



# Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** JOSH ROGERS, PLANNER II *JR*  
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** JANUARY 9, 2019

**SUBJECT:** DR18-150, SHOPS BUILDING AT RIGGS ROAD

**STRATEGIC INITIATIVE:** Economic Development

Attract and retain businesses that serve the local community.

**RECOMMENDED MOTION**

Approve the Findings of Fact and DR18-150, Shops Building at Riggs Road: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.1 acres, generally located at the northeast corner of Val Vista Dr. and Riggs Rd. in the Shopping Center (SC) zoning district.

**APPLICANT/OWNER**

Company:	Vertical Design Studios	Company:	Val Vista & Riggs, LLC
Name:	Trish Flowers	Name:	N/A
Address:	4650 E. Cotton Center Blvd., Ste. 140 Phoenix, AZ 85040	Address:	6720 N. Scottsdale Road, Ste. 200 Scottsdale, AZ 85253
Phone:	602-393-9353	Phone:	602-653-4116
Email:	tflower@verticaldesignstudios.com	Email:	j.donnelly@theaspengroup.com

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>June 21, 2005</i>	Council approved Ordinance No. 1661 rezoning 255 acres from Maricopa County Rural-43 to Town of Gilbert Single Family Residential (SF-6, SF-7, and SF-35), Shopping Center (SC), and Public Facility/Institutional (PF/I).
<i>April 14, 2016</i>	Design Review Board approved DR16-01 CST Corner Store #1642 and Fueling Facility (west of subject site).
<i>March 7, 2018</i>	Planning Commission approved DR17-1163: a new development for HHB (north of subject site).
<i>October 3, 2018</i>	Planning Commission reviewed DR18-150 at Study Session.

**Overview**

The subject property is a subset of a larger 16.64 acre commercial site located at the northeast corner of Val Vista Drive and Riggs Road. Directly surrounding the subject site is the recently approved 4.43 acre HHB retail development, an existing Circle K gas station, and the existing American Leadership Academy, with this parcel as the final piece to complete the commercial development. Although the commercial corner does not have an overall master site plan, the development is designed to provide the level interconnectivity and design consistency usually found with a master site plan.

The master site proposal consists of two new buildings to be constructed in two (2) phases on 1.11 acres within the larger commercial corner. Phase I is anticipated to house a dentist office and a sit-down style restaurant while Phase II recently submitted a Design Review application for a daycare.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Shopping Center	Shopping Center (SC)	Vacant - Future HHB Retail Development
South	Community Commercial	Maricopa County RU-43	Riggs Road then Commercial Stables
East	Shopping Center	Shopping Center (SC)	American Leadership Academy
West	Shopping Center	Shopping Center (SC)	Circle K
Site	Shopping Center	Shopping Center (SC)	Vacant

**Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed</b>
Maximum Height (ft.)/Stories	35/2	24/1
Minimum Building Setbacks (ft.)		
Front	25'	25' (97'-6" to Phase I Bldg.)

Side (Nonresidential)	15'	15' (east), 25' (west)
Rear (Nonresidential)	15'	15' (157'-4" to Phase I Bldg.)
Minimum Perimeter Landscape Setbacks (ft.)		
Front (Nonresidential)	25'	25' (62')
Side (Nonresidential)	15'	East - 10', West – N/A Internal to Master Site Plan
Rear (Nonresidential)	15'	15'
Landscaping (% of net lot area)	15%	29.7%

## **DISCUSSION**

### **Site**

Vehicular connectivity – The two ingress/egress access points and east/west drive aisle were approved and built with the gas station to the west. The site will have vehicular access to the future HHB development to the north via a shared drive aisle on the west side of this site. Due to the existing fence, there will not be any connections to the school on the east side.

Pedestrian connectivity – This site features pedestrian connections from Riggs Road as well as from Circle K and the retail shops. The on-site pedestrian paths cleanly connect and transition to established pedestrian connections on the surrounding developments.

Parking – Overall parking exceeds Town parking requirements.

	<b>Required</b>	<b>Provided</b>
Phase I:	26 spaces	40 spaces
Phase II:	40 spaces + 3 loading spaces	32 spaces
<b>Total:</b>	<b>69 spaces</b>	<b>72 spaces</b>

### **Landscape**

The landscape palette is generally consistent with the surrounding uses by including Desert Willows, Red Push Pistache, Hybrid Mesquites, Pink Oleander, Red Yucca, and other desert landscaping. Landscape coverage for Phase I amounts to nearly 30% of the lot. Landscaping along the Riggs Road right-of-way shall be installed with Phase I.

### **Elevations, Floor Plan, Colors and Materials**

The proposed building features contemporary architecture with the orientation of the structure so that the storefront faces internal to the site (north). The rear of the building has been designed to give the appearance to a store frontage along Riggs Road. Horizontal movement on the elevations is presented through 4 foot wide columns that protrude from the façade by approximately a foot and a half as shown in the floor plan. The proposal follows the lead set by the adjacent developments through the use of flat modern rooflines, contemporary tans and other Earth tones, and flat steel awnings.

**PROPOSITION 207**

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

**STAFF RECOMMENDATION**

Approve the Findings of Fact and DR18-150, Shops Building at Riggs Road: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.1 acres, generally located at the northeast corner of Val Vista Dr. and Riggs Rd. in the Shopping Center (SC) zoning district, subject to conditions.

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the January 9, 2019 public hearing.
2. 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.
3. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

Respectfully submitted,



Josh Rogers  
Planner II

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) NOPH
- 3) Overall Commercial Site Plan
- 4) Site Plan
- 5) Landscape Plan
- 6) Grading and Drainage
- 7) Elevations / Color and Materials
- 8) Floor Plan
- 9) Photometric Plan

**FINDINGS OF FACT  
DR18-150, Shops Building at Riggs Road**

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.

## Notice of Public Hearing

**PLANNING COMMISSION DATE:**

**Wednesday, January 9, 2019 TIME: 6:00 PM\***

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

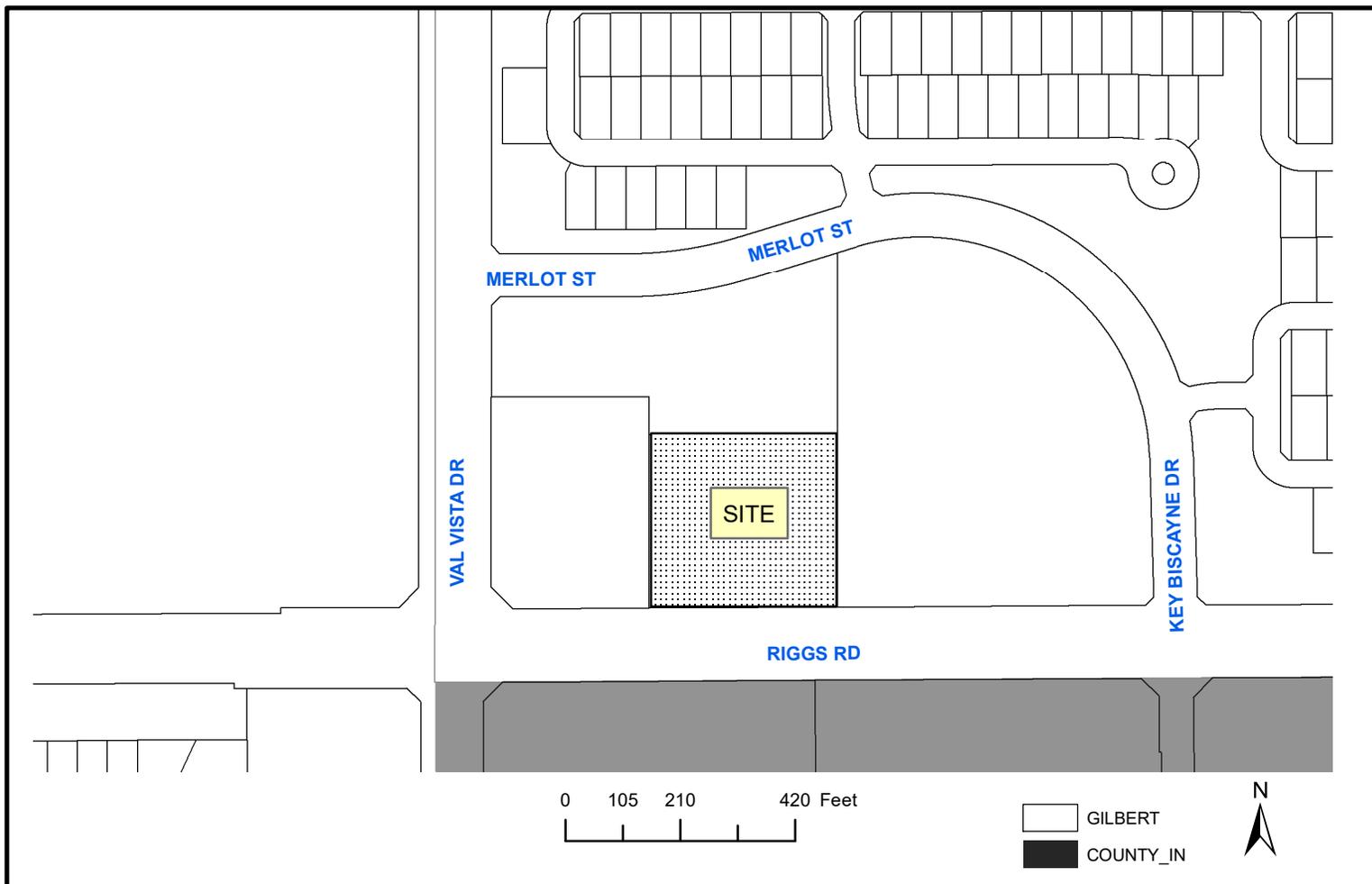
\*Call Planning Division to verify date and time:  
(480) 503-6589

\*The application is available for public review at the Town of Gilbert Planning Division Monday - Thursday 7 a.m. - 6 p.m.  
Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

### **REQUESTED ACTION:**

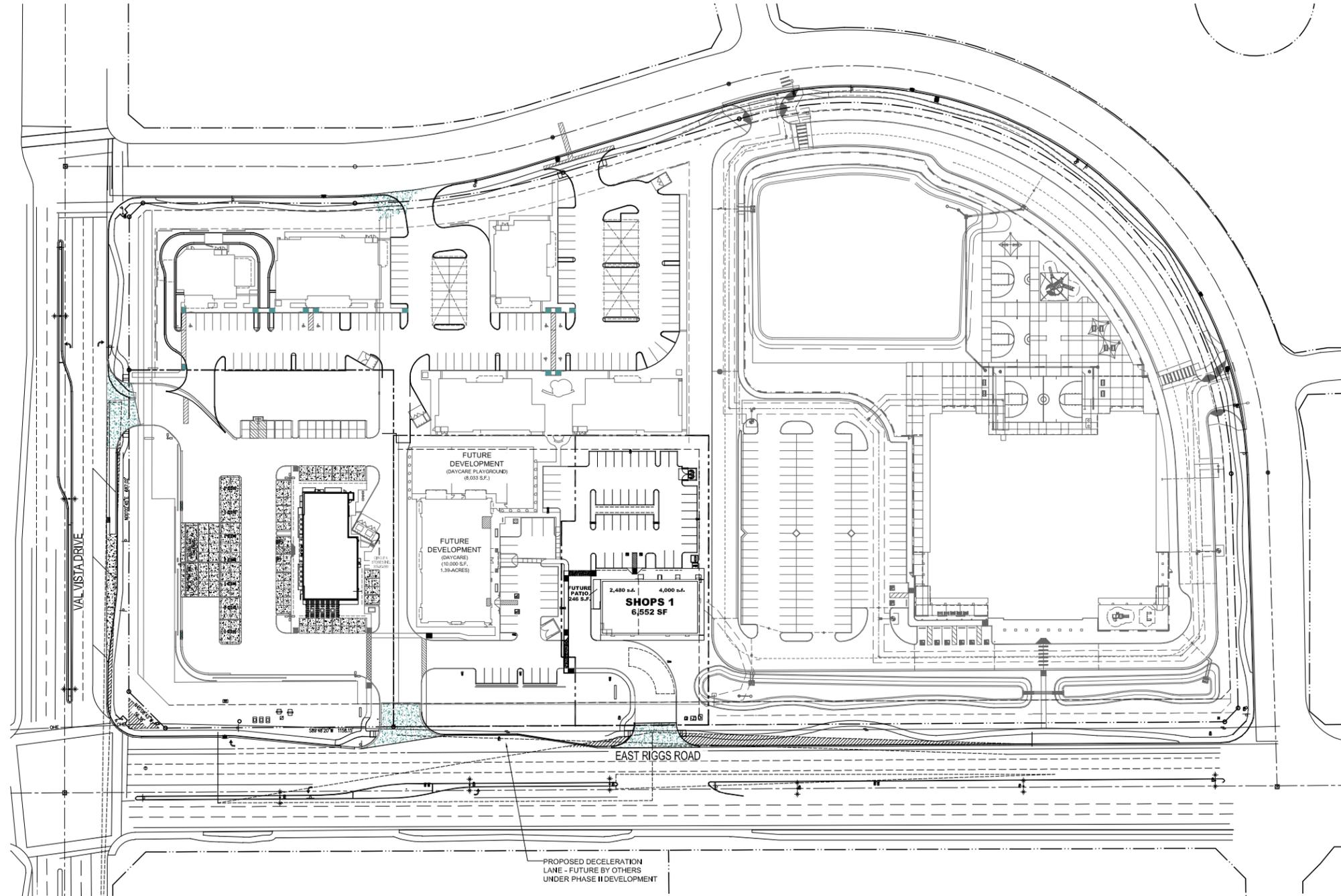
**DR18-150 SHOPS BUILDING AT RIGGS ROAD:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.11 acres, generally located at the northeast corner of Val Vista and Riggs Roads, and zoned Shopping Center (SC).

### **SITE LOCATION:**



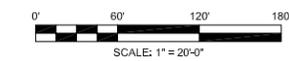
**APPLICANT: Vertical Design Studios  
CONTACT: Trish Flower  
ADDRESS: 4650 E. Cotton Center Blvd., Suite 140  
Phoenix, AZ 85040**

**TELEPHONE: (602-393-9353  
E-MAIL: [tflower@verticaldesignstudios.com](mailto:tflower@verticaldesignstudios.com)**



OVERALL SITE PLAN

SCALE: 1"=60'-0"



# N.E.C. VAL VISTA & RIGGS ROAD

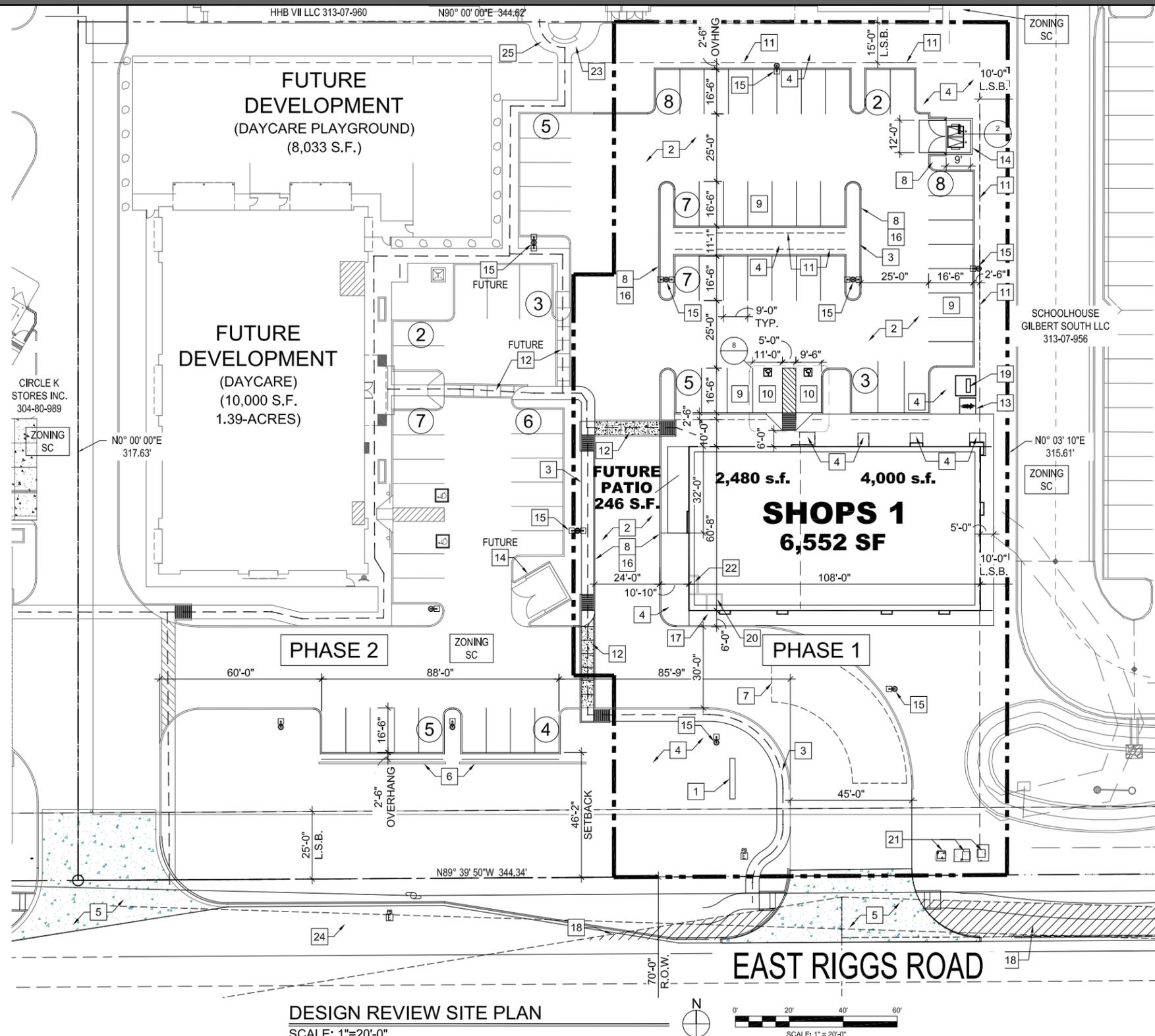
Gilbert, AZ

12.07.2018

PROJECT NO.: 17073



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



### STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
- 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 BE 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 LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH 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 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
- LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING 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.
- PROVIDE MINIMUM REQUIRED FIRE-FLOW AND HYDRANT BASED ON BUILDING CONSTRUCTION TYPE AND APPENDIX B & C.
- FDC SHALL BE WITHIN 150' FEET OF A HYDRANT AND LOCATED ON THE ADDRESS SIDE OF THE BUILDING OR THE MOST NATURAL APPROACH FOR FIRE APPARATUS. PLEASE IDENTIFY FDC ON THE PROPOSED BUILDING.
- A DEDICATED FIRE RISER ROOM SHALL BE PROVIDED WITH A MINIMUM DIMENSION OF 5'x5' WITH DIRECTED EXTERIOR ACCESS. FACP CONTROL PANELS AND OTHER LOW VOLTAGE EQUIPMENT SHALL BE PERMITTED IN RISER ROOM.
- BACKFLOW PREVENTER SHALL BE INSTALLED ON THE FIRE RISER INSIDE THE RISER ROOM.
- A COMPLETE BUILDING CODE ANALYSIS IS REQUIRED UPON SUBMITTAL OF CONSTRUCTION DOCUMENTS.

### SITE DATA

ZONING:	SC - SHOPPING CENTER
APN:	313-07-961
GROSS / NET SITE AREA:	48,296.87 SF (1.11 ACRES)
ON-SITE LANDSCAPE AREA:	14,557 S.F.
OFFSITE LANDSCAPE AREA:	6,079 S.F.
LANDSCAPE COVERAGE:	30.1%
PARKING REQUIRED:	
SHOPS 1 (1 PER 250 SF)	6,552/250 = 26 SPACES
SHOPS PATIO (1 PER 250 SF)	246 / 250 = 1 SPACE
FUTURE DAYCARE (1 PER 250 SF)	10,000/250 = 40 SPACES
TOTAL SPACES REQUIRED	67 SPACES
SHOPS 1 BUILDING AREA:	6,552 SF
SHOPS 1 BUILDING COVERAGE:	13.6%
SHOPS 1 BUILDING G.L.A.:	6,480 SF
SHOPS 1 PARKING REQUIRED (1 PER 250 SF):	6,552/250 = 26 SPACES
SHOPS 1 PARKING PROVIDED:	38 SPACES
ADA PARKING SPACES:	2 SPACES
SHOPS 1 PATIO PARKING REQUIRED (1 PER 250 SF):	1 SPACE
SHOPS 1 PATIO PARKING PROVIDED:	1 SPACE
TOTAL	40 SPACES > 27 REQ. (6.1 SPACES / 1,000 SF)
BICYCLE PARKING:	
REQUIRED:	2 SPACES
PROVIDED:	3 SPACES
DAYCARE BUILDING AREA:	10,000 SF
DAYCARE BUILDING COVERAGE:	20.7%
DAYCARE PARKING REQUIRED (1 PER 250 SF):	10,000/250 = 40 SPACES
DAYCARE PARKING PROVIDED:	30 SPACES
ADA PARKING SPACES:	2 SPACES
TOTAL	32 SPACES (3.5 SPACES / 1,000 SF)
BICYCLE PARKING:	
REQUIRED:	2 SPACES
PROVIDED:	2 SPACES

### PROJECT TEAM

ARCHITECT	OWNER
VERTICAL DESIGN STUDIOS, LLC. 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602.393.9353 E-MAIL: <a href="mailto:tflower@verticaldesignstudios.com">tflower@verticaldesignstudios.com</a> CONTACT: Trish Flower	NEWQUIST COMMERCIAL PROPERTIES 2033 EAST WARNER ROAD SUITE 107 TEMP, ARIZONA 85254 PHONE: 480.777.3450 EXT:11 FAX: E-MAIL: <a href="mailto:dave@newquistcp.com">dave@newquistcp.com</a> CONTACT: Dave Newquist OWNER
	THE ASPEN GROUP 6730 N SCOTTSDALE RD #290 PARADISE VALLEY, ARIZONA 85253 PHONE: 480.376.6750 FAX: E-MAIL: <a href="mailto:jdonnelly@theaspengroup.com">jdonnelly@theaspengroup.com</a> CONTACT: Jay Donnelly

### SITE KEY NOTES

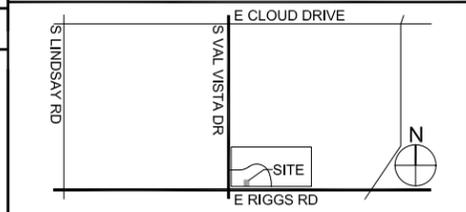
- | #   | DESCRIPTION  | #   | DESCRIPTION  |
|-----|--|-----|--|
| 1.  | PROPOSED MONUMENT SIGN LOCATION                      | 15. | POLE MOUNTED PARKING LOT LIGHT FIXTURE   |
| 2.  | ASPHALT PAVING, TYP.                                 | 16. | FIRE LANE - NO PARKING PER I.O.G. DETAIL                                       |
| 3.  | CONCRETE SIDEWALK                                    | 17. | #3 (REGULATION 12-D103.R)  |
| 4.  | LANDSCAPING  | 18. | PROPOSED FDC LOCATION  |
| 5.  | EXISTING DRIVEWAY                                    | 19. | SIGHT VISIBILITY TRIANGLE  |
| 6.  | FUTURE 3' HIGH MASONRY SCREEN WALL - BY OTHERS       | 20. | OUTDOOR EMPLOYEE GATHERING   |
| 7.  | FIRE TRUCK TURNING RADIUS - 35' INSIDE / 55' OUTSIDE | 21. | FIRE RISER ROOM  |
| 8.  | 6" CONCRETE CURB, TYP.                               | 22. | EXISTING ELECTRICAL CABINETS   |
| 9.  | STANDARD PARKING SPACE, TYP.                         | 23. | SES ALCOVE   |
| 10. | ACCESSIBLE PARKING SPACE                             | 24. | PEDESTRIAN CONNECTION TO NORTH - PAVERS OR CONCRETE TO MATCH NORTH DEVELOPMENT |
| 11. | 30" PARKING OVERHANG, TYP.                           | 25. | PROPOSED DECEL LANE BY OTHERS UNDER SEPARATE PERMIT                            |
| 12. | CONCRETE ACCESSIBLE PATH / RAMP                      |     |  |
| 13. | (5) BICYCLE RACK SPACES                              |     |  |
| 14. | TRASH ENCLOSURE W/ MIN. 7' HIGH WALLS                |     |  |

### LEGAL DESCRIPTION

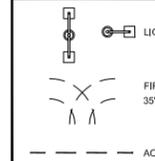
A PORTION OF LOT 2A, REAGAN ACADEMY A REPLAT OF LOT 2 OF CST CORNER STORE #1642 AS RECORDED IN BOOK 1322 OF MAPS, PAGE 35 RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING A PORTION OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH TOWN OF GILBERT BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST QUARTER OF SAID SECTION 28 FROM WHICH A FOUND 3 INCH TOWN BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 89 DEGREES 39 MINUTES 50 SECONDS EAST, 358.82 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 20 MINUTES 10 SECONDS WEST, 70.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 2A AND TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 317.63 FEET ALONG THE WESTERLY LINE OF SAID LOT 2A; THENCE LEAVING SAID WESTERLY LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 344.62 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS EAST, 315.61 FEET ALONG THE EAST LINE OF SAID LOT 2A TO THE SOUTHEAST CORNER, THEREOF; THENCE SOUTH 89 DEGREES 39 MINUTES 50 SECONDS WEST, 344.34 FEET, ALONG THE SOUTH LINE OF SAID LOT 2A TO THE POINT OF BEGINNING.

### VICINITY MAP



### LEGEND



DESIGN REVIEW SITE PLAN  
SCALE: 1"=20'-0"

# SHOPS BUILDING

1680 EAST RIGGS ROAD  
GILBERT, ARIZONA

12.07.2018  
PROJECT NO.: 17073

DR18-150 Shops Building at Riggs Road  
Attachment 4: Site Plan  
January 9, 2019



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com

# 1680 EAST RIGGS ROAD

(preliminary landscape plan)

## project consultants

### landscape architecture:

DESIGN ETHIC, LLC  
7201 E. CAMELBACK #250  
SCOTTSDALE, ARIZONA 85251  
PROJECT CONTACT: BRANDON PAUL  
PHONE: 480.225.7077  
EMAIL: bpaul@designethic.net

### owner:

NEWQUIST COMMERCIAL PROPERTIES  
2033 EAST WARNER ROAD SUITE 107  
TEMPE, ARIZONA 85254  
CONTACT: DAVE NEWQUIST  
PHONE: 480.777.3450 ext: 11  
EMAIL: dave@newquistcp.com

### architecture:

VERTICAL DESIGN STUDIOS  
4650 EAST COTTON CENTER BLVD. #130  
PHOENIX, ARIZONA 85040  
PROJECT CONTACT: TRISH FLOWERS  
PHONE: 602.395.1000  
EMAIL: tflower@verticaldesignstudios.com

### owner:

THE ASPEN GROUP  
6730 N SSCOTTSDALE RD #290  
PARADISE VALLEY, ARIZONA 85253  
CONTACT: JAY DONNELLY  
PHONE: 480.376.8750  
EMAIL: j.donnelly@theaspengroup.com

## sheet index

SHEET	TITLE
L.01	COVER SHEET & NOTES
L.02	PRELIMINARY PLANTING PLAN

## project data

NET SITE AREA: 48,296.87 SF (1.11 ACRES)  
ZONING: SC - SHOPPING CENTER  
BUILDING AREA (FOOTPRINT): 6,552 SF

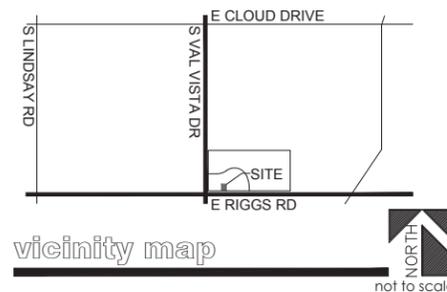
PARKING REQUIREMENTS:  
SHOPS 1 (1 PER 250 SF) 6,552/250 = 27 SPACES  
FUTURE DAYCARE (1 PER 250 SF) 10,000/250 = 40 SPACES  
TOTAL: 67 SPACES

PARKING PROVIDED:  
SHOPS 1 38 SPACES  
ADA PARKING SPACES 2 SPACES  
TOTAL: 40 SPACES  
(6.1 SPACES / 1,000 SF)

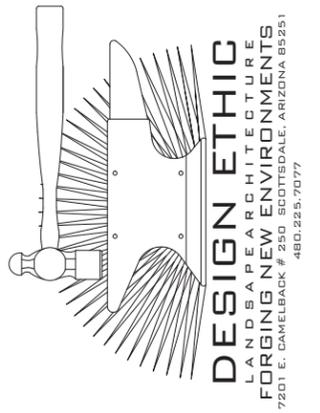
ON SITE LANDSCAPE AREA: 15,448 S.F.  
OFF SITE LANDSCAPE AREA: 6,030 S.F.  
% OF TOTAL LANDSCAPE COVERAGE: 30.1%

## town of gilbert notes

1. A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
2. 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 BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
3. DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN 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 THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
4. NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
5. 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.
6. ALL TREES, SHRUBS AND GROUND COVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
7. CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.



vicinity map



**VERTICAL**  
DESIGN STUDIOS

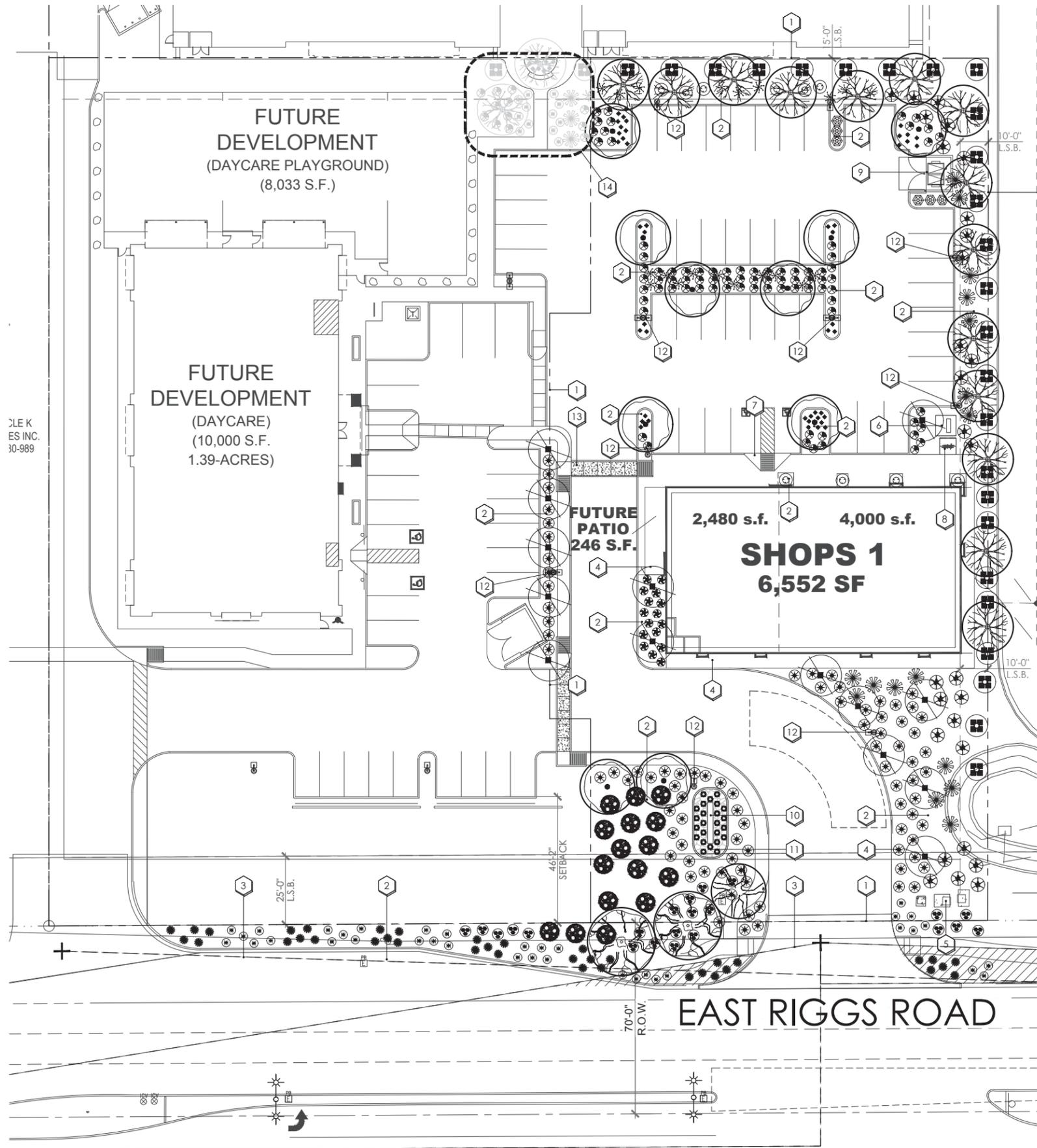
4650 E. Cotton Center Blvd., Ste. 130  
Phoenix, Arizona, 85040  
Ph 602.395.1000 . Fax 602.395.1005

PROJECT: SHOPS BUILDING  
1680 EAST RIGGS ROAD  
GILBERT, ARIZONA 85142  
SHEET TITLE: COVER SHEET & NOTES

CALL TWO WORKING DAYS BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

JOB NO: 18-056  
DATE:  
DRAWN BY: B. PAUL  
SUBMITTED: 12.13.2018  
REVISED:

SHEET  
L.01 of L.02



**plant legend**

	botanical name common name	emitters	size	qty	comments
<b>trees</b>					
	PARKINSONIA X. 'DESERT MUSEUM' 'DESERT MUSEUM'		24" BOX 1.5" CAL	12	LOW BREAKING
	CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' DESERT WILLOW		24" BOX 1.5" CAL	14	
	PISTACIA X. RED PUSH RED PUSH PISTACHE		24" BOX 1.5" CAL	1	
	PROSOPIS SEEDLESS HYBRID 'AZTM' 'AZTM' SEEDLESS HYBRID MESQUITE		24" BOX 1.5" CAL	2	LOW BREAKING
	TIPUANA TIPU TIPU TREE		24" BOX 1.5" CAL	14	
<b>shrubs</b>					
	EREMOPHILA GLABRA OUTBACK SUNRISE EMU		1 GAL.	22	PLANT AT 4' O.C.
	NERIUM OLEANDER PETITE PINK OLEANDER		5 GAL.	10	PLANT AT 5' O.C.
	TECOMA ALATA ORANGE JUBILEE		5 GAL.	26	PLANT AT 8' O.C.
<b>accents</b>					
	AGAVE AMERICANA CENTURY PLANT		5 GAL.	16	PLANT AT 1.5' O.C.
	ALOE BARBADENSIS ALOE VERA		5 GAL.	16	PLANT AT 1.5' O.C.
	ALOE X. BLUE ELF BLUE ELF ALOE		1 GAL.	45	PLANT AT 1.5' O.C.
	DASYLIRION WHEELERI DESERT SPOON		5 GAL.	28	PLANT AT 5' O.C.
	EUPHORBIA ANTISYPHILITICA CANDELLILLA		5 GAL.	24	PLANT AT 6' O.C.
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS® RED YUCCA		5 GAL.	38	PLANT AT 3' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE		5 GAL.	20	PLANT AT 3' O.C.
	MUHLENBERGIA CAPILLARIS DWARF REGAL MIST		5 GAL.	80	PLANT AT 3' O.C.
<b>groundcover</b>					
	ACACIA REDOLENS DESERT CARPET		1 GAL.	16	PLANT AT 7' O.C.
	LANTANA 'NEW GOLD' NEW GOLD LANTANA		1 GAL.	36	PLANT AT 4' O.C.
	ROSMARINUS OFFICINALIS IRENE ROSEMARY		5 GAL.	6	PLANT AT 4' O.C.
	SPHAGNETICOLA TRILOBATA YELLOW DOT		1 GAL.	85	PLANT AT 6' O.C.
<b>inerts</b>					
	DECOMPOSED GRANITE EXPRESS BROWN	3/8 MINUS	17,373 SF		2' MINIMUM IN ALL PLANTERS
	1" - 2.5" FRACTURED RIP RAP EXPRESS GOLD	1" - 2.5" MAX	249 SF		2' MINIMUM IN ALL PLANTERS

**planting key notes**

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 SIDEWALK.
- 5 EXISTING ELECTRICAL CABINET
- 6 OUTDOOR EMPLOYEE GATHERING AREA; SEE DETAILS ON ARCHITECT'S PLAN
- 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8 BIKE RACK
- 9 TRASH ENCLOSURE
- 10 ENTRY SIGN
- 11 1" - 2.5" FRACTURED RIP RAP
- 12 SITE LIGHTING. SEE ARCH. PLANS.
- 13 CONCRETE SIDEWALK PATH; SEE ARCH. PLANS.
- 14 PATIO AREA TO BE LANDSCAPED WITH FUTURE PHASE.

**NOTES:**

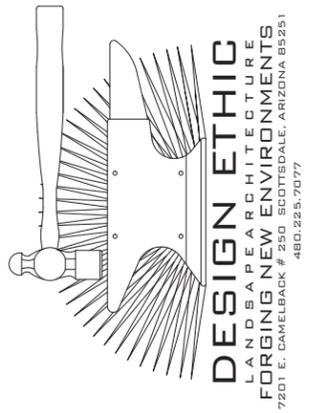
- 1. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.
- 2. PERIMETER WALL CONSTRUCTION REQUIRES A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- 3. TREES OVERHANGING ROADWAYS MUST PROVIDE 15 FT OF VERTICAL CLEARANCE.

**MAINTENANCE NOTE:**

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

**CONSTRUCTION NOTE:**

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.

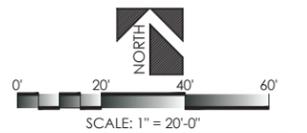


**VERTICAL**  
DESIGN STUDIOS

4650 E. Cotton Center Blvd., Ste. 130  
Phoenix, Arizona, 85040  
Ph 602.395.1000 . Fax 602.395.1005

**PROJECT:**  
SHOPS BUILDING  
1680 EAST RIGGS ROAD  
GILBERT, ARIZONA 85142  
**SHEET TITLE:** PLANTING PLAN & NOTES

CALL TWO WORKING DAYS  
BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)



JOB NO: 18-056  
DATE:  
DRAWN BY: B. PAUL  
SUBMITTED: 12.13.2018  
REVISED:

SHEET

L.02 of L.02

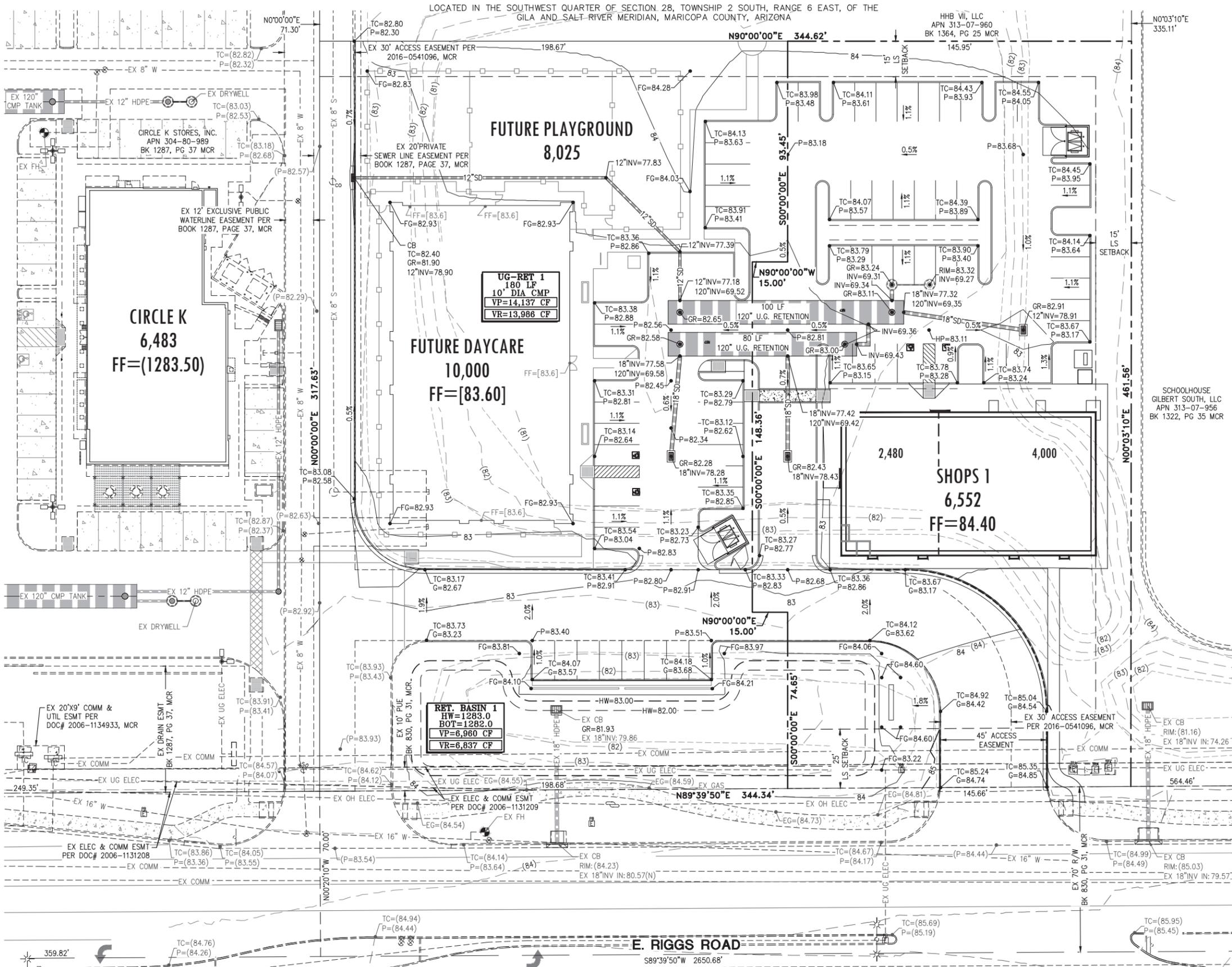
JLE K  
ES INC.  
30-989

# PRELIMINARY GRADING & DRAINAGE PLAN

## RIGGS & VAL VISTA RETAIL

### GILBERT, ARIZONA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



**OWNER**  
 NEWQUIST COMMERCIAL PROPERTIES  
 2033 EAST WARNER ROAD, SUITE 107  
 TEMPE, AZ 85284  
 PH: (480) 777-3450  
 CONTACT: DAVE NEWQUIST

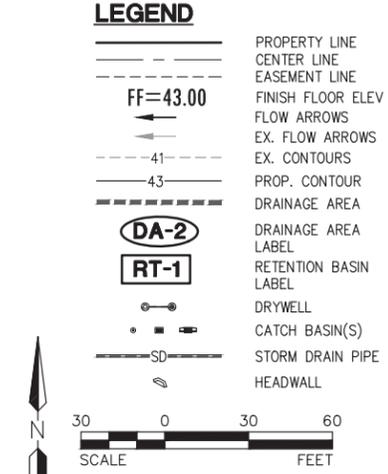
**ARCHITECT**  
 VERTICAL DESIGN STUDIOS  
 4650 E. COTTON CENTER BLVD.  
 PHOENIX, AZ 85040  
 PHONE: (602) 393-9353  
 CONTACT: TRISH FLOWER

**ENGINEER**  
 HILGARTWILSON  
 2141 E. HIGHLAND AVENUE, STE #275  
 PHOENIX, ARIZONA 85016  
 PHONE: (602) 490-0535  
 FAX: (602) 368-2436  
 CONTACT: SCOTT ODYA

**BASIS OF BEARING**  
 BASIS OF BEARING IS N89°39'50"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR EVANS RANCH AS RECORDED IN BOOK 830, PAGE 31, MARICOPA COUNTY RECORDS, ARIZONA.

**BENCHMARK**  
 BENCHMARK IS A FOUND 3-1/4" ARIZONA DEPARTMENT OF TRANSPORTATION P&M GEODETIC SURVEY BRASS CAP, STAMPED "BIG MAX" DATED 1975  
 NGS POINT "BIG MAX DU2130"  
 ELEVATION: 1513.19'  
 DATUM: NAVD88  
 LATITUDE: 33°12'16.439670"  
 LONGITUDE: 111°43'09.687140"

**FLOOD PLAIN DESIGNATION**  
 THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 2 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C3110M, PANEL NUMBER 3110 OF 4425, EFFECTIVE DATE NOVEMBER 4, 2015.



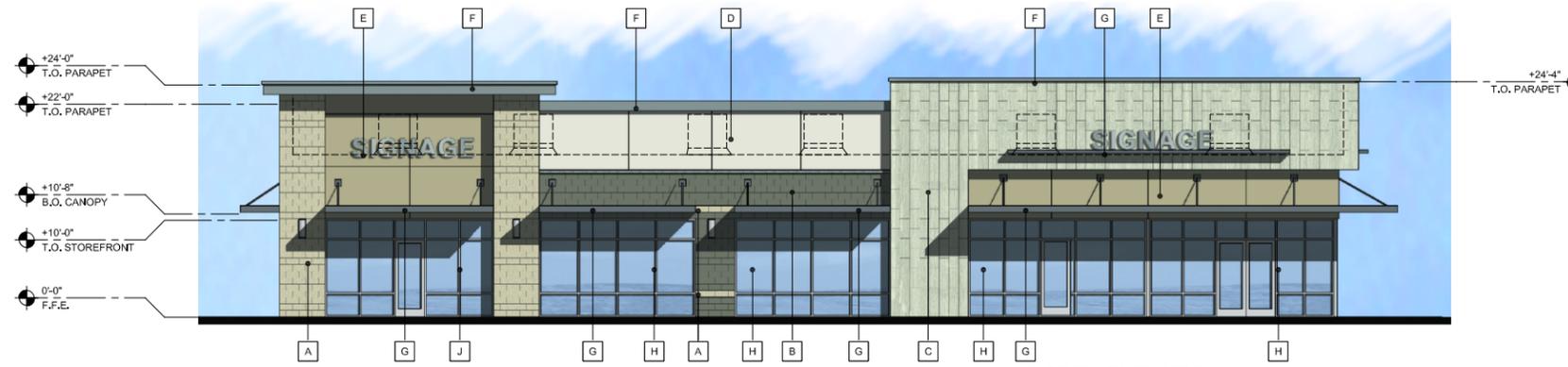
**HILGARTWILSON**  
 ENGINEER | PLANNING | SURVEY | MANAGEMENT  
 2141 E. HIGHLAND AVENUE, STE. 250  
 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436  
 www.hilgartwilson.com



**RIGGS & VAL VISTA RETAIL**  
 SEC MERLOT STREET & VAL VISTA ROAD  
 GILBERT, ARIZONA  
 PRELIMINARY GRADING AND DRAINAGE PLAN

PROJ NO:	1642.03
DATE:	JUL 2018
SCALE:	1" = 30'
DRAWN:	MH
DESIGNED:	SO
APPROVED:	SO
DWG. NO.	PGD-1
SHT.	1 OF 1

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



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



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



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

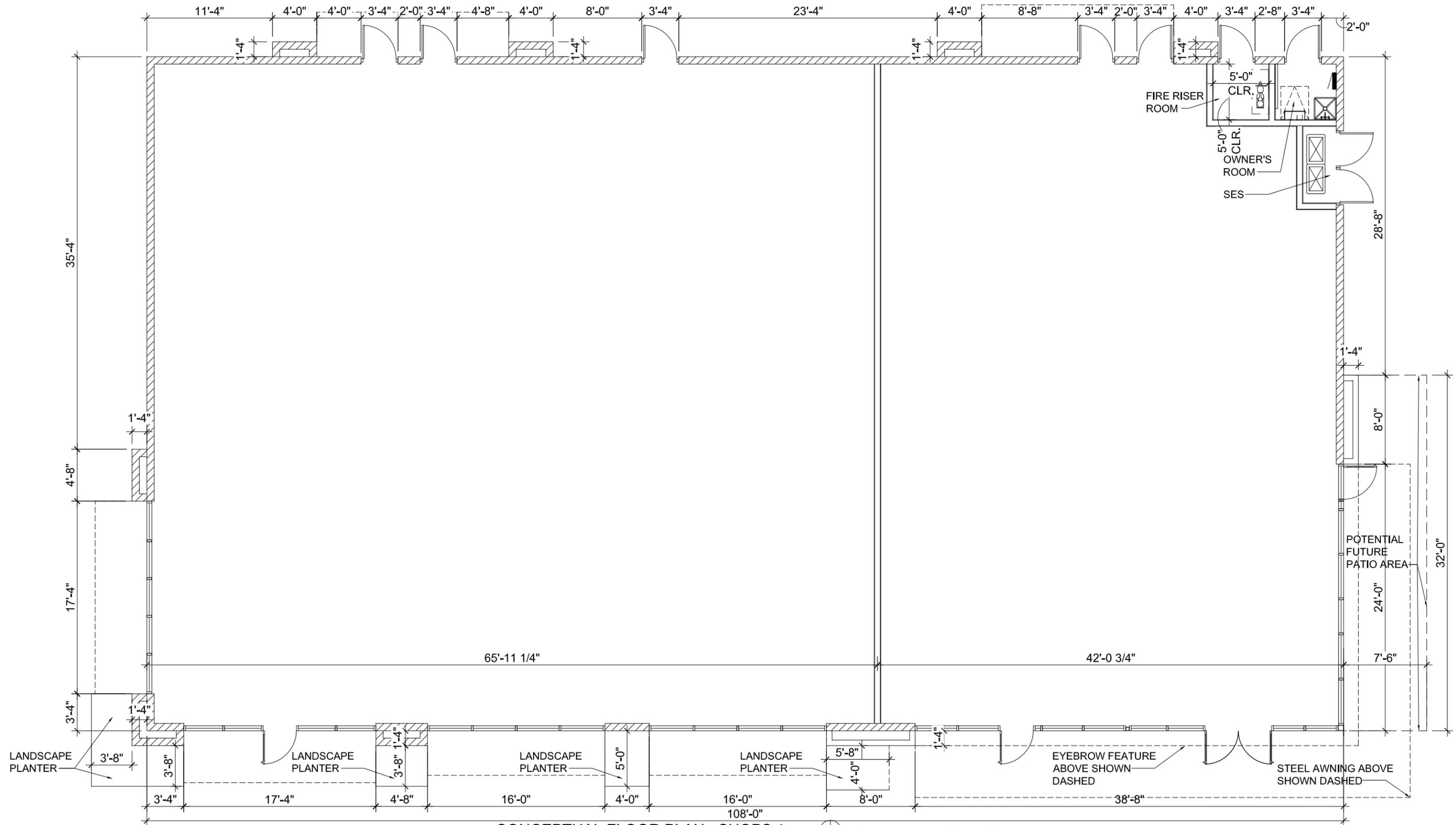
- |  |  |   |   |   |  |   |   |
|--|--|---|---|---|--|---|---|
|  |  |   |   |   |  |   |   |
| A) MASONRY SUPERLITE BLOCK INTEGRAL COLORED MASONRY "RIDGE LINE" | B) MASONRY SUPERLITE BLOCK INTEGRAL COLORED MASONRY "MOJAVE BROWN" | C) WALL TILE ARIZONA TILE "BASALTINA IVORY MATTE" 12"X24" | D) STUCCO/EIFS SHERWIN WILLIAMS SW 7628 "WINDFRESH WHITE" | E) STUCCO/EIFS DUNN EDWARDS DE 6192 "NOMADIC TAUPE" | F) STUCCO/EIFS SHERWIN WILLIAMS SW 7025 "BACKDROP" | G) STEEL SHERWIN WILLIAMS SW 7665 "WALL STREET" | H) STOREFRONT OLDCASTLE STOREFRONT "204 CLEAR CLASS II" |

# N.E.C. Val Vista & Riggs Road

Gilbert, AZ  
 12/07/18  
 PROJECT NO.: 17073.00

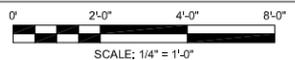


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 602.395.1000 www.verticaldesignstudios.com



CONCEPTUAL FLOOR PLAN - SHOPS 1

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



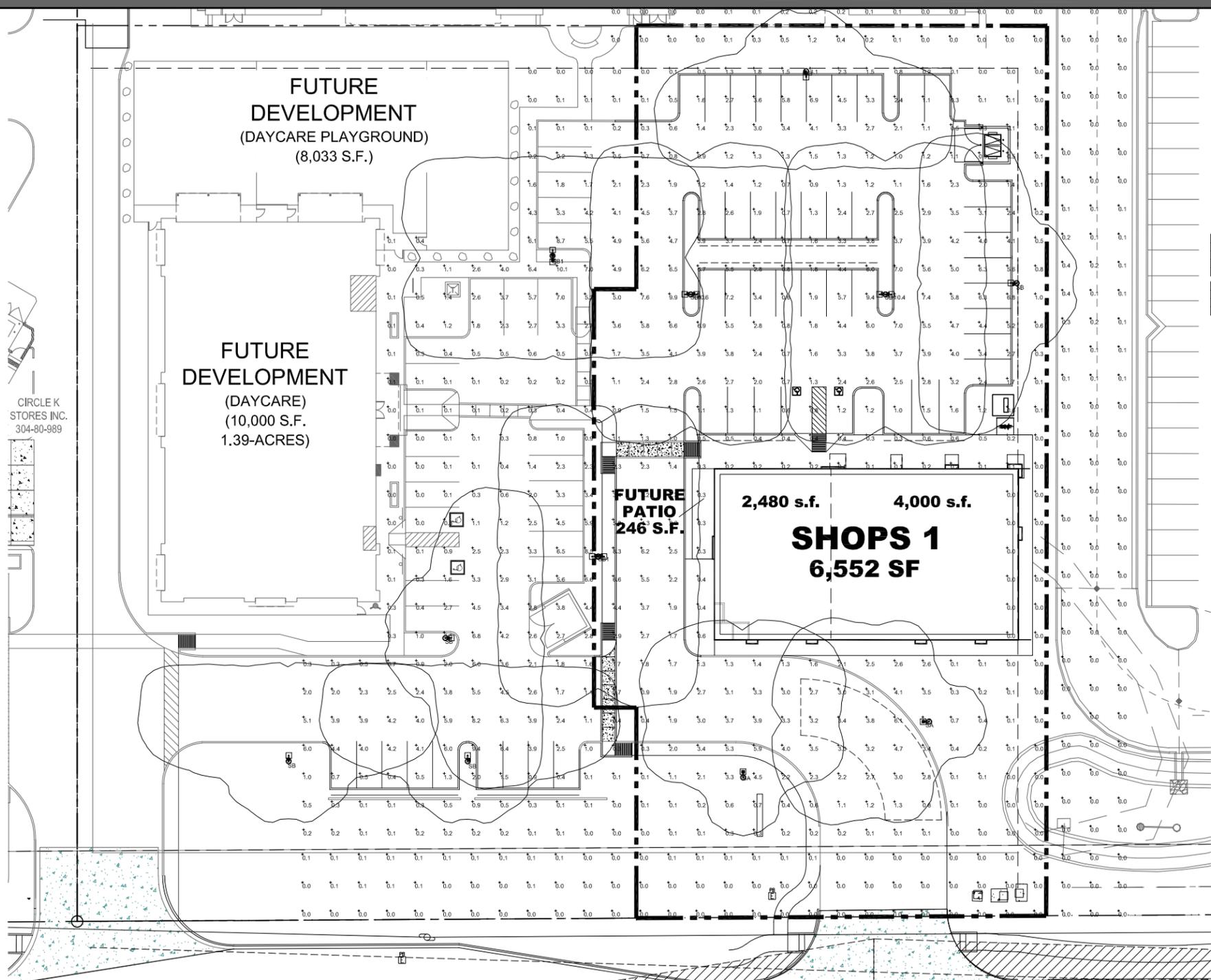
# SHOPS BUILDING

1680 EAST RIGGS ROAD  
GILBERT, ARIZONA

12.07.2018  
PROJECT NO.: 17073



4650 E. Cotton Center Boulevard Phoenix, AZ 85040  
602.395.1000 www.verticaldesignstudios.com



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Tag	Lum. Lumens	Lum. Watts	MANUFACT
□	2	SA	SINGLE	0.950	VFS-SL-80-4K7-4	14'	9262	81	Hubbell Lighting Inc, cda Beacon Pt
□	5	SB	SINGLE	0.950	VFS-SL-80-4K7-3	14'	9266	81	Hubbell Lighting Inc, cda Beacon Pt
□	4	SB1	BACK-BACK	0.950	VFS-SL-80-4K7-3	14'	9266	81	Hubbell Lighting Inc, cda Beacon Pt

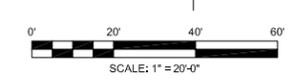
Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPfc_1	Illuminance	Fc	2.04	10.6	0.0
Property Ccl	Illuminance	Fc	0.04	1.2	0.0

NOTE:  
14' OVERALL LIGHT POLE HEIGHT.

CIRCLE K  
STORES INC.  
304-80-989

PHOTOMETRIC PLAN  
SCALE: 1"=20'-0"

EAST RIGGS ROAD



# SHOPS BUILDING

1680 EAST RIGGS ROAD  
GILBERT, ARIZONA  
12.07.2018  
PROJECT NO.: 17073

DR18-150 Shops Building at Riggs Road  
Attachment 9: Photometric Plan  
January 9, 2019



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