

ORDINANCE NO. (O)15-15

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,
APPROVING AN AMENDMENT REQUEST TO THE ROONEY
RANCH PLANNED AREA DEVELOPMENT TO REVISE
LOCATIONAL REQUIREMENTS FOR FUEL CENTERS,
LOCATED WEST OF ORACLE ROAD BETWEEN PUSCH VIEW
LANE AND 1ST AVENUE**

WHEREAS, the Town of Oro Valley residents ratified the Oro Valley General Plan on November 8, 2005; and

WHEREAS, the applicant, Kroger Company, has requested an amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A", attached hereto; and,

WHEREAS, the applicant's request is consistent with the General Plan; and

WHEREAS, on October 6, 2015, the Planning and Zoning Commission recommended approval of the proposed amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A".


WHEREAS, Mayor and Council duly considered the proposed amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A", attached hereto and incorporated herein by reference, at a public hearing on November 4, 2015.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Oro Valley that:

SECTION 1. The Mayor and Council hereby approve the amendment to the Rooney Ranch Planned Area Development to revise locational requirements for fuel centers as included in Exhibit "A".

PASSED AND ADOPTED by the Mayor and Council of the Town of Oro Valley, Arizona, this 4th day of November, 2015.

TOWN OF ORO VALLEY



Dr. Satish I. Hiremath, Mayor

ATTEST:


Julie K. Bower, Town Clerk

Date: 11/6/15

PUBLISH: DAILY TERRITORIAL
NOVEMBER 9, 10, 12, 13, 2015

APPROVED AS TO FORM:


Tobin Sidles, Legal Services Director

Date: 11/5/15

POSTED: 11/9/15 - 12/9/15

EXHIBIT "A"

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

GENERAL NOTES

- GROSS DEVELOPMENT AREA : ±301,398 SF (6.92 ACRES)
- GROSS FLOOR AREA: 62,225 SF
- FLOOR AREA RATIO (FAR): 20.6%
- LOT COVERAGE: 67,643/301,398 = 22.4%
- GROSS AREA OF ALL IMPERVIOUS SURFACES
BUILDINGS: 70,865 SF
ASPHALT: 218,428 SF
HARDSCAPE: 11,883 SF
- TOTAL MILES OF NEW PUBLIC STREETS IS N/A
- TOTAL MILES OF NEW PRIVATE STREETS IS N/A
- ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS

PLANNING GENERAL NOTES

- MAXIMUM ALLOWED BUILDING HEIGHT= 25' WITHIN 100' OF 1ST AVE.
PROPOSED BUILDING HEIGHT= 18'-0" (CANOPY), 13'-0" (KIOSK)
- THIS PROJECT IS LOCATED WITHIN AND MEETS ALL DESIGN CRITERIA OF THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT.
- TOTAL AMOUNT OF OPEN SPACE: REQUIRED: 15% (MINIMUM)
PROVIDED: 8.4%
- BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT: 21(0)	10'	34.55'
WEST:	10'	
EAST:	10'	
REAR:	10'	
- LANDSCAPE BUFFER YARD:

	REQUIRED	PROPOSED
FRONT:	30'	3.75' (E)
SIDE:	0'	0'
REAR:	0'	0'
- EXISTING ZONING IS PAD (C-2).
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
- ALL SCENIC AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

GENERAL UTILITY GENERAL NOTES

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

GOLDER RANCH FIRE GENERAL NOTES

- THE HYDRANT CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMPLETABLE MATERIAL DELIVERY TO SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMPLETABLE MATERIAL.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMPLETABLE MATERIAL DELIVERY TO SITE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, U, W, X, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE AND TWO-FAMILY DWELLING AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,000 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED IN THE JURISDICTION.
- TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
- THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREVENTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENTS EXISTING SYSTEM.

*PARKING RATIO REQUESTED BY ALTERNATIVE PARKING ANALYSIS.

APN	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO	TOTAL LOADING ZONES		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
220-09-0236	RETAIL/FUEL DISPENSING	62,255 SF	13.72/1000	250	326	8	15	3-50,000-99,999 SF	3	3	N/A	N/A	2	2

DEVELOPER
FRY'S FOOD STORES OF ARIZONA
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ALIA@SEG.COM

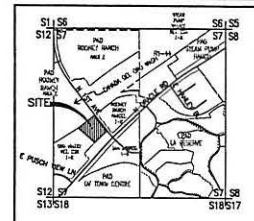
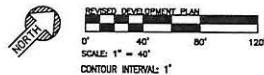
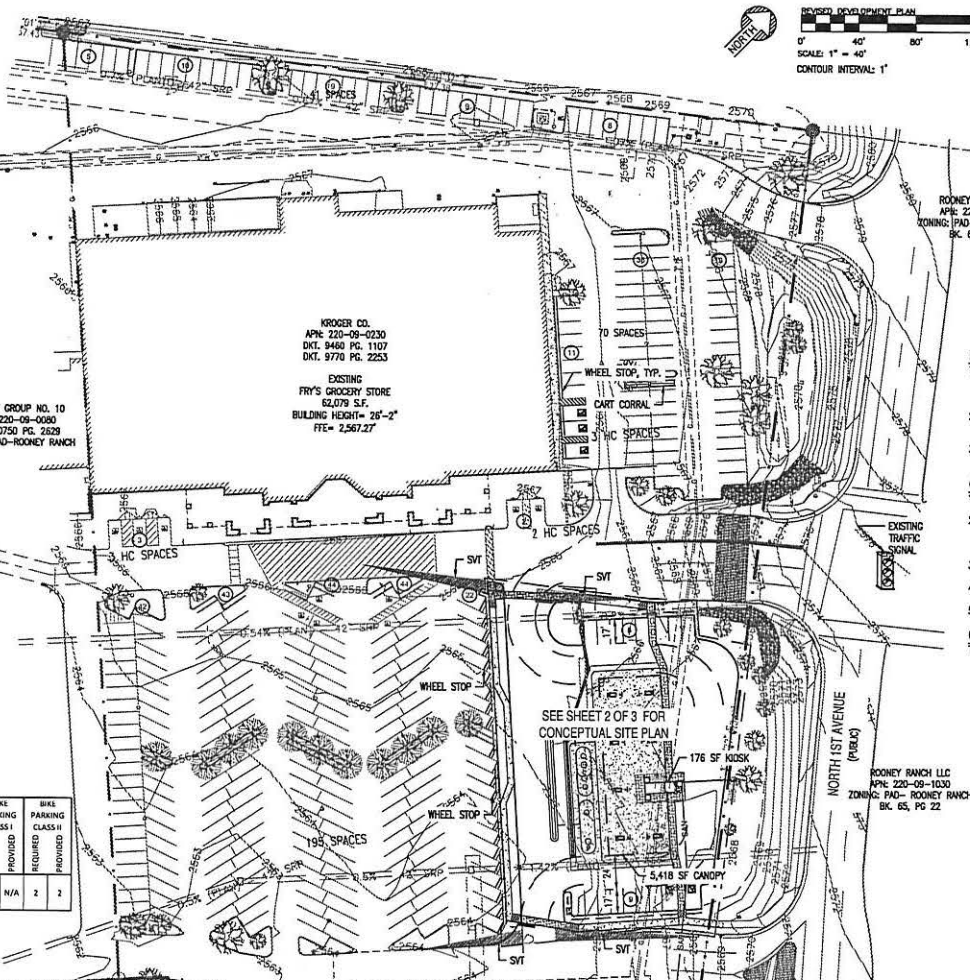
SOLEITA DOMING & CLORIA
APN: 220-09-0220
DKT. 10663 PG. 702
ZONING: PAD-ROONEY RANCH

M&I MARSHALL
& SLEY BANK
APN: 220-09-0240
DKT. 12249 PG. 4445
ZONING: PAD-ROONEY RANCH

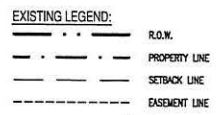
BANK OF AMERICA
APN: 220-09-1050
ZONING: PAD-ROONEY RANCH
DKT. 10147 PG. 939

BARCLAY GROUP NO. 10
APN: 220-09-0080
DKT. 10750 PG. 2629
ZONING: PAD-ROONEY RANCH

EXISTING
FRY'S GROCERY STORE
62,078 S.F.
BUILDING HEIGHT= 26'-2"
FTE= 2,567.27



VICINITY MAP
T12S, R14E, SECTION 7
SCALE: 3"=1 MI.



ENGINEERING GENERAL NOTES

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

ORO VALLEY WATER UTILITY GENERAL NOTES

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

CODES AND STANDARDS

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



REVISED DEVELOPMENT PLAN
FRY'S NEW FUEL CENTER #18
CASE NO.: OV1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, GASPARILLA, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1/4"=1'-0"
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: OV815-002; OV815-002
SHEET 1 OF 2 (TOTAL PAGES)

SUSTAINABILITY ENGINEERING GROUP

SEG

8290 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7225

PROJECT: FRY'S NEW FUEL CENTER #18
LOCATION: 10661 N. ORACLE RD, ORO VALLEY, AZ 85737

DESIGNED BY: CASTELLO
CHECKED BY: COUNSELL
DRAWN BY: FAUCH

DATE: 10/18/2015
ISSUED FOR: C/P/HO TEXT MODIFICATION

JOB NO.:
SHEET TITLE: REVISED DEVELOPMENT PLAN

SHEET NO.: 1 OF 2

THIS IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REPRODUCTION OR DISTRIBUTION IS TO BE MADE WITHOUT THE WRITTEN PERMISSION OF SUSTAINABILITY ENGINEERING GROUP.

REVISED DEVELOPMENT PLAN FRY'S NEW FUEL CENTER #18 0V1215-12

GENERAL NOTES

- GROSS DEVELOPMENT AREA: ±3,301,396 SF (6.92 ACRES)
- GROSS FLOOR AREA: 62,255 SF
- FLOOR AREA RATIO (FAR): 20.08
- LOT COVERAGE: 67,643/301,396 = 22.4%
- GROSS AREA OF ALL IMPERVIOUS SURFACES:
BUILDINGS: 70,995 SF
ASPHALT: 218,428 SF
HARDSCAPE: 11,883 SF
- TOTAL MILLS OF NEW PUBLIC STREETS IS N/A
- TOTAL MILLS OF NEW PRIVATE STREETS IS N/A
- ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

- MAXIMUM ALLOWED BUILDING HEIGHT= 25' WITHIN 100' OF 1ST AVE.
PROPOSED BUILDING HEIGHT= 18'-0" (CANOPY), 13'-0" (KIOSK)
- THIS PROJECT IS LOCATED WITHIN AND MEETS ALL DESIGN CRITERIA OF THE ORACLE ROAD SECOND CORRIDOR OVERLAY DISTRICT.
- TOTAL AMOUNT OF OPEN SPACE: REQUIRED: 15% (MINIMUM)
PROVIDED: 8.4%
- BUILDING SETBACKS:
FRONT: 2-1(H) 10' 34.95'
WEST: 10'
EAST: 10'
REAR: 10'
- LANDSCAPE BUFFER YARD:
FRONT: REQUIRED 30' PROPOSED 33'5" (L)
SIDE: 0' 0'
REAR: 0' 0'
- EXISTING ZONING IS PAD (C-2).
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE. PER ORD VALLEY ZONING CODE REVISED SECTION 27.3.
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

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GOLDER RANCH FIRE GENERAL NOTES

- FIRE TRENCHES CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
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- *PARKING RATIO REQUESTED BY ALTERNATIVE PARKING ANALYSIS.

APN	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO		TOTAL LOADING ZONES		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
220-09-0230	RETAIL/FUEL DISPENSING	62,255 SF	13.72/1000	250	326	8	15	3:50,000-99,999 SF	3	3	N/A	N/A	2	2	

DEVELOPER
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ZONING: PAD-ROONEY RANCH

M&J MARSHALL & SLEY BANK
APN: 220-09-0240
DKT. 12249 PG. 4445
ZONING: PAD-ROONEY RANCH

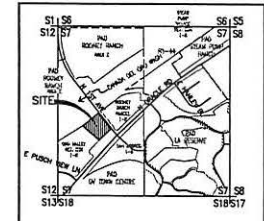
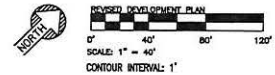
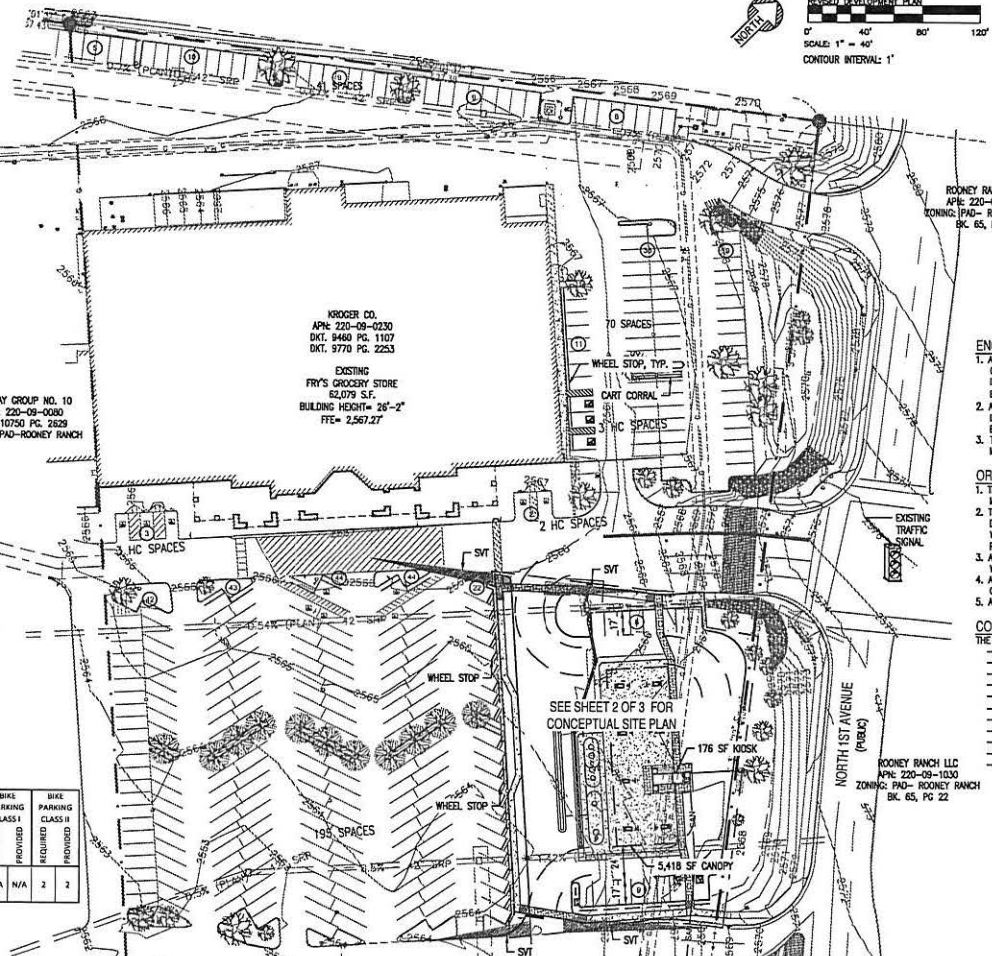
BANK OF AMERICA
APN: 220-09-1030
ZONING: PAD-ROONEY RANCH
BK. 65, PG. 22



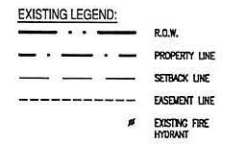
EXP. 12-31-18

REVISED DEVELOPMENT PLAN

FRY'S NEW FUEL CENTER #18
CASE NO.: 0V1215-12
ORD VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORD VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1/40
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORD VALLEY REFERENCE
CASE NO.: OV815-002; OV915-002
SHEET 1 OF 2 (TOTAL PAGES)



VICINITY MAP
SCALE: 3" = 1/4 MI.
T12S, R14E, SECTION 7



ENGINEERING GENERAL NOTES

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

ORD VALLEY WATER UTILITY GENERAL NOTES

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

CODES AND STANDARDS

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

SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.568.7228



PROJECT	FRY'S NEW FUEL CENTER #18
OWNER	CASTELLO
DESIGNED	CASTELLO
PREP. WORK	EXHIBIT
DATE:	10/18/2015
ISSUED FOR:	CLP/PHO TDD AMENDMENT/PCB
REVISION NO.:	
DATE:	
JOB NO.:	
SHEET NO.:	1 OF 2

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