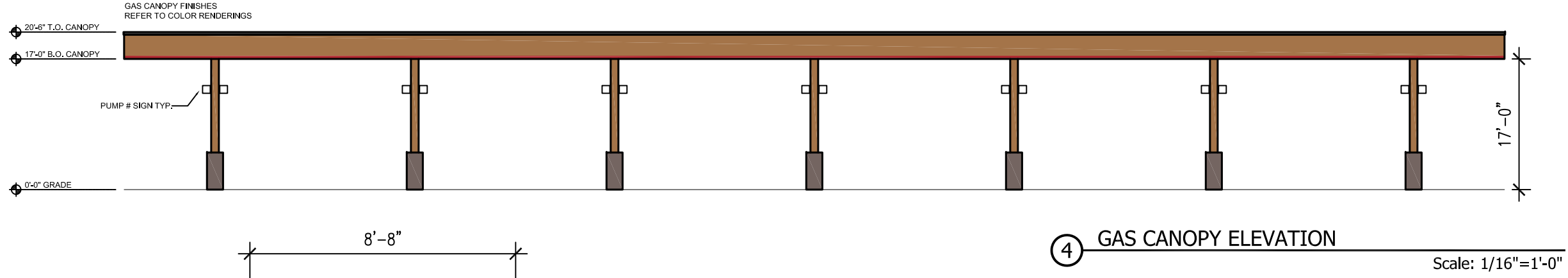
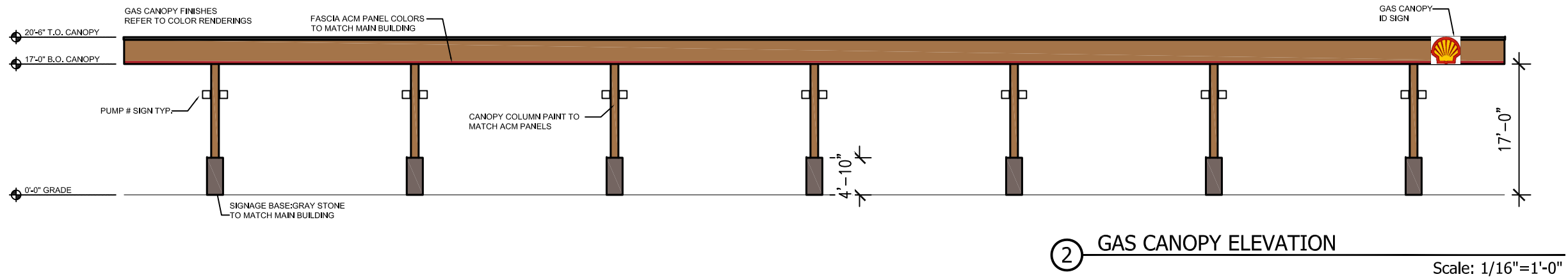
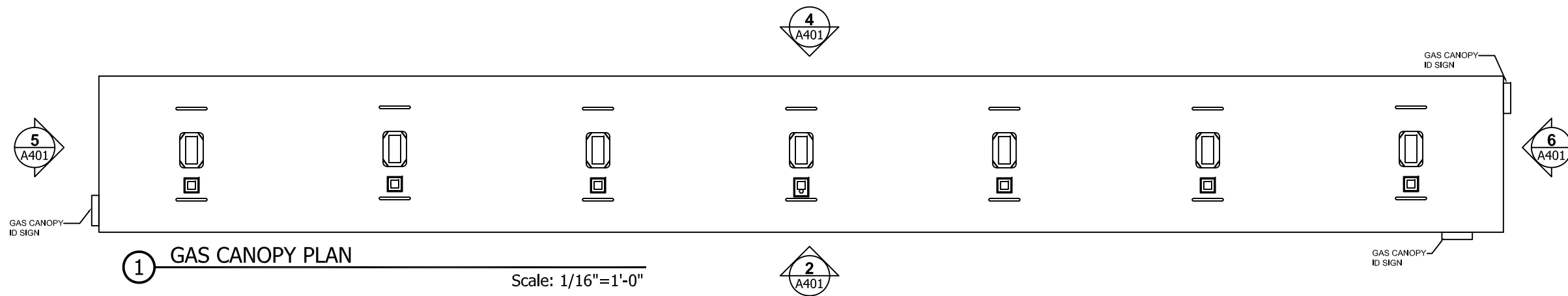


Project Name and Address
FAST MARKET 4634
1645 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

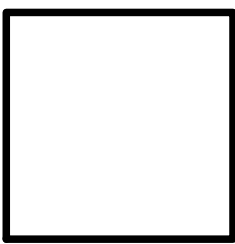
Project No.	4634	Date	10/10/2023
Scale	AS NOTED	Project Mgr.	MButler
Sheet	A400		

A400

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No.	Revision/Issue	Date
1	Response to DRC Comments	09/20/2023



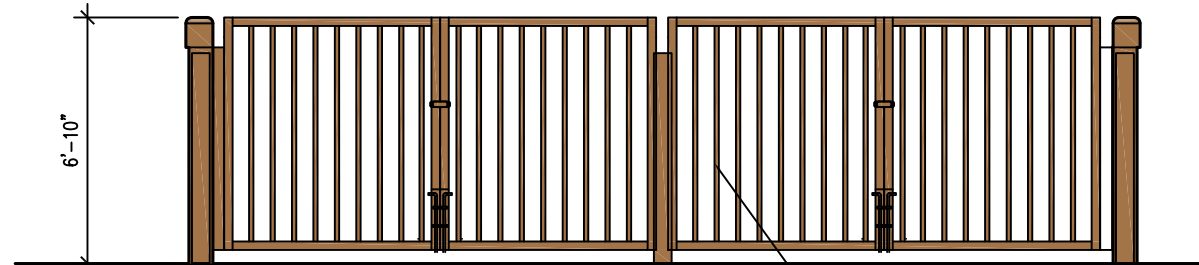
Project Name and Address
FAST MARKET 4634
1645 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

Project No.	4634	Date	10/10/2023
Scale	AS NOTED	Project Mgr.	MButler
Sheet			

A401

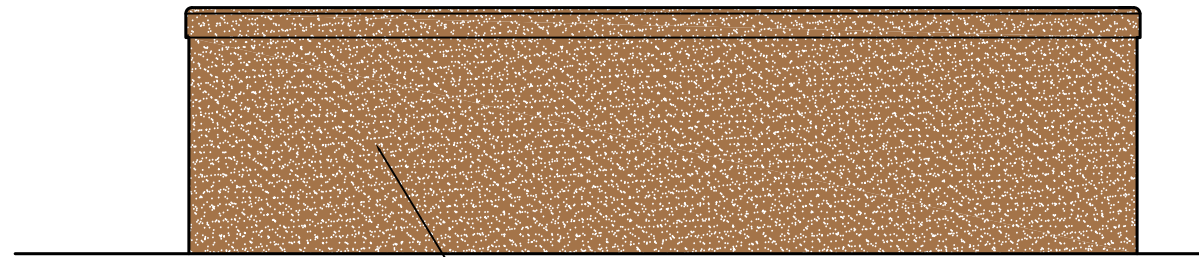
REVISED 10/10/2023

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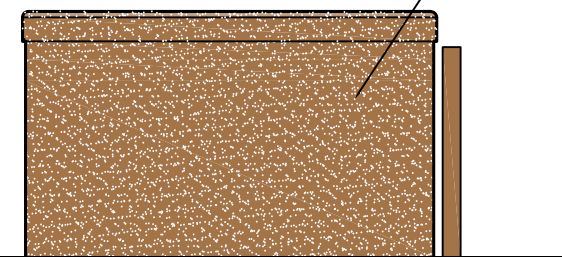
FRONT ELEVATION

ALUMN. TUBE GATE (TYP.) - PAINT TO MATCH BUILDING

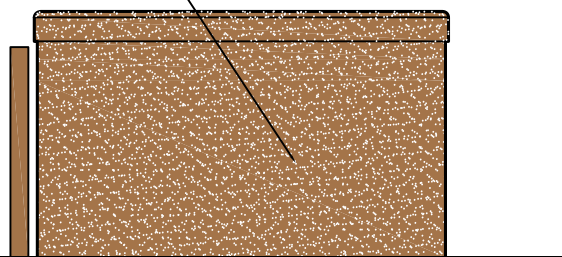


REAR ELEVATION

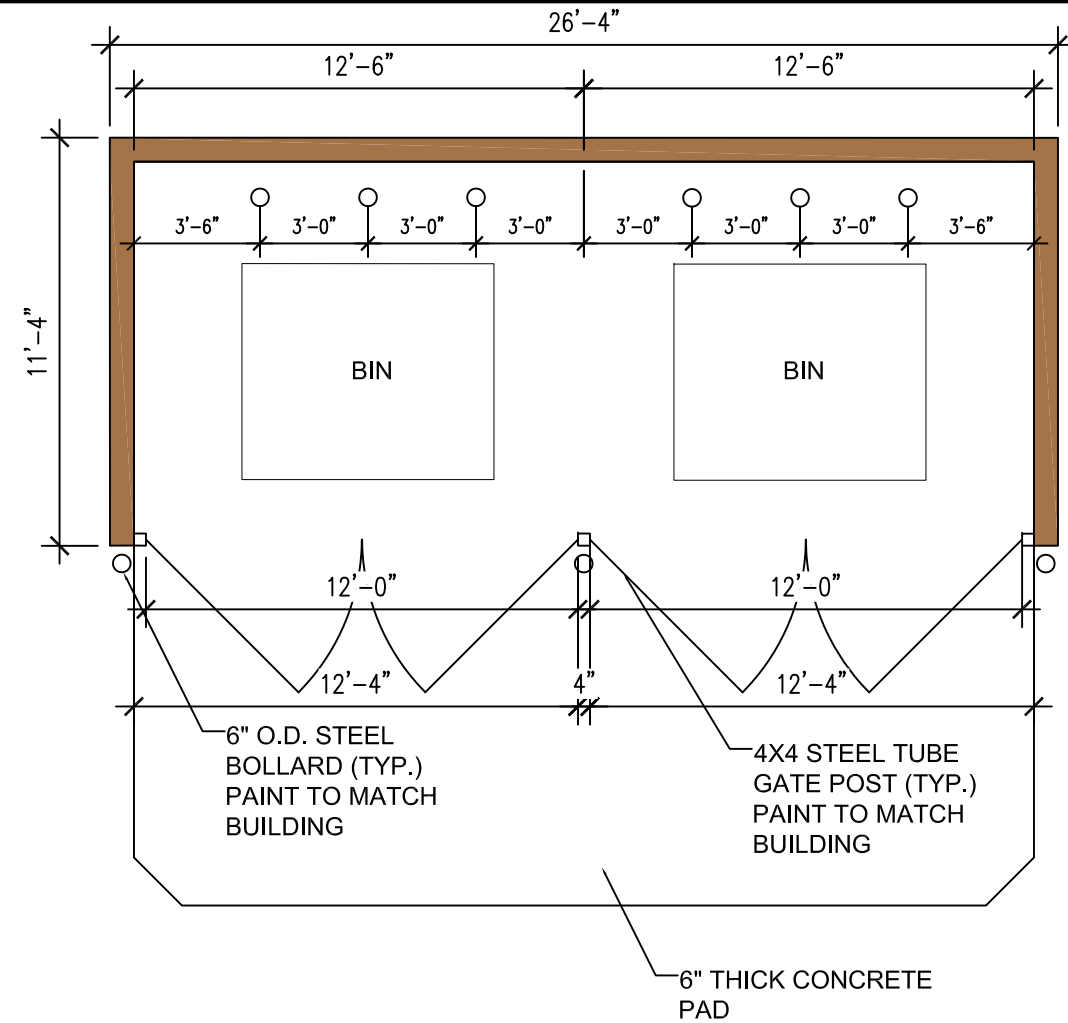
STUCCO FINISH OVER 8X8X16 CMU PAINT TO MATCH BUILDING



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



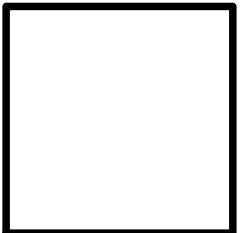
PLAN VIEW

6" O.D. STEEL BOLLARD (TYP.) PAINT TO MATCH BUILDING

4X4 STEEL TUBE GATE POST (TYP.) PAINT TO MATCH BUILDING

6" THICK CONCRETE PAD

No.	Revision/Issue	Date
1	Response to DRC Comments	09/20/2023



FAST MARKET 4634
1645 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

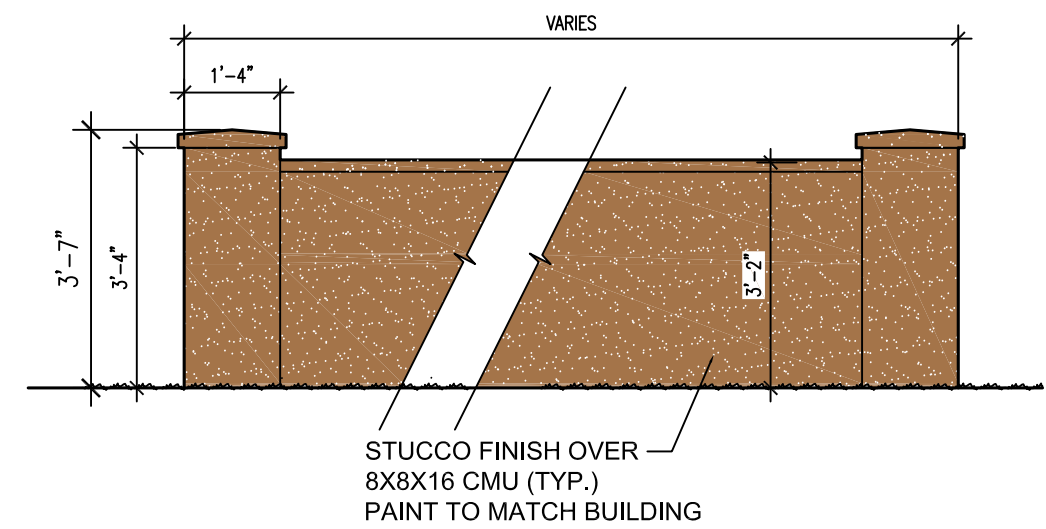
Project No.	Date
4634	10/10/2023

Scale: AS NOTED
Project Mgr: MButler

A404

1 TRASH ENCLOSURE PLAN AND ELEVATIONS

Scale: 3/16"=1'-0"



2 SCREEN WALL ELEVATION

Scale: 3/8"=1'-0"

REVISED 10/10/2023

C:\Users\WJL\OneDrive - GPM Investments, L.L.C\Project\Folders\New To Industry\Store 4634 - Gilbert AZ\Drawings Package\2023-09-27 - DRB Response Package\2023-09-24 Exhibit 10 - Colored Elevations - 42.dwg 10/10/2023 1:29 PM

REFER TO SHEET A400 EXTERIOR ELEVATIONS FOR LOCATION OF THESE COLORS AND FINISHES.



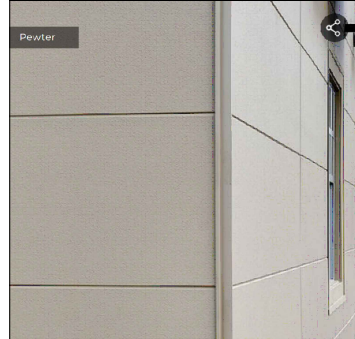
EP-3
 STYLE: PANTONE #1788
 COLOR: LIGHT RED
 LOCATION: NARROW VERTICAL BUILDOUT



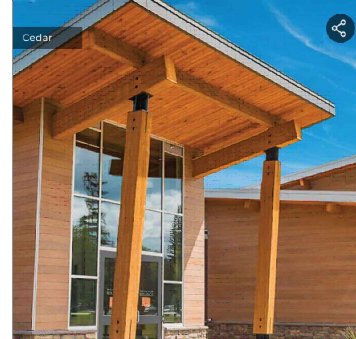
EP-2
 STYLE: PANTONE #1795
 COLOR: RED
 LOCATION: MIDDLE VERTICAL BUILDOUT



EP-1
 STYLE: PANTONE #1805
 COLOR: DARK RED
 LOCATION: AWNING AND WIDE VERTICAL BUILDOUT



EXTERIOR WALL:
 EWP-1
 STYLE: NICHIHA TUFFBLOCK
 COLOR: PEWTER



EXTERIOR WALL:
 EWP-2
 STYLE: NICHIHA FIBER CEMENT PANEL - VINTAGE WOOD
 COLOR: CEDAR



MC-1 ANODIZED ALUMINUM COPING CAP
 SF-1 ANODIZED ALUMINUM STORE FRONT

--	--	--	--	--	--	--	--

GPM
 INVESTMENTS, LLC
 GPM
 INVESTMENTS, LLC
 8565 Magellan Parkway
 Suite 400
 Richmond, Virginia 23227
 www.gpminvestments.com

Client Name

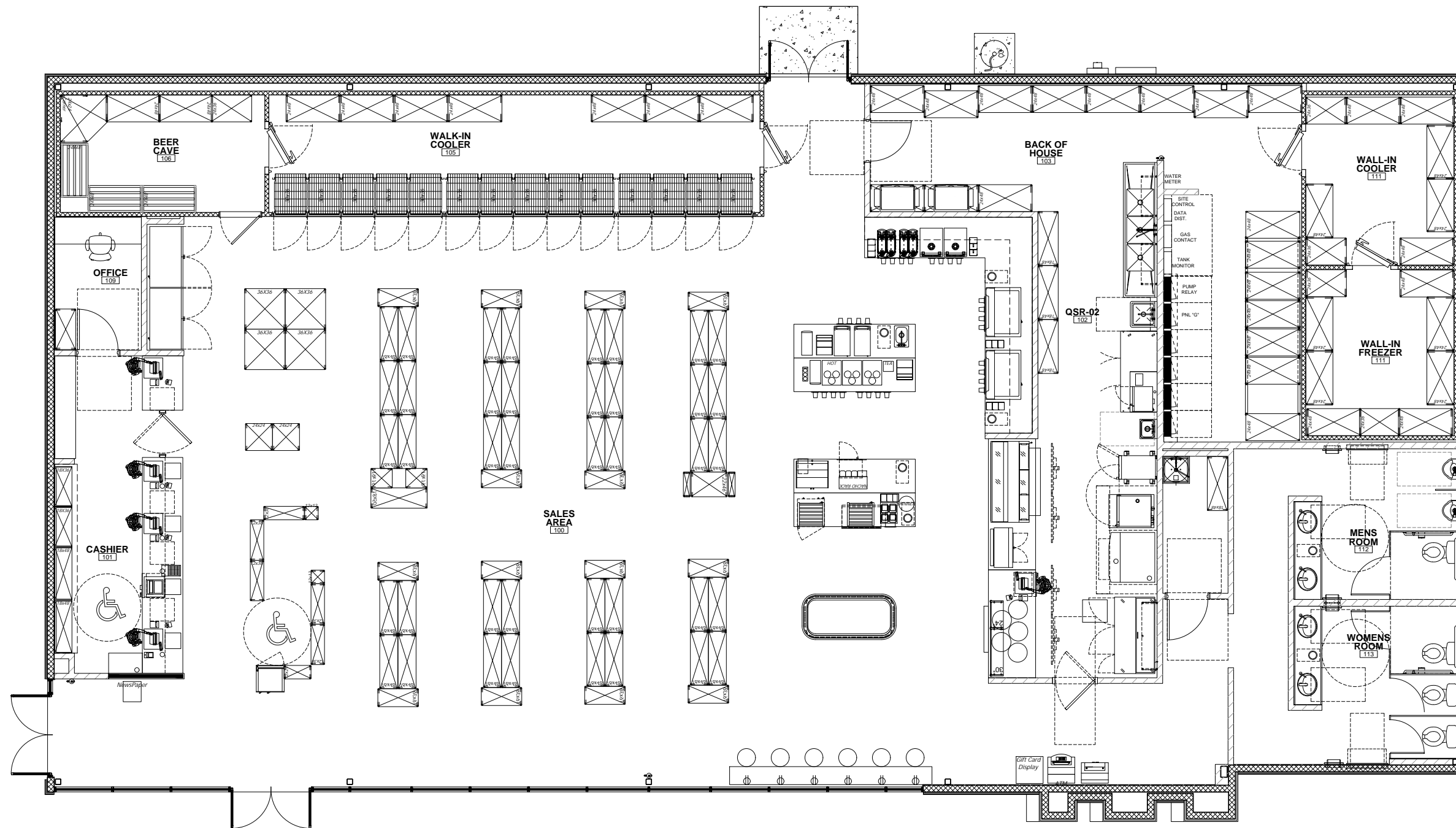
Date

Project Name and Address: **Store 4634**
 1650 East Queen Creek Road Gilbert, Arizona

Sheet Title: **DESIGN SAMPLE FINISHES**

Project No. 4634
 Date 05/10/23
 Scale NOTED

Sheet A402



1 FLOOR PLAN (RIGHT)

Scale: 1/4" = 1'-0"

No.	Revision/Issue	Date

Project Name and Address
FAST MARKET #4634
1645 EAST QUEEN CREEK ROAD
GILBERT, ARIZONA 85297

Project No. NTI-4634	Date 07/17/2023
Scale AS NOTED	Project Mgr. MButler

Sheet
A01

REVISED 07/18/2023

Calculation Summary: 1.0 LLF

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Gas Canopy	Fc	38.04	45.0	23.9	1.59	1.88
Paved Area	Fc	4.42	13.6	0.1	44.20	136.00

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
+	28	CPY	SINGLE	1.000	8475	53	CPY250-C-8L-57K7-D-_-DM-_-HZ
■	5	3M	SINGLE	1.000	15200	97	OSQM-C-16L-57K7-3M-_-NM-_-
■	2	5M(2)	2 @ 180°	1.000	16000	97	OSQM-C-16L-57K7-5M-_-NM-_-
■	4	WM 4M	SINGLE	1.000	8475	72	XSPW-B-WM-4ME-8L-40K-_-_-
■	2	5M(2) w Rotated BLS	2 @ 180°	1.000	16000	97	OSQM-C-16L-57K7-5M-_-NM-_-

Fixture Mounting Height: 25' AFG (22' Pole + 3' base)

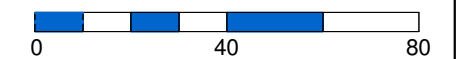
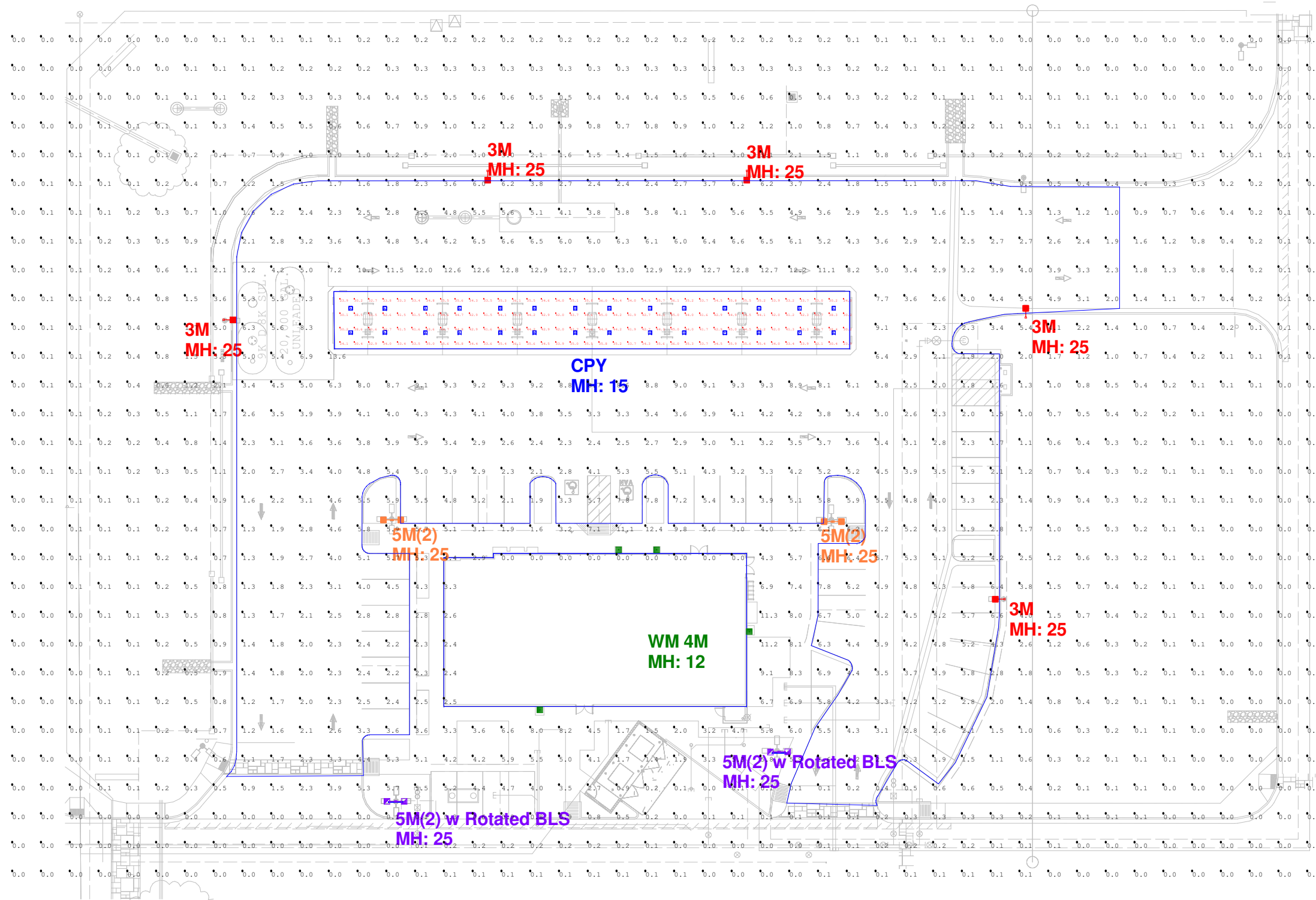
Pole Schedule

- (5) SSS-4-11-22-CW-BS-1D-C- (22' X 4" X 11ga STEEL SQUARE POLE, Single)
 - (4) SSS-4-11-22-CW-BS-2D18-C- (22' X 4" X 11ga STEEL SQUARE POLE, 2 @ 180 deg)
- Proposed poles meet 120 MPH sustained winds.

Additional Equipment:

- (13) OSQ-ML-C-DA- (Direct Arm Mount)
- (4) OSQ-BLSMR - Backlight Shield (Rotated Optics)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***





Design Review Application
Project Narrative

Fast Market
SEC Val Vista Drive and Queen Creek Rd, Gilbert, Arizona

The property, which is the subject of this Design Review Application is located at 1655 E Queen Creek Road, Gilbert, Arizona, positioned at the southeast corner of Val Vista Drive and Queen Creek Road, as shown in the aerial photo below and more specifically identified as a portion of APN #304-75-977. The property is currently vacant land and is zoned SC-Shopping Center which allows for the proposed use.



Project Description

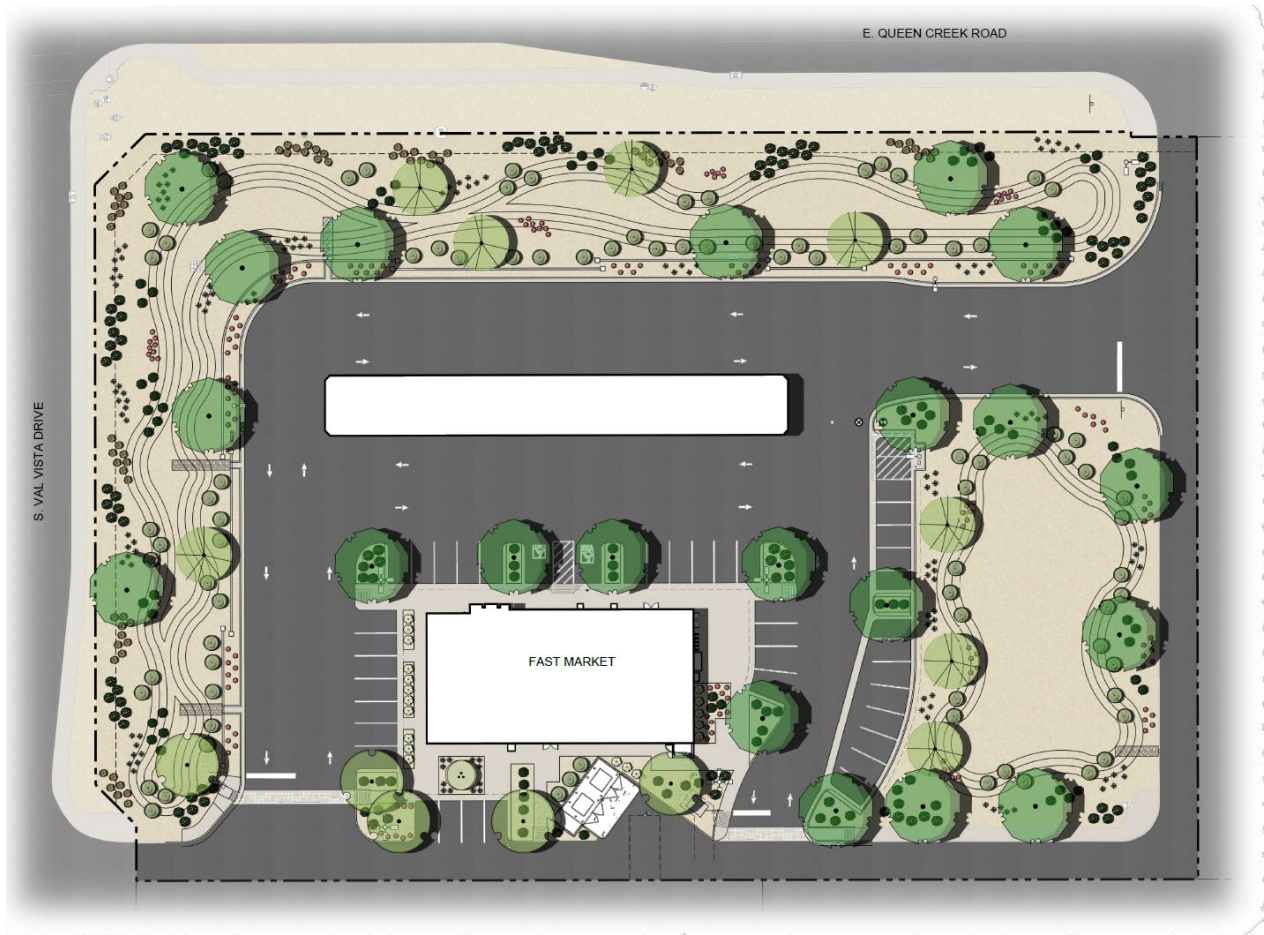
The proposed Fast Market building will include the construction of a new 5,628 square foot building and fuel canopy with seven (7) fuel dispensers. The new retail facility will provide a large range of goods and services and readily consumable foods. The expanded offerings will include wide selections of fountain drinks, premium coffee, and quality food products, all within an open and inviting environment. Tables and seating areas are provided both inside and outside the store for the use and enjoyment of the customers.

Design Characteristics

The development has been designed to meet the Town of Gilbert's development standards and code. The building design and orientation compliment the neighboring businesses and fall within the Town of Gilbert's General Plan by providing a variety to the streetscape with elements such as nichiha, block, landscape, curbing, pavers, and warm color palette. The building's eco-friendly landscape design provides for appropriate shade and energy conservation for both the building and patrons with additional aspects such as: the specific placement of large canopy trees around the building offering shade, double paned windows, and an overhang at the building's entrance to offer shade as patrons approach the building. The building and fuel canopy structure are appropriately scaled for the surroundings as well as the site, taking into consideration building heights and placement.

Accessibility

The proposed development provides points of access, both full access and right-in-right-out, to the adjoining public right-of-way that have been designed based upon a traffic analysis of the site, specific vehicular flows, and volumes, as well as to the Town of Gilbert's standards. The location of the ingress and egress points into the property have been designed specifically to ensure safe and efficient turning movements for vehicles entering and exiting the property, and as not to impede on the existing passerby traffic. To further mitigate traffic concerns at this intersection, both access points have been placed as far east and south, respectively, away from the intersection as possible. Finally, the proposed facility contains ample room for customer parking and safe vehicle maneuvering and is fully compliant with current ADA requirements and provides accessible parking spaces immediately in front of the main building entrance and pedestrian paths of travel to the public sidewalk. The design and property enhancements described above are depicted in the site plan shown below.



Conclusion

Fast Market believes the proposed development will bring new enhanced products, services and convenience to the Town of Gilbert and the local community as well as that of the traveling public. The proposed Fast Market facility will be operated 24 hours a day, 7 days a week.