

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Alan Stephenson
Planning & Development Department Director

Date: October 13, 2021

**Subject: P.H.O. APPLICATION NO. PHO-6-21--Z-100-89-1(2) – Notice of Pending Actions
by the Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **November 17, 2021**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **October 20, 2021**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Sina Matthes, Tony Motola), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
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Public Transit (Kathryn Boris)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (David Simmons, Paradise Valley Village)
Village Planning Committee Chair (Rob Gubser, Paradise Valley Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-6-21--Z-100-89-1

Council District: 1 2

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 2 regarding substantial conformance to the site plan dated December 9, 2012 and elevations presented, and that the development be limited to no more than four freestanding pads.

Owner	Applicant	Representative
Tatum Venture LLC	Ed Bull, Burch & Cracchiolo, PA	Ed Bull, Burch & Cracchiolo, PA
6909 East Greenway Parkway, Ste. 250	1850 North Central Avenue, Suite 1700	1850 North Central Avenue, Suite 1700
Scottsdale AZ 85254	Phoenix AZ 85004	Phoenix AZ 85004
(480) 747-6558	(602) 234-9913	P: (602) 234-9913 F:
michael.caylor@westwoodps.com	ebull@bcattorneys.com	ebull@bcattorneys.com

Property Location: Approximately 410 feet west of the southwest corner of Tatum Boulevard and Bell Road

Zoning Map: M-11 Quarter Section: 36-38 APN: 215-19-385D Acreage: 0.60

Village: Paradise Valley

Last Hearing: CC RATIFICATION

Previous Opposition: No

Date of Original City Council Action: 12/13/1989

Previous PHO Actions: 11/28/1990 02/02/1994 03/20/2013

Zoning Vested: PSC

Supplemental Map No.: 860

Planning Staff: 077303

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	09/14/2021	21-0086901	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>11/17/2021 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____



BURCH & CRACCHIOLO

EDWIN C. BULL
DIRECT LINE: 602.234.9913
EMAIL: EBULL@BCATTORNEYS.COM

October 12, 2021

Via Email Only: adam.stranieri@phoenix.gov

Mr. Adam Stranieri
Planning Hearing Officer
City of Phoenix
Planning and Development Department
200 W. Washington St., 2nd Floor
Phoenix, Arizona. 85003

RE: PHO Stipulation Modification from Z-100-89-1
4727 E. Bell Road (Approximately 315' South and West of the Southwest Corner
of Tatum Boulevard & Bell Road)

Dear Mr. Stranieri:

On behalf of Tatum Venture, LLC ("Tatum Venture"), who is the owner of the property located at 4727 E. Bell Road ("Site"), we request the PHO's action on one Zoning Stipulation from Z-100-89-1 to allow a freestanding pad which will facilitate the addition of an AutoZone store at the existing commercial center. See **Exhibit 1**, Aerial Map identifying the Site.

The Site is zoned for PSC (Planned Shopping Center) uses. See **Exhibit 2**, Zoning Map. In 1989, the City Council approved PSC zoning for the Site, subject to 26 zoning stipulations. See **Exhibit 3**, December 21, 1989 Zoning Approval Letter with Stipulations from the City Clerk. The stipulations were most recently modified in 2013. See **Exhibit 4**, PHO Z-100-89-1 Approval Letter with Stipulations. We are not requesting a Rezoning. Instead, we are requesting modification of Stipulation 2 to add language that (a) purposely will not change any of the requirements and restrictions of existing Stipulation 2 anywhere outside of AutoZone's 0.6 acres, but (b) will allow development of AutoZone on a particular 0.6 acres.

The proposed modification of the 2013 Stipulation 2 is highlighted as follows:

2. That development on all but the 0.6 acres shown on the AutoZone site plan be in substantial conformance to the site plan dated December 9, 2012, and elevations presented, and that development be limited to no more than four freestanding pads, as shown on the site plan as may be modified by the following stipulations.
 - a. That Building 3 be modified (to Buildings 3A and 3B) as shown on the site plan dated November 29, 1993.



Burch & Cracchiolo, P.A.
1850 N. Central Ave., Suite 1700 • Phoenix, AZ 85004
Main: 602.274.7611 • Fax: 602.234.0341

BCATTORNEYS.COM

- b. That there be no drive-thru lanes permitted for Buildings 3A or 3B.
- c. That Building 3A, 3B and 4 shall be tied together with plazas as generally depicted on the site plan dated November 29, 1993.
- d. That Building 3A and 3B be architecturally integrated and constructed in a single-phase.

Development of the 0.6 acres shown on the AutoZone site plan will be in general conformance with the AutoZone site plan and AutoZone elevations date stamped XXX.

Rationale: Modify. Providing a freestanding pad will allow greater commercial variety compatible with the shopping center located near the intersection of two major arterial streets. The proposed use is appropriate for the area and compatible with the area's other businesses.

Referring to the Site Plans and Elevations at **Exhibits 5 and 6, respectively**, Tatum Venture is proposing to construct a new building that will house an AutoZone store. In July 2021, a lot split was approved for the AutoZone site. *See* the lot split map and conditional approval notice at **Exhibit 7**. The AutoZone will be located south of Bell Road behind the freestanding NPX: A Neighborhood Joint restaurant building, which permanently closed its doors during the Covid-19 pandemic. Tatum Venture seeks to add a freestanding pad for AutoZone but the additional pad will not cause crowding on the Site as the planned number of buildings in the shopping center will not change. As seen on the Site Plans, the shopping center owner plans to demolish the NPX building and construct a parking lot in its place. The parking lot will provide additional parking and replace the spaces lost by the new AutoZone building.

Moreover, the Site is situated within a large shopping center (approximately 35 acres) and adding a pad is not excessive or out of scale but is, instead, very appropriate and in scale for the location. The addition of a freestanding pad will not negatively affect the shopping center or area residents. During the 1989 zoning case, residents wanted to ensure a variety of stores and commercial uses would be provided on the Site. The proposed modification will allow Tatum Venture to meet the needs of area residents by providing additional commercial variety at the Site and, as modified Stipulation 2 is worded, none of the existing neighborhood compatibility requirements and restrictions are being eliminated or modified. Furthermore, the nearest single-family residential property is separated from the Site by substantial distance (approximately 635 feet) and buffered by existing buildings and perimeter wall. The dimensions to the nearest residential property are attached as **Exhibit 8**. Therefore, the addition of a pad for AutoZone will not in any way be detrimental to any single-family neighbors.

The AutoZone store is a compatible use for the commercial shopping center located near the southwest corner of two major arterial streets.



Please contact Ali Bull (602-234-8747, abull@bcattorneys.com), Ricki Horowitz (602-234-8728, rhorowitz@bcattorneys.com), or me (602-234-9913, ebull@bcattorneys.com) if you have questions or need additional information. Thank you for your help and consideration.

Very truly yours,
BURCH & CRACCHIOLO, P.A.



Ed Bull and Ali Bull
For the Firm



Exhibit 1

Exhibit 2

[illegible]

PARADISE LN
(16,200 N)

Exhibit 3



City of Phoenix

CITY CLERK DEPARTMENT

December 21, 1989

Ms. Leslie McCarthy
Sacks, Tierney, Kasen & Kerrick
Citibank Tower - 20th Floor
3300 North Central Avenue
Phoenix, AZ 85012

Re: Application 100-89-1

Dear Ms. McCarthy:

The Phoenix City Council at its meeting held Wednesday, December 13, 1989, considered Application No. 100-89-1 - (Continued from November 15, 1989) - (Appealed by Opposition) - Request of Richard E. Cornwell to rezone a parcel located on the southwest corner of Tatum Boulevard and Bell Road (approximately 35 acres) from PSC and R1-14 to C-2 with a height waiver to allow an architectural embellishment to a height of 40 feet.

The Council denied the application as filed but approved PSC, subject to stipulations from the Planning Commission and with revised site plan dated November 22, 1989.

STIPULATIONS

1. That the site plan be subject to Development Coordination Office review as per Section 511 of the Zoning Ordinance.
2. That development be in substantial conformance to the site plan dated November 22, 1989 and elevations presented, and that development be limited to no more than three freestanding pads, as shown on the site plan as may be modified by the following stipulations.
3. That a 40-foot landscaped setback be provided along Bell Road. Landscaping shall include mature 2-1/2 inch caliper shade trees to be planted 20 feet on center or in equivalent groupings as approved by the Development Coordination Office.
4. That building heights be limited to 30 feet except for architectural embellishments which shall not exceed 40 feet in height.

Ms. Leslie McCarthy

5. That freestanding signs along street frontages shall be of low profile design, at a maximum of 10 feet to the top of the sign and maximum size of 150 square feet. Two freestanding signs shall be permitted on Bell Road and one freestanding sign shall be permitted on Tatum Boulevard.
6. That all structures be integrated with similar or harmonious materials, surface textures, and color as approved by the Development Coordination Office.
7. That the wall treatment, including texture, coloration and building materials shall be consistent around each entire structure exclusive of architecturally embellished parapets.
8. That no truck unloading shall occur within 50 feet of the adjacent R1-10 zoned properties.
9. The developer will be responsible for 100 percent of the cost of a traffic signal on Bell Road at the main driveway, when warranted, as determined by the Street Transportation Department.
10. The following right-of-way is to be provided within 30 days of final City Council approval for the improvements to be installed with the Bell Road Major Street Project (P-874289):
 - a. The developer is to dedicate right-of-way for both Bell Road and Tatum Boulevard as per Street Improvement Project P-874289.
 - b. Paving plans for P-874289 show a bus bay on Tatum Boulevard, just south of Bell Road. The bus bay is to be extended to provide a continuous 10-foot-wide right-turn lane to the main driveway on Tatum Boulevard. Right-of-way for the bus bay/right turn lane is to be dedicated by the developer.
 - c. The developer shall dedicate right-of-way for a 100-foot-long 10-foot-wide right-turn lane with a 120-foot transition on Bell Road at the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Development Coordination Office or other applicable City departments.
 - d. The developer is to dedicate right-of-way for a bus bay (Detail P-1257) on Bell Road just east of the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Development Coordination Office or other applicable City departments.

Ms. Leslie McCarthy

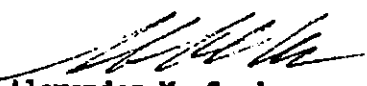
11. The developer is to provide funds in escrow prior to final Development Coordination Office site plan approval for all adjacent curb, gutter and sidewalk improvements, including bus bay modifications and right turn lanes as indicated above.
12. That shade protected walkways connecting transit facilities detached pads and the principal structure and shade trees adjacent to transit waiting areas be provided as approved by the Development Coordination Office.
13. The 20-foot landscaped buffer within the 50-foot rear and side yard setbacks shall be planted with mature shade trees 12 to 14 feet in height and 20 feet on center or in equivalent groupings. The details of the landscaping plan shall be approved through Development Coordination Office with the direct involvement of the property owners abutting the site along the south and west property lines.
14. The dumpster for the grocery store shall be an enclosed compactor system with a misting component to prevent odors and pests.
15. Speed bumps shall be placed along all driveways located at the rear of the buildings.
16. All rear yard security lighting shall be placed in the landscaped buffer and shall be directed away from any residential area.
17. Developer shall apply for a variance to permit an eight-foot decorative block or stucco wall to be placed along the west and south property lines. Developer shall construct the decorative boundary wall prior to commencement of construction and shall be responsible for the removal and disposal of existing fencing separating the site from the properties of adjacent property owners.
18. Truck deliveries to the shopping center shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
19. No trash compactors servicing the shopping center shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
20. The shopping center shall be regularly monitored by a security patrol engaged by the developer or the shopping center tenants.
21. All entrances to the shopping center shall be paved with red bomanite.
22. All pads shall be landscaped simultaneously with the landscaping of the shopping center.
23. All HVAC units installed in the shopping center shall have vertical exhaust features.

Page 4
Ms. Leslie McCarthy

24. Deterrent type plant material shall be placed on the side of the decorative block fence which faces the shopping center for security purposes.
25. That a three-foot berm or wall be provided along Bell Road.
26. That development commence within 24 months of final City Council approval in accordance with Section 108-M of the Zoning Ordinance.

If you require further assistance or information, please contact the Planning Department located on the third floor of the Plaza Municipal Building, 125 East Washington, or call 262-6881.

Sincerely,



Alexander M. Cordova
Acting City Clerk

cc: Planning Department (4)
Street Transportation Department

2849j:aml

Exhibit 4



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

March 21, 2013

Tim Rasnake
5055 East Washington Street, Suite 200
Phoenix, AZ 85034

RE: Z-100-89-1 (NEW DISTRICT 2) – Southwest corner of Tatum Boulevard and Bell Road

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on March 20, 2013, considered a request for 1) Modification of Stipulation 2 regarding substantial conformance to the site plan and the required maximum number of freestanding pads on the property; and 2) Technical corrections to Stipulations 1, 3, 6, 10.c, 10.d, 11, 12, 13, and 26.

The City Council ratified application Z-100-89-1 (NEW DISTRICT 2) as recommended by the Planning Hearing Officer for approval with modified stipulations.

Stipulations:

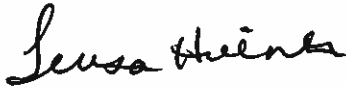
1. That the site plan be subject to Planning and Development Department review as per Section 507 of the Zoning Ordinance.
2. That development be in substantial conformance to the site plan dated December 9, 2012, and elevations presented, and that development be limited to no more than four freestanding pads, as shown on the site plan as may be modified by the following stipulations.
 - a. That Building 3 be modified (to Buildings 3A and 3B) as shown on the site plan dated November 29, 1993.
 - b. That there be no drive-thru lanes permitted for Buildings 3A or 3B.
 - c. That Building 3A, 3B and 4 shall be tied together with plazas as generally depicted on the site plan dated November 29, 1993.
 - d. That Building 3A and 3B be architecturally integrated and constructed in a single-phase.

3. That a 40-foot landscaped setback be provided along Bell Road. Landscaping shall include mature 2-1/2 inch caliper shade trees to be planted 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
4. That building heights be limited to 30 feet except for architectural embellishments which shall not exceed 40 feet in height.
5. That any commercial center signage be identified and approved through the use permit procedure for a Comprehensive Sign Package, with the PSC zoning district being applicable.
6. That all structures be integrated with similar or harmonious materials, surface textures, and color as approved by the Planning and Development Department.
7. That the wall treatment, including texture, coloration and building materials shall be consistent around each entire structure exclusive of architecturally embellished parapets.
8. That no truck unloading shall occur within 50 feet of the adjacent R1-10 zoned properties.
9. The developer will be responsible for 100 percent of the cost of a traffic signal on Bell Road at the main driveway, when warranted, as determined by the Street Transportation Department.
10. The following right-of-way is to be provided within 30 days of final City Council approval for the improvements to be installed with the Bell Road Major Street Project (P-874289):
 - a. The developer is to dedicate right-of-way for both Bell Road and Tatum Boulevard as per Street Improvement Project P-874289.
 - b. Paving plans for P-874289 show a bus bay on Tatum Boulevard, just south of Bell Road. The bus bay is to be extended to provide a continuous 10-foot-wide right-turn lane to the main driveway on Tatum Boulevard. Right-of-way for the bus bay/right-turn lane is to be dedicated by the developer.
 - c. The developer shall dedicate right-of-way for a 100-foot-long 10-foot-wide right-turn lane with a 120-foot transition on Bell Road at the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Planning and Development Department or other applicable City departments.

- d. The developer is to dedicate right-of-way for a bus bay (Detail P-1257) on Bell Road just east of the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Planning and Development Department or other applicable City departments.
11. The developer is to provide funds in escrow prior to final Planning and Development Department site plan approval for all adjacent curb, gutter and sidewalk improvements, including bus bay modifications and right turn lanes as indicated above.
12. That shade protected walkways connecting transit facilities detached pads and the principal structure and shade trees adjacent to transit waiting areas be provided as approved by the Planning and Development Department.
13. The 20-foot landscaped buffer within the 50-foot rear and side yard setbacks shall be planted with mature shade trees 12 to 14 feet in height and 20 feet on center or in equivalent groupings. The details of the landscaping plan shall be approved through Planning and Development Department with the direct involvement of the property owners abutting the site along the south and west property lines.
14. The dumpster for the grocery store shall be an enclosed compactor system with a misting component to prevent odors and pests.
15. Speed bumps shall be placed along all driveways located at the rear of the buildings.
16. All rear yard security lighting shall be placed in the landscaped buffer and shall be directed away from any residential area.
17. Developer shall apply for a variance to permit an eight-foot decorative block or stucco wall to be placed along the west and south property lines. Developer shall construct the decorative boundary wall prior to commencement of construction and shall be responsible for the removal and disposal of existing fencing separating the site from the properties of adjacent property owners.
18. Truck deliveries to the shopping center shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
19. No trash compactors servicing the shopping center shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
20. The shopping center shall be regularly monitored by a security patrol engaged by the developer or the shopping center tenants.

21. All entrances to the shopping center shall be paved with red bomanite.
22. All pads shall be landscaped simultaneously with the landscaping of the shopping center.
23. All HVAC units installed in the shopping center shall have vertical exhaust features.
24. Deterrent type plant material shall be placed on the side of the decorative block fence which faces the shopping center for security purposes.
25. That a three-foot berm or wall be provided along Bell Road.
26. That development commence within 24 months of final City Council approval in accordance with Section 506 of the Zoning Ordinance.

Sincerely,



Teresa Hillner
Planner III

c: Tatum Venture, LLC; 1840 East Warner Road, Suite 137; Tempe, AZ 85284
Ray Brown, P&D-Planning (Electronically)
Sandra Hoffman, P&D-Development (Electronically)
Penny Parrella, City Council (Electronically)
Book
Case File

Exhibit 5

File: N:\0031459.00\1 - Project - Data\Draw\Civil\Site\0031459C-CV01.dwg

PRELIMINARY SITE PLAN

AUTOZONE STORE NO. 3000

BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY COUNTY, ARIZONA

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SIT EWILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS' ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

DRAINAGE STATEMENT

MASTER DRAINAGE PLAN (FN 33.396 & SP#90006) WAS PREPARED IN 1990 BY DUNAWAY & ASSOCIATED, WEST INC. PROPOSED DRAINAGE HAS BEEN DESIGNED WITH THE BEST INTERPRETATION OF SAID MASTER PLAN. PROPOSED LEASED LOT SERVES AS A SURFACE RETENTION BASIN THAT DRAINS TO TWO EXISTING DRYWELLS. ALL RETENTION THAT HAS BEEN AFFECT BY THE PROJECT SITE, WILL BE REPLACED WITH PERMANENT UNDERGROUND RETENTION FACILITIES. VOLUME TO BE PROVIDED UNDERGROUND WILL BE DETERMINED BY THE GREATER OF THE REPLACEMENT VOLUME AND THE FIRST FLUSH FOR THE LEASED LOT. RETAINED STORM WATER WILL BE DISSIPATED WITHIN 36 HOURS UTILIZING A NEW DRYWELL AND INTERCEPTOR.

LEGAL DESCRIPTION

LOT 5 OF THE FINAL PLAT "CORNWELL DEVELOPMENT" AS RECORDED IN BOOK 368, PAGE 40 OF MARICOPA COUNTY RECORDS BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION

CONSTRUCTION OF AN AUTOMOTIVE PARTS RETAIL STORE, ALONG WITH REQUIRED PARKING AND ASSOCIATED LANDSCAPE. UTILITY CONNECTIONS WILL BE PROVIDED BY THE SHOPPING CENTER OWNER.

LEGEND

A.C. PAD	GROUND LIGHT	ROAD SIGN
AIR VALVE	GUARD POST	SANITARY SEWER MH
BENCHMARK	HANDICAPPED PARKING	STORM SEWER MH
BUSH	IRON GRATE	TELE. MH
CLEAN OUT	LIGHT POLE	TELE. PED.
ELEC. METER	MON. FOUND AS DESCRIBED	TRAFFIC SIGNAL LIGHT
ELEC. PED.	MON. SET AS DESCRIBED	TRAFFIC CONTROL BOX
ELEC. TRANS.	POWER POLE	TREE
FIRE HYDRANT	UTILITY POLE	UNDR. TELE. MARKER
GATE	WATER METER	T.V. PED.
DRYWELL	WATER MH	UTILITY CABINET
DRYWELL INTERCEPTOR	WATER VALVE	

ROAD CENTERLINE	CHAINLINK FENCE	ADJ./PLAT LINE
STOCKADE FENCE	OVERHEAD ELECTRIC LINE	EASEMENT LINE
	LEASED LOT LINE	SECTION LINE
		PROPERTY LINE

FND.- FOUND	P.O.C.- POINT OF COMMENCEMENT
IP.- IRON PIN	P.O.M.- POINT OF MEASUREMENT
B/L- BUILDING LINE SETBACK	P.O.T.- POINT OF TERMINATION
BLDG.-BUILDING	PED.- PEDESTAL
BLVD.- BOULEVARD	PLTR.- PLANTER
BRNG.- BEARING	R- RECORD DIMENSION
C/L- CENTERLINE	R.O.W.- RIGHT-OF-WAY
CONC.- CONCRETE	RD.- ROOF DRAIN
DIA.- DIAMETER	RET.- RETAINING
DIST.- DISTANCE	SAN.- STATUTORY
ESMT.- EASEMENT	TR.- TOP OF RIM
F.F.- FINISHED FLOOR	TRANS- TRANSFORMER
FCE.-FENCE	TYP.- TYPICAL
FL- FLOWLINE	U/C- UTILITY CABINET
GEN- GENERATOR	U/G- UNDERGROUND
G/R- GAS REGULATOR	W/UGS- WITH UNDERGROUND SERVICES
HC- HANDICAPPED	
M- MEASURED DIMENSION	
P.O.B.- POINT OF BEGINNING	

1/2" IRON PIN SET	IRON PIN FOUND
P-K NAIL SET (MAGNETIC NAIL)	P-K NAIL FOUND
CUT "X" SET	CUT "X" FOUND
	BENCHMARK

	DRAINAGE ARROW
	ACCESSIBLE ROUTE OF TRAVEL. MINIMUM WIDTH TO BE 4'-0". RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT
	FIRE TURNING RADI

SHEET INDEX

SP0.0	AUTOZONE COVER SHEET
SP1.0	COVERSHEET
SP2.0	OVERALL SITE PLAN
SP3.0	SITE PLAN

BUILDING INFORMATION

MAXIMUM ALLOWABLE HEIGHT:	25 FEET
FRONT SETBACK:	25 FEET
SIDE SETBACK:	25 FEET
REAR SETBACK:	25 FEET
LOT COVERAGE ALLOWED:	25%
OCCUPANCY GROUP:	M - MERCANTILE
BUILDING AREA:	6,816 S.F.
LOT COVERAGE:	6,816 S.F. / 26,221 S.F. = 25%
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	21'-0"

PARKING CALCULATIONS

BLDG 3A:	5,107 S.F.
BLDG 3B:	10,018 S.F.
BLDG E:	18,119 S.F.
AUTOZONE:	6,816 S.F.
TOTAL:	40,060 S.F.

PARKING REQ:	134 SPACES (1 SPACE PER 300 S.F. LEASEABLE AREA)
PARKING PROVIDED:	215 SPACES (1 SPACE PER 186 S.F. LEASEABLE AREA)

ADA PARKING REQ:	7 SPACES
ADA PARKING PROVIDE:	8 SPACES

PROPOSED PARKING FOR AUTOZONE:	23 SPACES
PARKING REQ:	23 SPACES
NEW PARKING PROVIDED:	37 SPACES (2 ADA PARKING SPACES)

EASEMENT TABLE

PER SURVEY PREPARED BY RED PLAINS SURVEYING COMPANY DATED 01-25-2021

- AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 91-261845 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 91-327698 OF OFFICIAL RECORDS AND RECORDED AS 91-327699 OF OFFICIAL RECORDS AND RECORDED AS 91-327700 OF OFFICIAL RECORDS.
- AN EASEMENT FOR TRAFFIC CONTROL AND ICIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 93-0000072 OF OFFICIAL RECORDS AND RECORDED AS 93-0000073 OF OFFICIAL RECORDS.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORNWELL DEVELOPMENT, AS RECORDED IN PLAT BOOK 368 OF MAPS, PAGE(S) 40, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 94-807358 OF OFFICIAL RECORDS
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CROSS ACCESS/COMMON DRIVEWAY/ CROSS PARKING AGREEMENT" RECORDED AUGUST 15, 2013 AS 2013-0743348 OF OFFICIAL RECORDS.

SITE ADDRESS

4727 E. BELL RD.
PHOENIX, ARIZONA

SITE AREA

PARCEL AREA (NET):	517,729 SQ. FT. OR 11.8854 ACRES MORE OR LESS
LEASE LOT AREA (NET):	26,221 SQ. FT. OR 0.6020 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 215-19-385D

BASIS OF BEARING

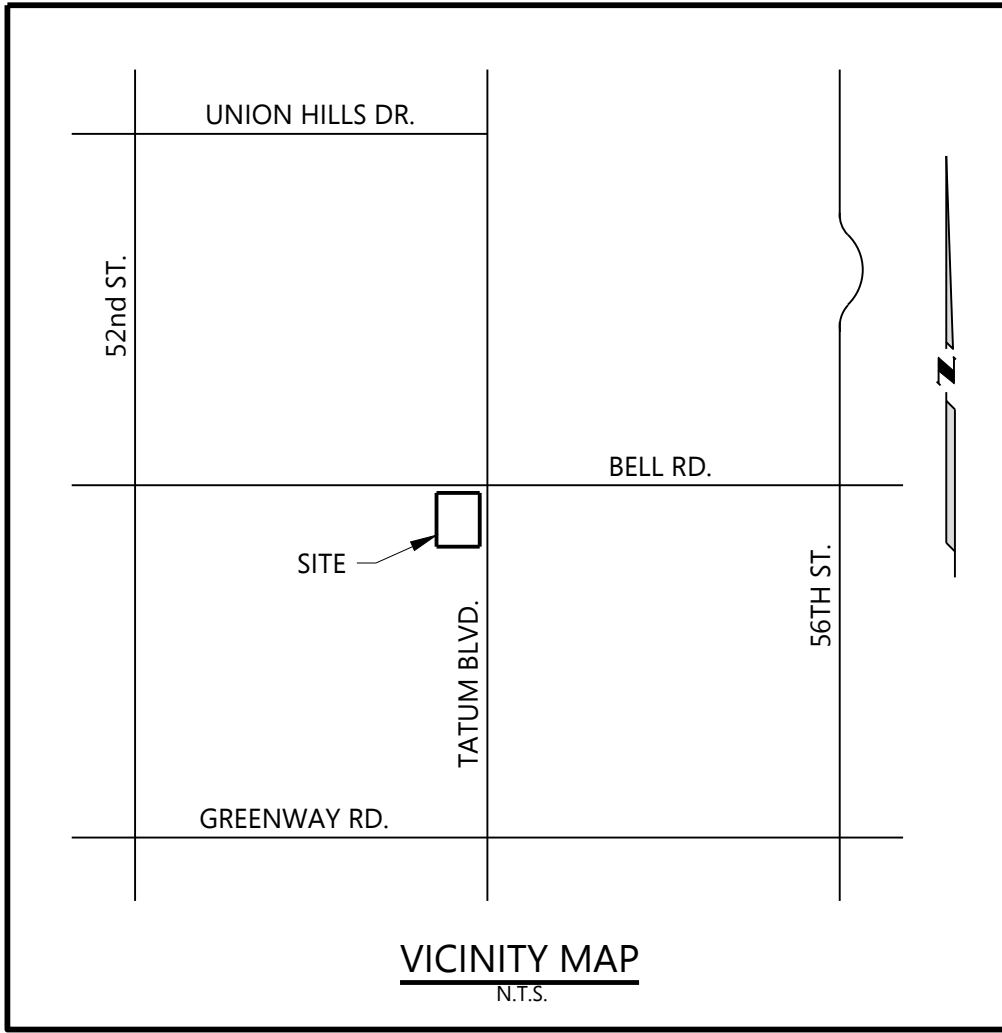
THE NORTH LINE OF SECTION 6, T. 3N., R. 4E., G.&S.R.B.&M. WHICH BEARING N89°40'24"W, AS SHOWN ON THE FINAL PLAT OF "TATUM POINT A PLANNED SHOPPING CENTER" RECORDED IN BOOK 340, PAGE 111, MARICOPA COUNTY RECORDS.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C1315L DATED OCTOBER 16, 2013.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF PHOENIX "PLANNED SHOPPING CENTER DISTRICT" (PSC) AND IS ZONED COMMERCIAL AS SHOWN ON THE CITY OF PHOENIX ZONING MAP, REVISED IN NOVEMBER OF 2018. ZONING TO REMAIN THE SAME.



OWNER / DEVELOPER

AUTOZONE, INC.
123 S. FRONT ST.
MEMPHIS, TN 38103
TELE:901-495-8714
CONTACT: MITCH BRAMLITT
EMAIL: MITCH.BRAMLITT@AUTOZONE.COM

ENGINEER

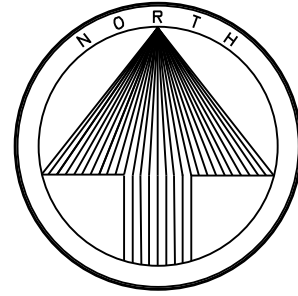
WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL CAYLOR
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

© COPYRIGHT 2009



OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR: **AutoZone** STORE DEVELOPMENT

Store No.: 3000

BELL ROAD
PHOENIX

ARIZONA 85032

COVERSHEET

SCALE: 1"=20'

REVISIONS

-
-
-
-
-
-
-

ARCHITECT:

DRAFTSMAN: JLO

CHECKED BY: MJC

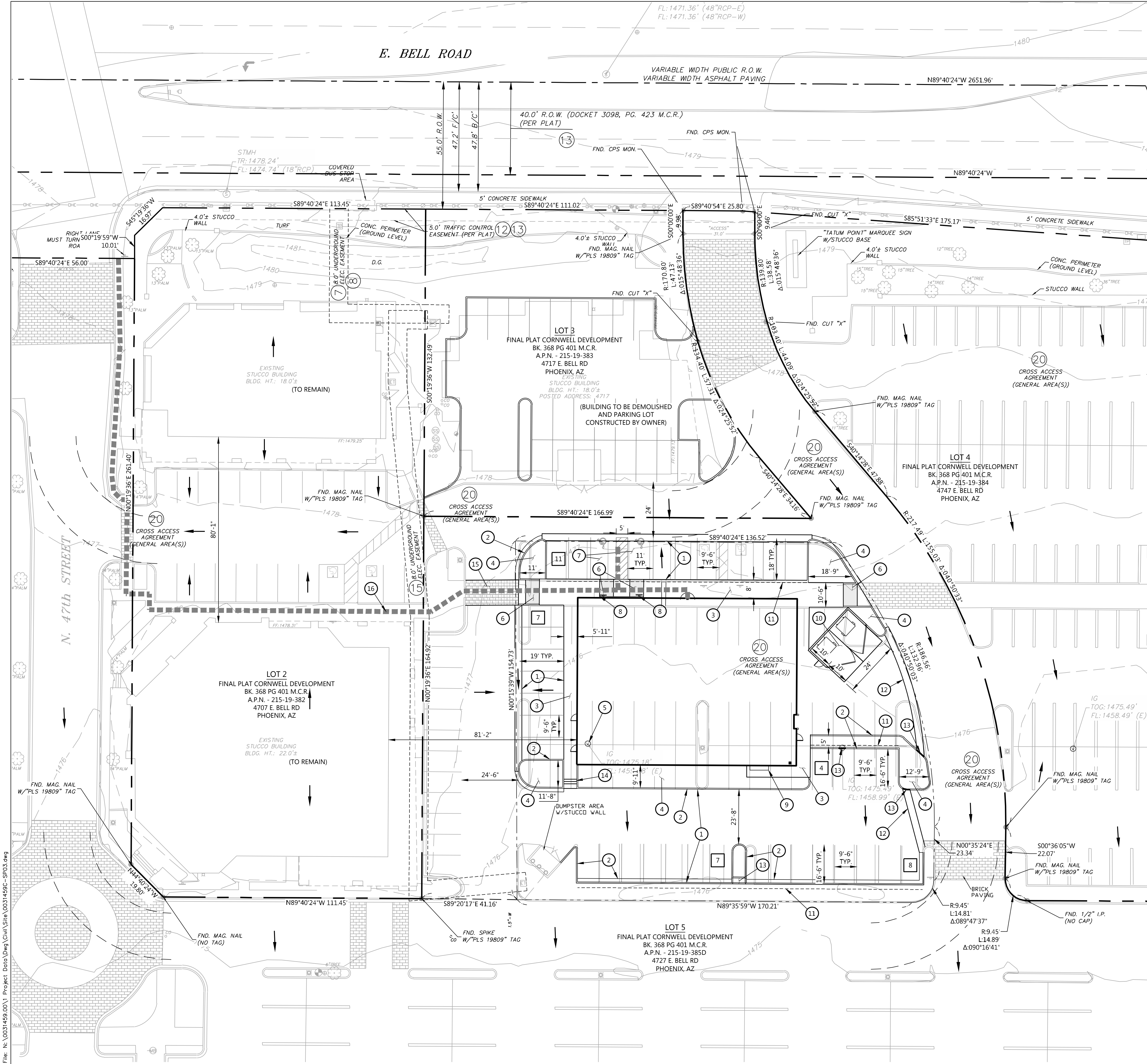
DATE
04-15-2021

PROTOTYPE SIZE



SP1.0

File: N:\0031459.D0\1 Project Data\DWG\Civil\Site\0031459C-SP03.dwg



SITE PLAN NOTES

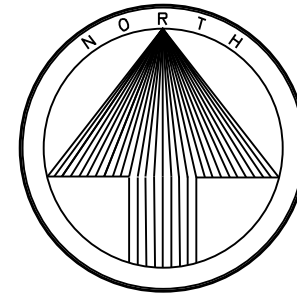
1. NEW ASPHALT PAVEMENT
2. PROPOSED 6" CONCRETE CURB
3. PROPOSED CONCRETE SIDEWALK
4. PROPOSED LANDSCAPE AREA TO MATCH EXISTING TATUM POINT IMPROVEMENTS
5. EXISTING DRYWELL TO BE REMOVED
6. PROPOSED SIDEWALK RAMP
7. PROPOSED ADA PARKING STALLS
8. PROPOSED ADA HANDICAP SIGNS
9. PROPOSED SES LOCATION
10. PROPOSED REFUSE YARD PER C.O.P. DETAIL
11. PARKING OVERHANG
12. PROPOSED CONCRETE VALLEY GUTTER
13. PROPOSED CURB OPENING
14. PROPOSED 6" CONCRETE STEPS
15. RECONSTRUCT PAVESTONE CROSSWALK
16. ACCESSIBLE ROUTE OF TRAVEL. MINIMUM WIDTH TO BE 4'-0". RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT.

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TENNESSEE 38103



PREPARED FOR: **AutoZone** STORE DEVELOPMENT

Store No.: 3000

BELL ROAD

PHOENIX

ARIZONA

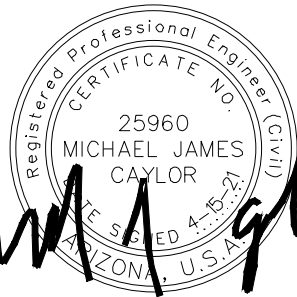
85032

SITE PLAN

SCALE: 1"=20'

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
ARCHITECT:	ARCH
DRAFTSMAN:	JLO
CHECKED BY:	MJC
DATE	04-15-2021
PROTOTYPE SIZE	



SP3.0

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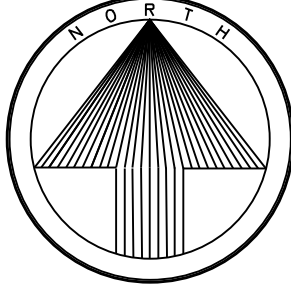


Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103



PREPARED FOR: **AutoZone** STORE DEVELOPMENT

Store No.: 3000
BELL ROAD
PHOENIX
ARIZONA 85032

SCALE: 1"=20'

REVISIONS

1.

2.

3.

4.

5.

6.

7.

ARCHITECT: ARCH

DRAFTSMAN: JLO

CHECKED BY: MJC

DATE
04-15-2021
PROTOTYPE SIZE

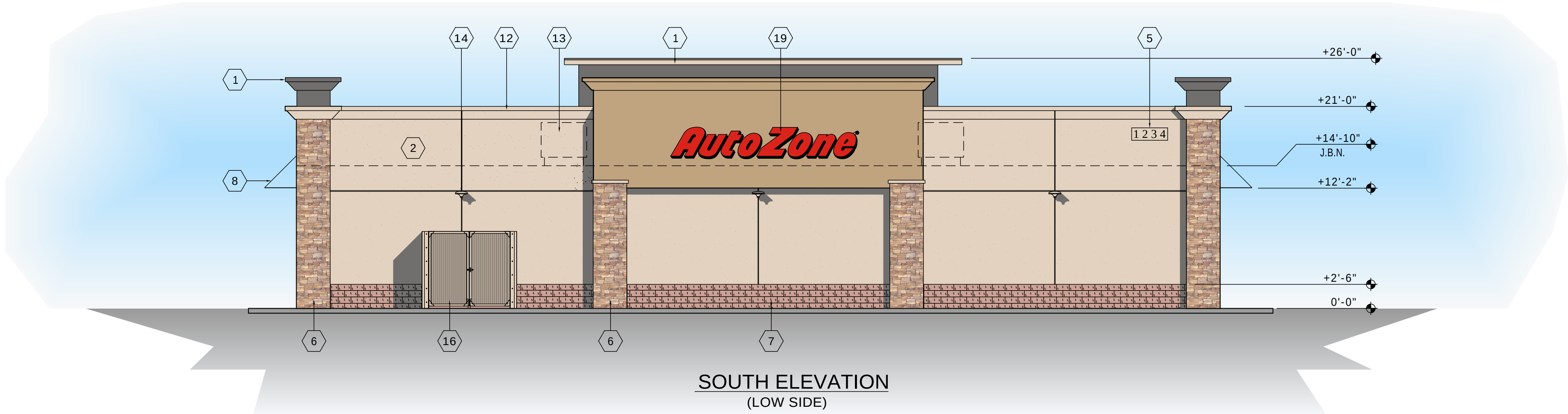

25960
MICHAEL JAMES
CAYLOR
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA, U.S.A.

SP3.0

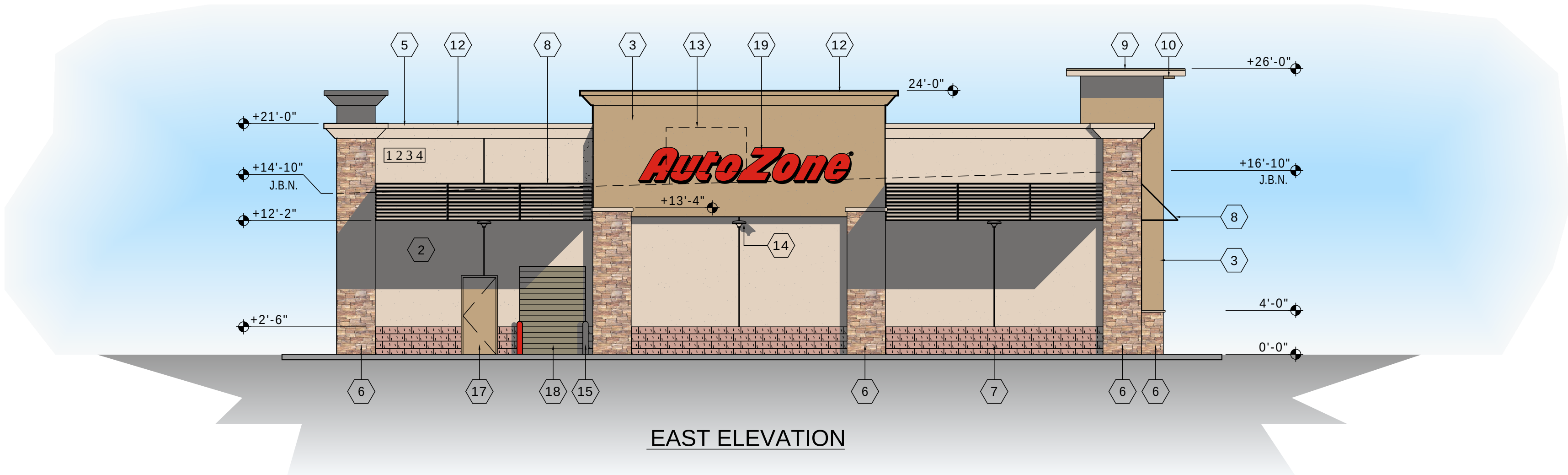
Exhibit 6



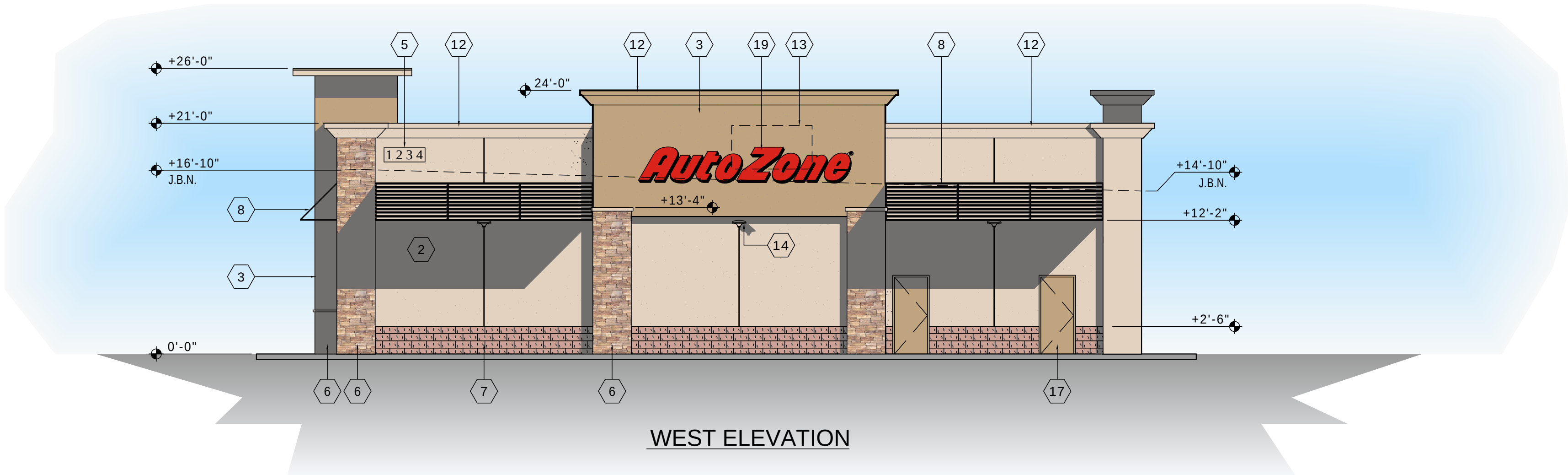
NORTH ELEVATION
(HIGH SIDE)



SOUTH ELEVATION
(LOW SIDE)



EAST ELEVATION



WEST ELEVATION

1 MATERIAL / COLOR LEGEND

- 1 BUILDING BEYOND
- 2 STUCCO FINISH
COLOR: DUNN EDWARDS (DE6128-SAND DUNES)
- 3 STUCCO FINISH
COLOR: DUNN EDWARDS (DE6144-GRAHAM CRACKER)
- 4 46" AUTOZONE CHANNEL LETTERS-NO STRIPES
- 5 BUILDING ADDRESS
12" HIGH REVERSE PAN CHANNEL IN CONTRASTING COLOR
- 6 STONE VENEER BY CULTURED STONE
EUROPEAN CASTLE STONE. BUCKS COUNTRY
- 7 8x8x16 SPLIT FACE CMU
COLOR: DUNN EDWARDS (DE6088-MUSK)
- 8 TUBE STEEL AWNING
COLOR: NATURAL COLOR WITH CLEAR COAT
- 9 STANDING SEAM METAL ROOF-5000/ZINCALCUME AEP-SPAN
COLOR: DUNN EDWARDS (DEC789-LIGHT GRAY)
- 10 DECORATIVE WOOD BEAM-STAINED
COLOR: OK130-OKON
- 11 ALUMINUM STOREFRONT
COLOR: DARK BRONZE
- 12 CORNICE: STUCCO FINISH
COLOR: DUNN EDWARDS (DE6248-SPOOKY)
- 13 HVAC UNITS SCREENED BEHIND PARAPET WALLS
- 14 WALL MOUNT LED LIGHT FIXTURE
COLOR: FACTORY APPLIED FINISH
- 15 PIPE GUARD WITH ARCHITECTURAL RED SLEEVE
- 16 ELECTRIC SERVICE ENTRANCE SCREEN
- 17 HOLLOW METAL DOOR & FRAMES
COLOR: DUNN EDWARDS (DE6144-GRAHAM CRACKER)
- 18 ROLL-UP DOOR
COLOR: FACTORY APPLIED FINISH
- 19 36" AUTOZONE CHANNEL LETTERS-NO STRIPES
- 20 CLERSTORY WINDOWS WITH CLEAR GLAZING.
- 21 FAUX WINDOWS WITH BLACK OPAQUE GLAZING.

REVISIONS

1	4	5	6
1			
2			
3			

AutoZone Store No. 3000
TATUM & BELL

SCOTTSDALE AZ 85254

EXTERIOR ELEVATIONS AND NOTES

Architect: Lew Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8714 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

05/26/21
65W2-L

CE-1

Exhibit 7



City of Phoenix

July 12, 2021

James Williamson
Superior Surveying
2122 W Lone Cactus Road, Suite 11
Phoenix, AZ 85027
james@superiorsurveying.com

NOTIFICATION OF CONDITIONAL APPROVAL – LAND DIVISION

LAND DIVISION PERMIT#: PRDV 210064

KIVA PROJECT: 99-39589

QUARTER SECTION: 36-38

APN: 215-19-385D

The Planning and Development Department has reviewed this application as required by Section 32-2, 3, 5, and 43 of the City Code. Your request to **split** property at **4727 East Bell Road** has been conditionally approved. Final Approval shall be granted upon the satisfactory and timely completion of the stipulations included herein.

PLANNING & ZONING:

Current Zoning: PSC, Planned Shopping Center / Z-100-89

Development Standards as per Chapter 6, Section 637 of the City of Phoenix Zoning Ordinance; <https://phoenix.municipal.codes/ZO/637>).

RIGHT-OF-WAY & EASEMENT DEDICATIONS:

Approved with no stipulations

For any questions contact Lazaro Veitia 602-534-7339 or lazaro.veitia@phoenix.gov

WATER/SEWER:

Domestic Water Stipulations:

Existing System

- 12-inch ACP within Bell Rd. (4A)
- 48-inch PCCP within Bell Rd. (4A) (Transmission main Do Not Use)
- 12-inch ACP within Tatum Blvd. (4A)

Main Extension and Upsizing Requirement:

- None.

Connection Points and Water Taps

- WSD map shows multiple existing service and meters.

Easement Stipulation

- None

Sewer Stipulations:

Existing System

- 8-inch VCP within Bell Rd.
- 10-inch VCP within Tatum Blvd.

Connection Points and Sewer Taps.

- WSD map shows an existing 8" services and tap off of the 10" main in manhole #309 within Tatum Blvd.

Main Extension and Upsizing Requirement

- None.

Miscellaneous Stipulations:

- Lot splits/ Combinations, WSD has two stipulations for this lot split:
 - Per Chapter 37-48 and 28-29.C it does not allow water or sewer services to cross through property lines. A building code modification shall be needed, and a new easement recorded or an addendum to existing easement, for services to cross property lines. Please note that this is done through the Building Official within the Planning and Development Department.
 - WSD does not allow shared services. WSD only allows sharing a sewer service connection for different type of uses after written approval from WSD through the Technical Appeal process.

Repayment

- None

General Stipulations:

Per City Code Chapter 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install. The information contained above is based on existing conditions and circumstances. Please be advised that available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer

capacity at the time of preliminary site plan approval, building permit or PCD masterplan approval. If you are in the City's service area, it is our intent to provide water and sewer service. However, the requirements for such water and sewer service are not determined until the time of application for a site plan, PCD master plan, or building permit approval. These requirements will be based on the status of our water and sewer infrastructure at the time of the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of the infrastructure.

Please contact Donald Reynolds for water and sewer service information at 602.534.3953, or donald.reynolds@phoenix.gov

CIVIL:

1. Submit cross access and cross drainage agreements for new lots retain the greater volume for the pre-vs-post or first flush onsite for new development

For any questions contact Marcos Cartagena 602-534-6121 or marcos.cartagena@phoenix.gov

BUILDING:

Approved with no stipulations.

For any questions contact David Goodman at David.goodman@phoenix.gov

ADDRESSING:

Parcel 1: Retain 4727 E Bell Rd.

Parcel 2: 4723 E Bell Rd.

PROPERTY RECORDS:

Approved.

THE FOLLOWING IS FOR YOUR INFORMATION:

A site grading and drainage plan may be required before development occurs on each parcel to ensure that any proposed development is in conformance with the Grading and Drainage Ordinance of the City of Phoenix. The plan, if required, must be submitted to and approved by the Project Engineering Section of the Planning and Development Department.

Fire hydrants must be within 350' of the most exterior point of any building.

Each property (lot, tract, parcel) must have its own, singular and private service line for water and sewer which taps or attaches to city service mains. The same applies to other utilities, such as electric and gas, as well. Private service lines are designed to serve dwellings or structures on a specific property and are not permitted to cross property lines to serve other properties.

Additional requirements may be set when the development of this property occurs.

NEXT STEPS:

1. **Submit a cross drainage agreement. Provide a tracking number or proof of submission for final approval.**
2. **After all the above steps have been completed, provide me with a copy of a valid deed of conveyance for each of the newly reconfigured parcels, recorded in the Maricopa County Recorder's Office, to show that the parcel has been split as submitted.**

Upon determination that the steps above have been met, I shall inform the Building Safety Permit Issuance Section that the division of property has been approved and that building permits may be issued subject to compliance with applicable Codes of the City of Phoenix and to satisfying any outstanding developmental requirements.

This application will be voided one (1) year from the date of this notification of conditional approval.

Sincerely,



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Blake Schimke - Planner II

☎ 602.262.7414 ✉ blake.schimke@phoenix.gov

200 W. Washington St., Phoenix, AZ, 85003

**LOT SPLIT
4727 E. BELL ROAD**

OF
A PORTION OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

PARENT PARCEL DESCRIPTION

LOT 5, CORNWELL DEVELOPMENT, RECORDED IN BOOK 368 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY.

RESULTANT DESCRIPTION

RESULTANT PARCEL NO. 1
LOT 5, CORNWELL DEVELOPMENT, RECORDED IN BOOK 368 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY.

EXCEPT THAT PORTION OF SAID LOT 5 MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, CORNWELL DEVELOPMENT; THENCE SOUTH 40 DEGREES 15 MINUTES 30 SECONDS EAST 13.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 186.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 53 MINUTES 12 SECONDS EAST 130.16 FEET AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 49 MINUTES 59 SECONDS AN ARC LENGTH OF 132.06 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 18 SECONDS WEST 23.34 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 48 MINUTES 38 SECONDS AN ARC LENGTH OF 14.81 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 07 SECONDS WEST 170.21 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS EAST 154.89 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST 134.93 FEET TO THE POINT OF BEGINNING.

RESULTANT PARCEL NO. 2
THAT PORTION OF LOT 5, CORNWELL DEVELOPMENT, RECORDED IN BOOK 368 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3, CORNWELL DEVELOPMENT; THENCE SOUTH 40 DEGREES 15 MINUTES 30 SECONDS EAST 13.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 186.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 53 MINUTES 12 SECONDS EAST 130.16 FEET AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 49 MINUTES 59 SECONDS AN ARC LENGTH OF 132.06 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 18 SECONDS WEST 23.34 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 9.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 48 MINUTES 38 SECONDS AN ARC LENGTH OF 14.81 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 07 SECONDS WEST 170.21 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 47 SECONDS EAST 154.89 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 32 SECONDS EAST 134.93 FEET TO THE POINT OF BEGINNING.

OWNER

A.P.N.: 215-19-3850
OWNER: TATUM VENTURE LLC
DEED: 2011-0544672, M.C.R.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT
SUBDIVISION OF "ROADRUNNER ESTATES EAST UNIT SIX" RECORDED IN BOOK 207 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS
FINAL PLAT OF "TATUM POINT" RECORDED IN BOOK 340, PAGE 11, MARICOPA COUNTY RECORDS
FINAL PLAT OF "CORNWELL DEVELOPMENT" RECORDED IN BOOK 368, PAGE 40, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 783 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 1083 OF MAPS, PAGE 26, MARICOPA COUNTY RECORDS
RECORD OF SURVEY IN BOOK 1201 OF MAPS, PAGE 27, MARICOPA COUNTY RECORDS
RESULTS OF SURVEY IN BOOK 1209 OF MAPS, PAGE 46, MARICOPA COUNTY RECORDS
SPECIAL WARRANTY DEED IN 2011-0544672, MARICOPA COUNTY RECORDS

PARENT PARCEL

AREA = 517,917 SQ. FT. / 11.890 ACRES

RESULTANT PARCEL NO. 1

AREA = 491,822 SQ. FT. / 11.291 ACRES

RESULTANT PARCEL NO. 2

AREA = 26,095 SQ. FT. / 0.599 ACRES



NOTES

- 1) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) THE BASIS OF BEARING IS THE MONUMENT LINE OF BELL ROAD ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, USING A BEARING OF SOUTH 89 DEGREES 40 MINUTES 24 SECONDS EAST PER THE FINAL PLAT OF CORNWELL DEVELOPMENT, BOOK 368 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA.
- 3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAY, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE.
- 4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

CERTIFICATION

I, DAVID S. KLEN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEN
R.L.S. #12137

-FOR REVIEW-
NOT FOR
CONSTRUCTION
OR RECORDING



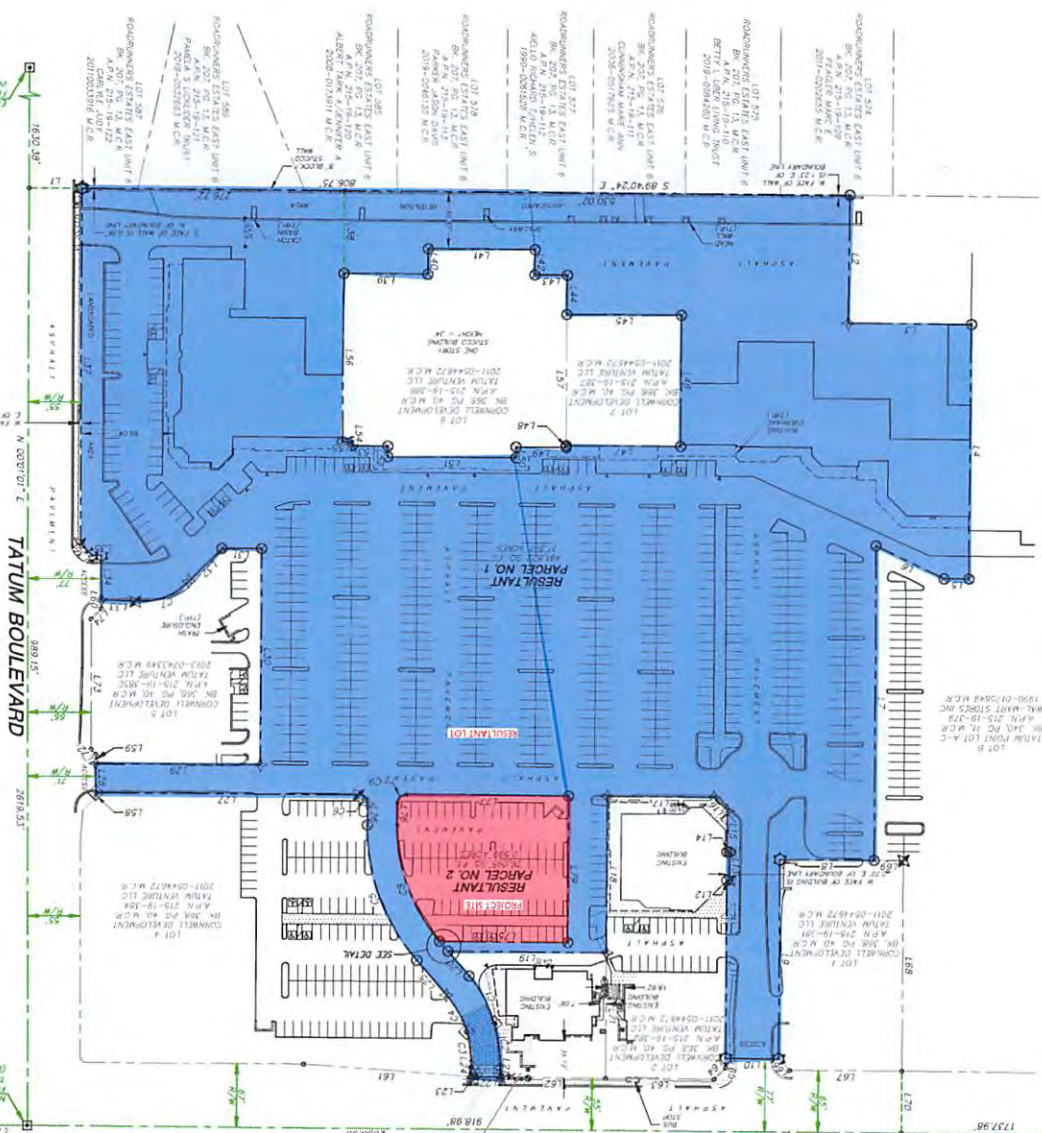
LOT SPLIT
4727 E. BELL ROAD
PHOENIX, AZ 85032

7125 N. Lave, Suite 11
Phoenix, AZ 85018
(602) 463-0223 (office) (602) 463-0728 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

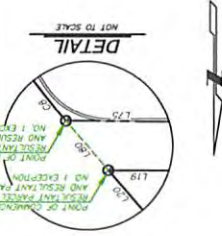
SUPERIOR
SURVEYING SERVICES, INC.

DRAWN BY: CHAD ZIV
SHEET 1 OF 2
DATE: 3/24/2021
JOB: 202012068

BELL ROAD
(BASIS OF BEARING)
2011-9541672 NCR
TAYUM VENTURE LLC
A.P.N. 215-18-353
BL 356 PG 40 N.C.N.
CORRELL DEVELOPMENT

[illegible]

—FOR REVIEW—
NOT FOR
CONSTRUCTION
OR RECORDING



 SUPERIOR SURVEYING SERVICES, INC.	2122 N. Loop South Suite 11 Phoenix, AZ 85007 602-568-0223 (office) 602-568-0728 (fax) www.superiorsurveying.com info@superiorsurveying.com	LOT SPLIT 4727 E. BELL ROAD PHOENIX, AZ 85032
--	--	--

Exhibit 8





City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

March 21, 2013

Tim Rasnake
5055 East Washington Street, Suite 200
Phoenix, AZ 85034

RE: Z-100-89-1 (NEW DISTRICT 2) – Southwest corner of Tatum Boulevard and Bell Road

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on March 20, 2013, considered a request for 1) Modification of Stipulation 2 regarding substantial conformance to the site plan and the required maximum number of freestanding pads on the property; and 2) Technical corrections to Stipulations 1, 3, 6, 10.c, 10.d, 11, 12, 13, and 26.

The City Council ratified application Z-100-89-1 (NEW DISTRICT 2) as recommended by the Planning Hearing Officer for approval with modified stipulations.

Stipulations:

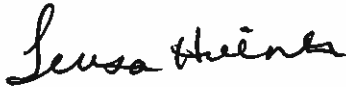
1. That the site plan be subject to Planning and Development Department review as per Section 507 of the Zoning Ordinance.
2. That development be in substantial conformance to the site plan dated December 9, 2012, and elevations presented, and that development be limited to no more than four freestanding pads, as shown on the site plan as may be modified by the following stipulations.
 - a. That Building 3 be modified (to Buildings 3A and 3B) as shown on the site plan dated November 29, 1993.
 - b. That there be no drive-thru lanes permitted for Buildings 3A or 3B.
 - c. That Building 3A, 3B and 4 shall be tied together with plazas as generally depicted on the site plan dated November 29, 1993.
 - d. That Building 3A and 3B be architecturally integrated and constructed in a single-phase.

3. That a 40-foot landscaped setback be provided along Bell Road. Landscaping shall include mature 2-1/2 inch caliper shade trees to be planted 20 feet on center or in equivalent groupings as approved by the Planning and Development Department.
4. That building heights be limited to 30 feet except for architectural embellishments which shall not exceed 40 feet in height.
5. That any commercial center signage be identified and approved through the use permit procedure for a Comprehensive Sign Package, with the PSC zoning district being applicable.
6. That all structures be integrated with similar or harmonious materials, surface textures, and color as approved by the Planning and Development Department.
7. That the wall treatment, including texture, coloration and building materials shall be consistent around each entire structure exclusive of architecturally embellished parapets.
8. That no truck unloading shall occur within 50 feet of the adjacent R1-10 zoned properties.
9. The developer will be responsible for 100 percent of the cost of a traffic signal on Bell Road at the main driveway, when warranted, as determined by the Street Transportation Department.
10. The following right-of-way is to be provided within 30 days of final City Council approval for the improvements to be installed with the Bell Road Major Street Project (P-874289):
 - a. The developer is to dedicate right-of-way for both Bell Road and Tatum Boulevard as per Street Improvement Project P-874289.
 - b. Paving plans for P-874289 show a bus bay on Tatum Boulevard, just south of Bell Road. The bus bay is to be extended to provide a continuous 10-foot-wide right-turn lane to the main driveway on Tatum Boulevard. Right-of-way for the bus bay/right-turn lane is to be dedicated by the developer.
 - c. The developer shall dedicate right-of-way for a 100-foot-long 10-foot-wide right-turn lane with a 120-foot transition on Bell Road at the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Planning and Development Department or other applicable City departments.

- d. The developer is to dedicate right-of-way for a bus bay (Detail P-1257) on Bell Road just east of the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by Planning and Development Department or other applicable City departments.
11. The developer is to provide funds in escrow prior to final Planning and Development Department site plan approval for all adjacent curb, gutter and sidewalk improvements, including bus bay modifications and right turn lanes as indicated above.
12. That shade protected walkways connecting transit facilities detached pads and the principal structure and shade trees adjacent to transit waiting areas be provided as approved by the Planning and Development Department.
13. The 20-foot landscaped buffer within the 50-foot rear and side yard setbacks shall be planted with mature shade trees 12 to 14 feet in height and 20 feet on center or in equivalent groupings. The details of the landscaping plan shall be approved through Planning and Development Department with the direct involvement of the property owners abutting the site along the south and west property lines.
14. The dumpster for the grocery store shall be an enclosed compactor system with a misting component to prevent odors and pests.
15. Speed bumps shall be placed along all driveways located at the rear of the buildings.
16. All rear yard security lighting shall be placed in the landscaped buffer and shall be directed away from any residential area.
17. Developer shall apply for a variance to permit an eight-foot decorative block or stucco wall to be placed along the west and south property lines. Developer shall construct the decorative boundary wall prior to commencement of construction and shall be responsible for the removal and disposal of existing fencing separating the site from the properties of adjacent property owners.
18. Truck deliveries to the shopping center shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
19. No trash compactors servicing the shopping center shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
20. The shopping center shall be regularly monitored by a security patrol engaged by the developer or the shopping center tenants.

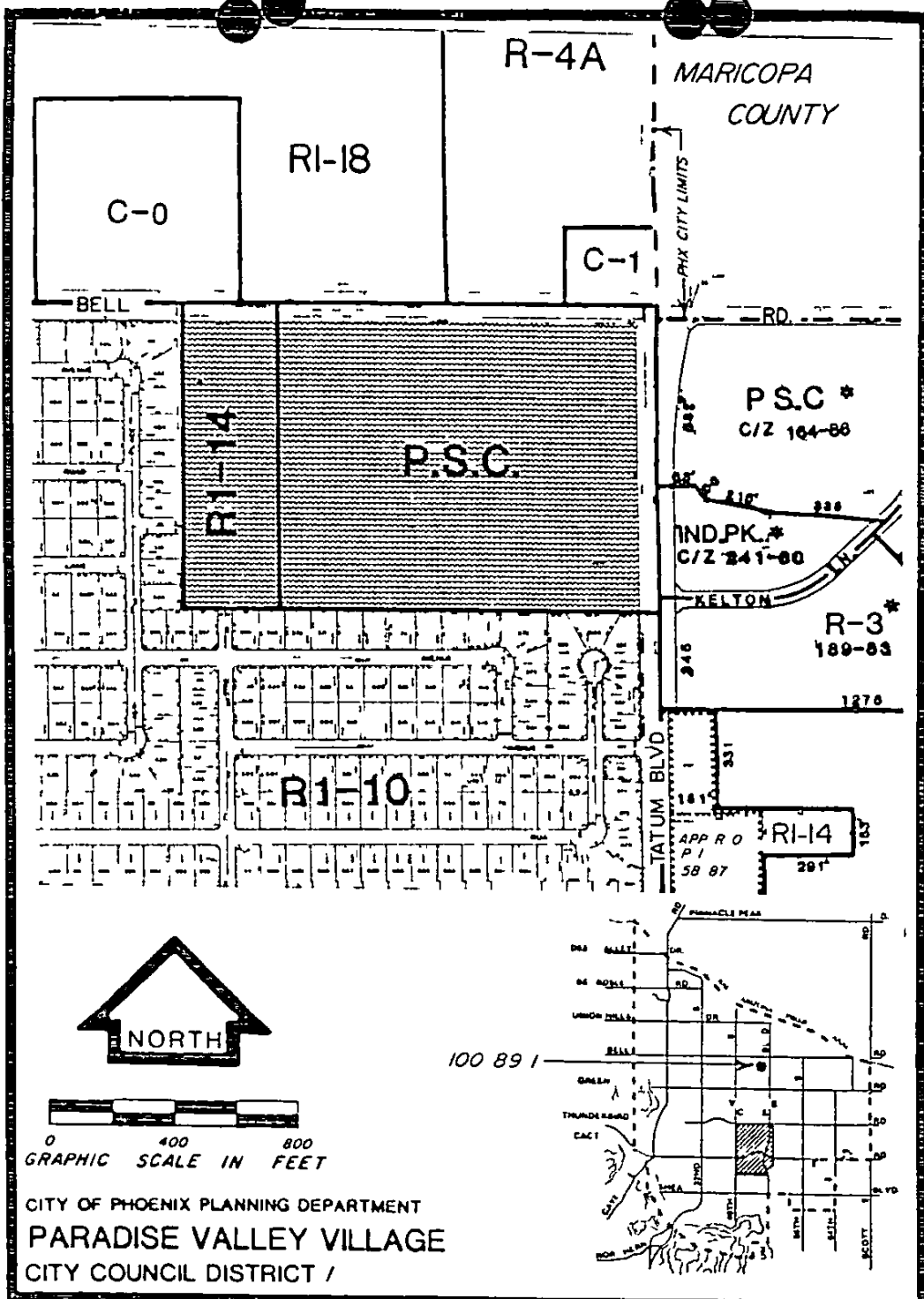
21. All entrances to the shopping center shall be paved with red bomanite.
22. All pads shall be landscaped simultaneously with the landscaping of the shopping center.
23. All HVAC units installed in the shopping center shall have vertical exhaust features.
24. Deterrent type plant material shall be placed on the side of the decorative block fence which faces the shopping center for security purposes.
25. That a three-foot berm or wall be provided along Bell Road.
26. That development commence within 24 months of final City Council approval in accordance with Section 506 of the Zoning Ordinance.

Sincerely,



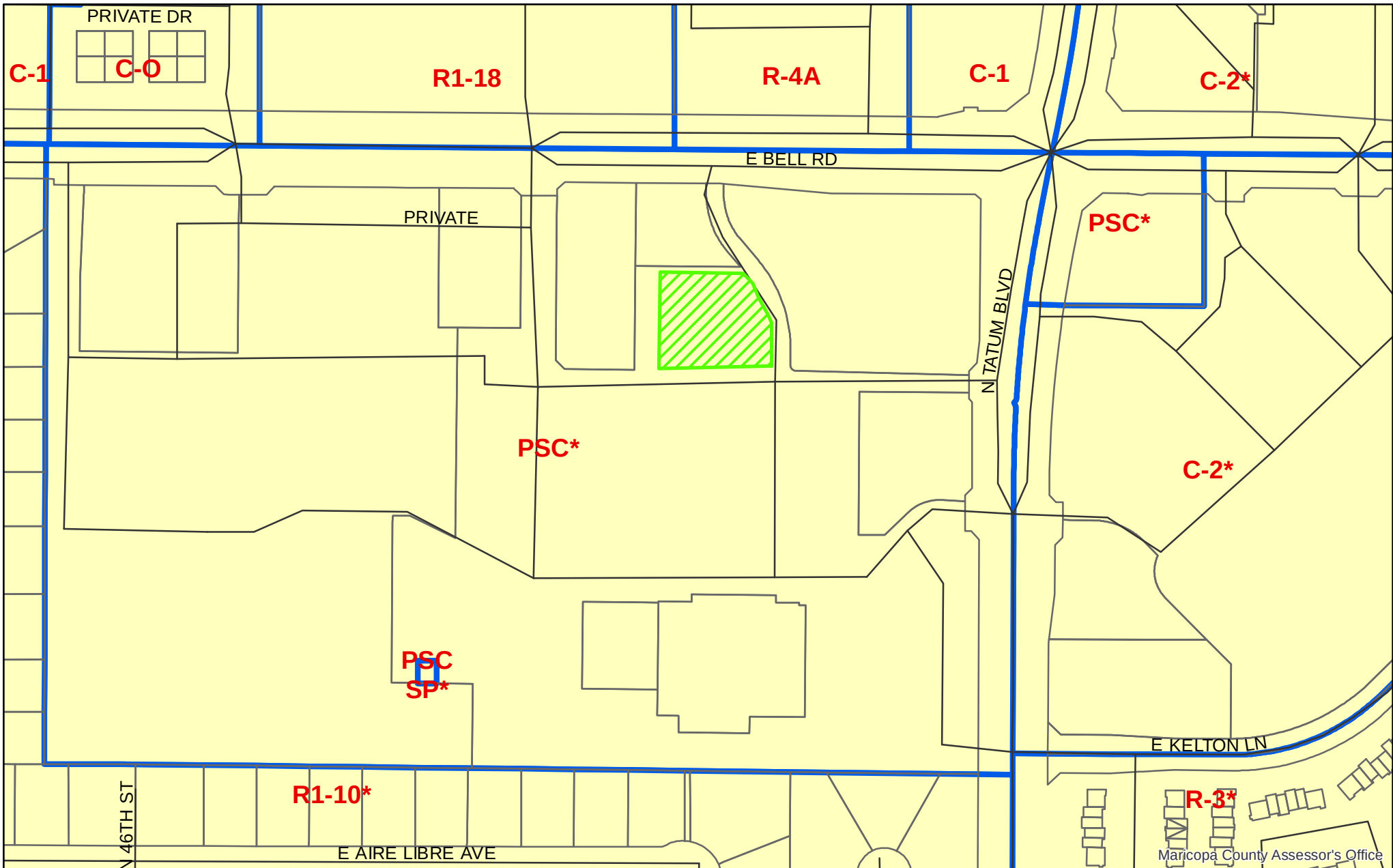
Teresa Hillner
Planner III

c: Tatum Venture, LLC; 1840 East Warner Road, Suite 137; Tempe, AZ 85284
Ray Brown, P&D-Planning (Electronically)
Sandra Hoffman, P&D-Development (Electronically)
Penny Parrella, City Council (Electronically)
Book
Case File



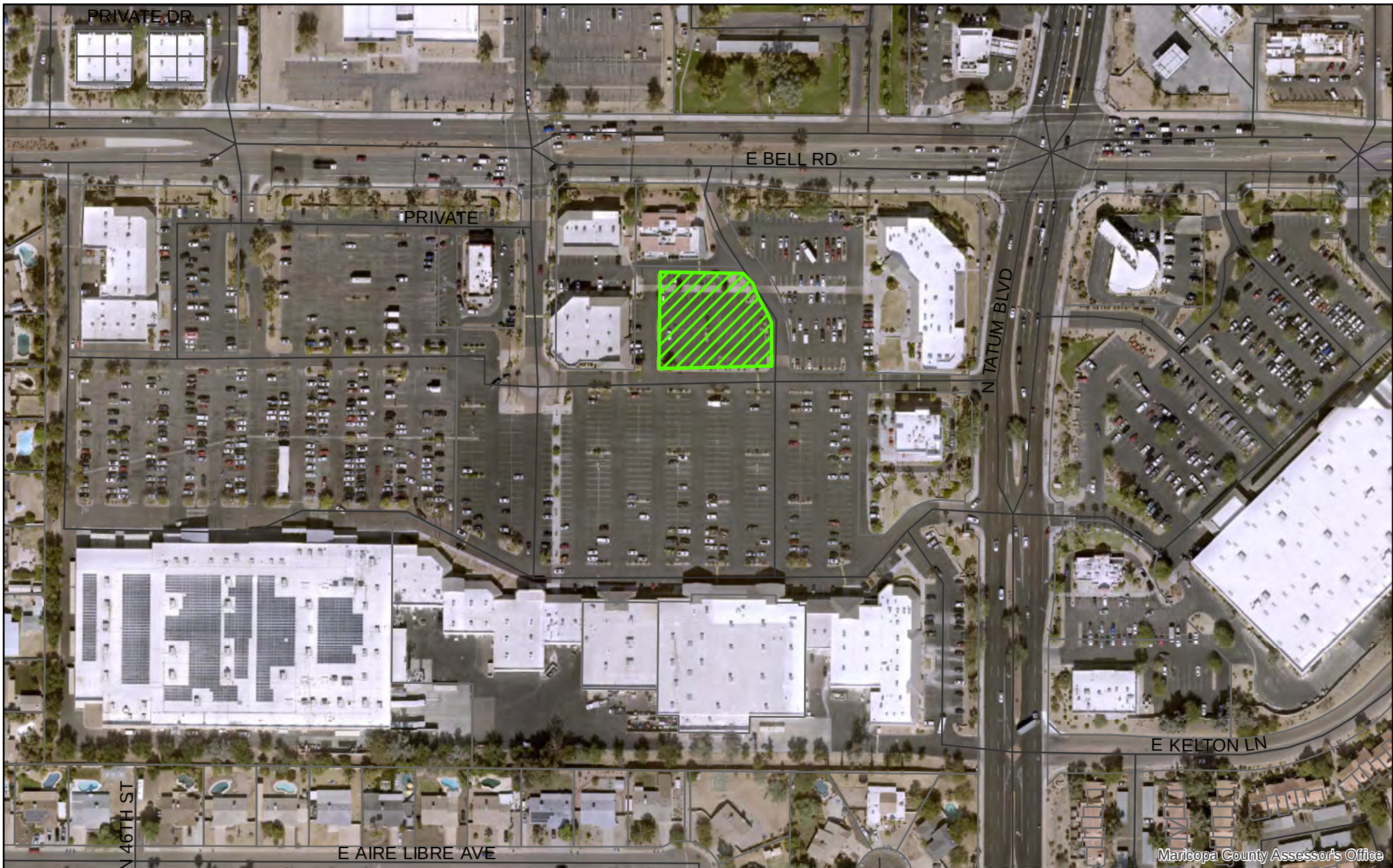
APPLICANT'S NAME <i>RICHARD E CORNWELL</i>		REQUESTED CHANGE	
APPLICATION NO <i>100-89-1</i>		FROM <i>PSC RI-14</i>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <i>35.0</i> ACRES		TO <i>C-2</i>	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
HEARING DATES ZHO PC CC 7 31 84		AERIAL PHOTO & QUARTER SEC NO <i>36 38</i>	
ZONING MAP <i>M 11 11 91</i>		UNITS STANDARD OPTION	

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS



PHO-6-21--Z-100-89-1(2)

**Property Location: Approximately 410 feet west of the southwest corner of
Tatum Boulevard and Bell Road**



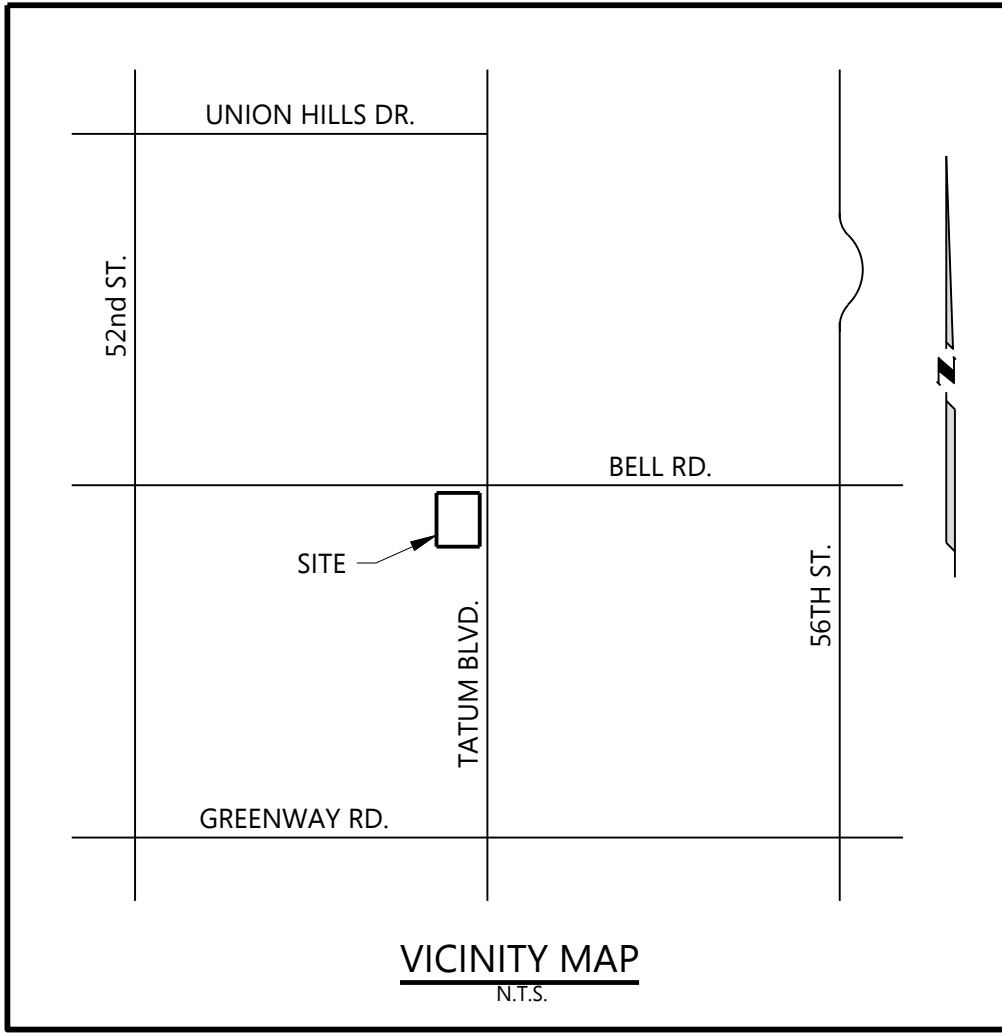
PHO-6-21--Z-100-89-1(2)

Property Location: Approximately 410 feet west of the southwest corner of Tatum Boulevard and Bell Road

PRELIMINARY SITE PLAN

AUTOZONE STORE NO. 3000

BEING A PORTION OF THE NORTHEAST QUARTER OF
SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST,
OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY COUNTY, ARIZONA



SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SIT EWILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS' ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

DRAINAGE STATEMENT

MASTER DRAINAGE PLAN (FN 33.396 & SP#90006) WAS PREPARED IN 1990 BY DUNAWAY & ASSOCIATED, WEST INC. PROPOSED DRAINAGE HAS BEEN DESIGNED WITH THE BEST INTERPRETATION OF SAID MASTER PLAN. PROPOSED LEASED LOT SERVES AS A SURFACE RETENTION BASIN THAT DRAINS TO TWO EXISTING DRYWELLS. ALL RETENTION THAT HAS BEEN AFFECT BY THE PROJECT SITE, WILL BE REPLACED WITH PERMANENT UNDERGROUND RETENTION FACILITIES. VOLUME TO BE PROVIDED UNDERGROUND WILL BE DETERMINED BY THE GREATER OF THE REPLACEMENT VOLUME AND THE FIRST FLUSH FOR THE LEASED LOT. RETAINED STORM WATER WILL BE DISSIPATED WITHIN 36 HOURS UTILIZING A NEW DRYWELL AND INTERCEPTOR.

LEGAL DESCRIPTION

LOT 5 OF THE FINAL PLAT "CORNWELL DEVELOPMENT" AS RECORDED IN BOOK 368, PAGE 40 OF MARICOPA COUNTY RECORDS BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE G.&S.R.B.&M. MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION

CONSTRUCTION OF AN AUTOMOTIVE PARTS RETAIL STORE, ALONG WITH REQUIRED PARKING AND ASSOCIATED LANDSCAPE. UTILITY CONNECTIONS WILL BE PROVIDED BY THE SHOPPING CENTER OWNER.

LEGEND

A.C. PAD	GROUND LIGHT	ROAD SIGN
AIR VALVE	GUARD POST	SANITARY SEWER MH
BENCHMARK	HANDICAPPED PARKING	STORM SEWER MH
BUSH	IRON GRATE	TELE. MH
CLEAN OUT	LIGHT POLE	TELE. PED.
ELEC. METER	MON. FOUND AS DESCRIBED	TRAFFIC SIGNAL LIGHT
ELEC. PED.	MON. SET AS DESCRIBED	TRAFFIC CONTROL BOX
ELEC. TRANS.	POWER POLE	TREE
FIRE HYDRANT	UTILITY POLE	UNDR. TELE. MARKER
GATE	WATER METER	T.V. PED.
DRYWELL	WATER MH	UTILITY CABINET
DRYWELL INTERCEPTOR	WATER VALVE	

ROAD CENTERLINE	CHAINLINK FENCE	ADJ./PLAT LINE
STOCKADE FENCE	OVERHEAD ELECTRIC LINE	EASEMENT LINE
	LEASED LOT LINE	SECTION LINE
		PROPERTY LINE

FND.- FOUND	P.O.C.- POINT OF COMMENCEMENT
IP.- IRON PIN	P.O.M.- POINT OF MEASUREMENT
B/L- BUILDING LINE SETBACK	P.O.T.- POINT OF TERMINATION
BLDG.-BUILDING	PED.- PEDESTAL
BLVD.- BOULEVARD	PLTR.- PLANTER
BRNG.- BEARING	R- RECORD DIMENSION
C/L- CENTERLINE	R.O.W.- RIGHT-OF-WAY
CONC.- CONCRETE	RD.- ROOF DRAIN
DIA.- DIAMETER	RET.- RETAINING
DIST.- DISTANCE	SAN.- STATUTORY
ESMT.- EASEMENT	TR- TOP OF RIM
F.F.- FINISHED FLOOR	TRANS- TRANSFORMER
FCE.- FENCE	TYP.- TYPICAL
FL- FLOWLINE	U/C- UTILITY CABINET
GEN- GENERATOR	U/G- UNDERGROUND
G/R- GAS REGULATOR	W/UGS- WITH UNDERGROUND SERVICES
HC- HANDICAPPED	
M- MEASURED DIMENSION	
P.O.B.- POINT OF BEGINNING	

1/2" IRON PIN SET	IRON PIN FOUND
P-K NAIL SET (MAGNETIC NAIL)	P-K NAIL FOUND (MAGNETIC NAIL)
CUT 'X' SET	CUT 'X' FOUND
	BENCHMARK

DRAINAGE ARROW
ACCESSIBLE ROUTE OF TRAVEL. MINIMUM WIDTH TO BE 4'-0". RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT
FIRE TURNING RADII

SHEET INDEX

SP0.0	AUTOZONE COVER SHEET
SP1.0	COVERSHEET
SP2.0	OVERALL SITE PLAN
SP3.0	SITE PLAN

BUILDING INFORMATION

MAXIMUM ALLOWABLE HEIGHT:	25 FEET
FRONT SETBACK:	25 FEET
SIDE SETBACK:	25 FEET
REAR SETBACK:	25 FEET
LOT COVERAGE ALLOWED:	25%
OCCUPANCY GROUP:	M - MERCANTILE
BUILDING AREA:	6,816 S.F.
LOT COVERAGE:	6,816 S.F. / 26,221 S.F. = 25%
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	21'-0"

PARKING CALCULATIONS

BLDG 3A:	5,107 S.F.
BLDG 3B:	10,018 S.F.
BLDG E:	18,119 S.F.
AUTOZONE:	6,816 S.F.
TOTAL:	40,060 S.F.

PARKING REQ:	134 SPACES (1 SPACE PER 300 S.F. LEASEABLE AREA)
PARKING PROVIDED:	215 SPACES (1 SPACE PER 186 S.F. LEASEABLE AREA)

ADA PARKING REQ:	7 SPACES
ADA PARKING PROVIDE:	8 SPACES

PROPOSED PARKING FOR AUTOZONE:	23 SPACES
PARKING REQ:	23 SPACES
NEW PARKING PROVIDED:	37 SPACES (2 ADA PARKING SPACES)

EASEMENT TABLE

PER SURVEY PREPARED BY RED PLAINS SURVEYING COMPANY DATED 01-25-2021

- AN EASEMENT FOR UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 91-261845 OF OFFICIAL RECORDS.
- AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 91-327698 OF OFFICIAL RECORDS AND RECORDED AS 91-327700 OF OFFICIAL RECORDS.
- AN EASEMENT FOR TRAFFIC CONTROL AND ICIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 93-0000072 OF OFFICIAL RECORDS AND RECORDED AS 93-0000073 OF OFFICIAL RECORDS.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF CORNWELL DEVELOPMENT, AS RECORDED IN PLAT BOOK 368 OF MAPS, PAGE(S) 40, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT FACILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 94-807358 OF OFFICIAL RECORDS.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "CROSS ACCESS/COMMON DRIVEWAY/ CROSS PARKING AGREEMENT" RECORDED AUGUST 15, 2013 AS 2013-0743348 OF OFFICIAL RECORDS.

SITE ADDRESS

4727 E. BELL RD.
PHOENIX, ARIZONA

SITE AREA

PARCEL AREA (NET):	517,729 SQ. FT. OR 11.8854 ACRES MORE OR LESS
LEASE LOT AREA (NET):	26,221 SQ. FT. OR 0.6020 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 215-19-385D

BASIS OF BEARING

THE NORTH LINE OF SECTION 6, T. 3N., R. 4E., G.&S.R.B.&M. WHICH BEARING N89°40'24"W, AS SHOWN ON THE FINAL PLAT OF "TATUM POINT A PLANNED SHOPPING CENTER" RECORDED IN BOOK 340, PAGE 111, MARICOPA COUNTY RECORDS.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C1315L DATED OCTOBER 16, 2013.

ZONING

THE SUBJECT PROPERTY LIES WITHIN THE CITY OF PHOENIX "PLANNED SHOPPING CENTER DISTRICT" (PSC) AND IS ZONED COMMERCIAL AS SHOWN ON THE CITY OF PHOENIX ZONING MAP, REVISED IN NOVEMBER OF 2018. ZONING TO REMAIN THE SAME.

OWNER / DEVELOPER

AUTOZONE, INC.
123 S. FRONT ST.
MEMPHIS, TN 38103
TELE:901-495-8714
CONTACT: MITCH BRAMLITT
EMAIL: MITCH.BRAMLITT@AUTOZONE.COM

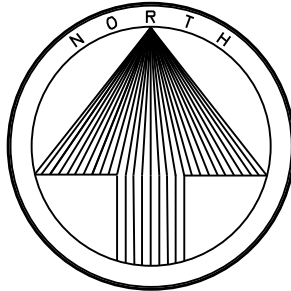
ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL CAYLOR
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM

© COPYRIGHT 2009

OWNER:
AutoZone, Inc.

123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103



PREPARED FOR: **AutoZone** STORE DEVELOPMENT

Store No.: 3000

BELL ROAD
PHOENIX

ARIZONA

85032

COVERSHEET

SCALE: 1"=20'

REVISIONS

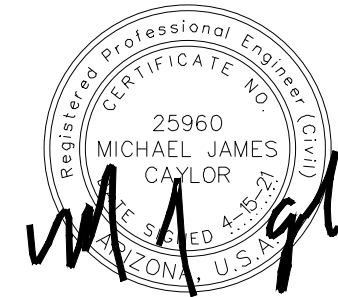
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ARCHITECT:

DRAFTSMAN: JLO

CHECKED BY: MJC

DATE
04-15-2021
PROTOTYPE SIZE



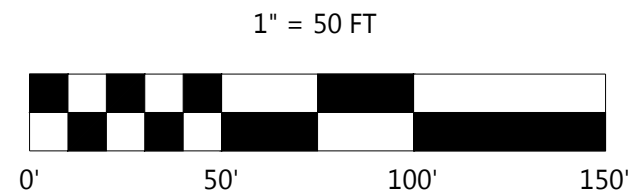
CITY OF PHOENIX

SEP 14 2021

Planning & Development
Department

SP1.0

File: N:\0031459_00\1 Project Data\dwg\Civil\Site\0031459C-SP02.dwg



Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

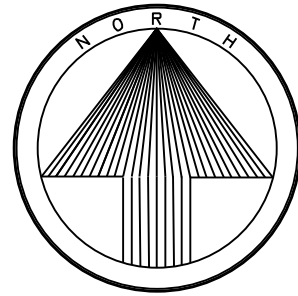
Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

CITY OF PHOENIX

SEP 14 2021

Planning & Development
Department

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PREPARED FOR: **AutoZone** STORE DEVELOPMENT

Store No.: 3000
BELL ROAD
PHOENIX ARIZONA 85032

SITE PLAN

SCALE: 1"=20'

REVISIONS

-
-
-
-
-
-
-

ARCHITECT: ARCH

DRAFTSMAN: JLO

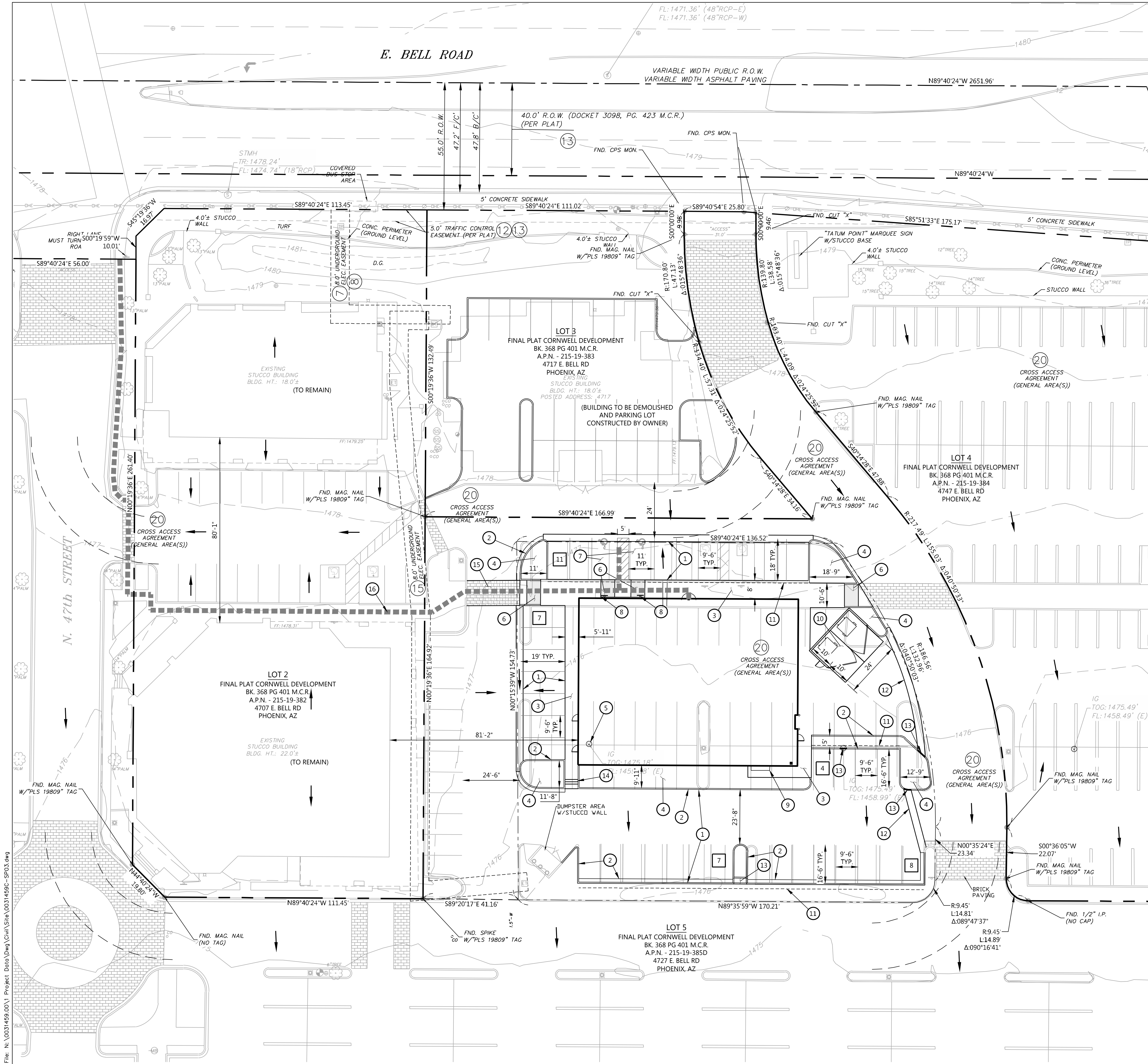
CHECKED BY: MJC

DATE
04-15-2021
PROTOTYPE SIZE



SP3.0

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SITE PLAN NOTES

- 1 NEW ASPHALT PAVEMENT
- 2 PROPOSED 6" CONCRETE CURB
- 3 PROPOSED CONCRETE SIDEWALK
- 4 PROPOSED LANDSCAPE AREA TO MATCH EXISTING TATUM POINT IMPROVEMENTS
- 5 EXISTING DRYWELL TO BE REMOVED
- 6 PROPOSED SIDEWALK RAMP
- 7 PROPOSED ADA PARKING STALLS
- 8 PROPOSED ADA HANDICAP SIGNS
- 9 PROPOSED SES LOCATION
- 10 PROPOSED REFUSE YARD PER C.O.P. DETAIL
- 11 PARKING OVERHANG
- 12 PROPOSED CONCRETE VALLEY GUTTER
- 13 PROPOSED CURB OPENING
- 14 PROPOSED 6" CONCRETE STEPS
- 15 RECONSTRUCT PAVESTONE CROSSWALK
- 16 ACCESSIBLE ROUTE OF TRAVEL. MINIMUM WIDTH TO BE 4'-0". RUNNING SLOPE SHALL NOT EXCEED 1:20. CROSS SLOPE SHALL NOT EXCEED 1:48. SURFACE TO BE FIRM, STABLE AND SLIP RESISTANT.

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
westwoodps.com

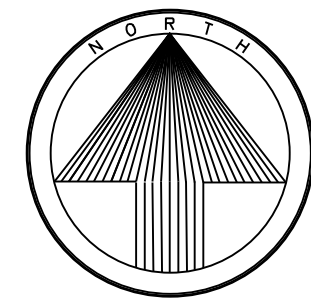
Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

CITY OF PHOENIX

SEP 14 2021

Planning & Development
Department

OWNER:
AutoZone, Inc.
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TENNESSEE 38103



PREPARED FOR: **AutoZone** STORE DEVELOPMENT

Store No.: 3000

BELL ROAD

PHOENIX

ARIZONA

85032

SITE PLAN

SCALE: 1"=20'

REVISIONS

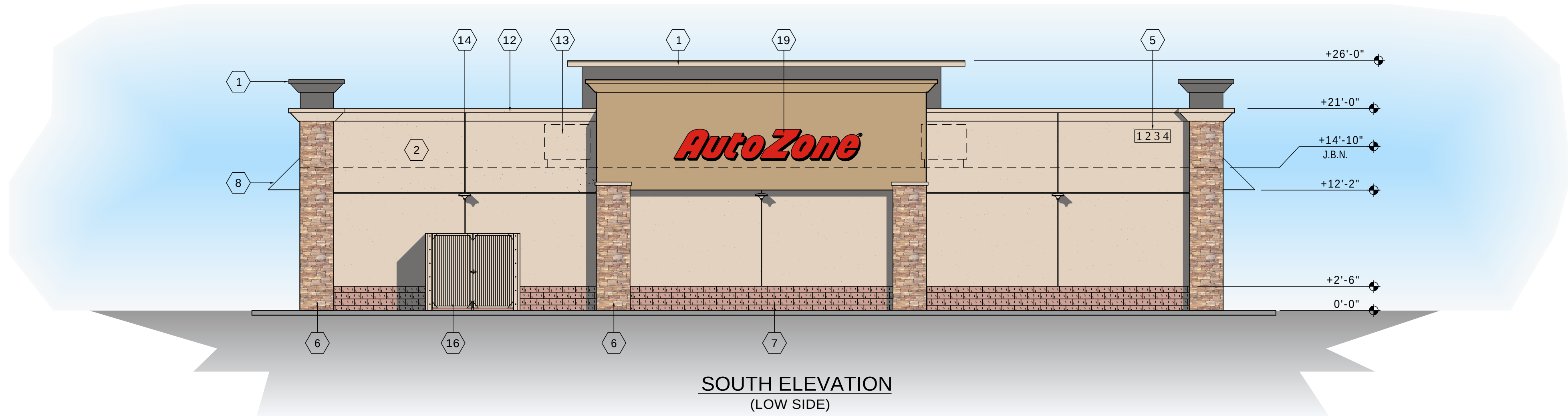
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ARCHITECT:	ARCH
DRAFTSMAN:	JLO
CHECKED BY:	MJC
DATE	04-15-2021
PROTOTYPE SIZE	



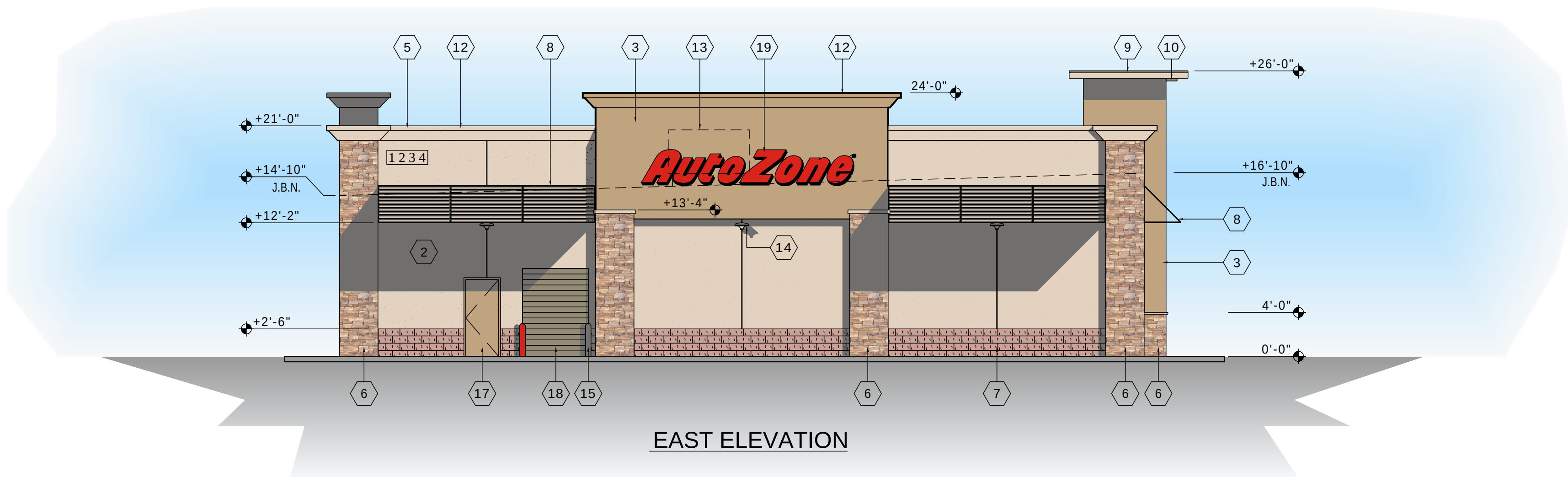
SP3.0



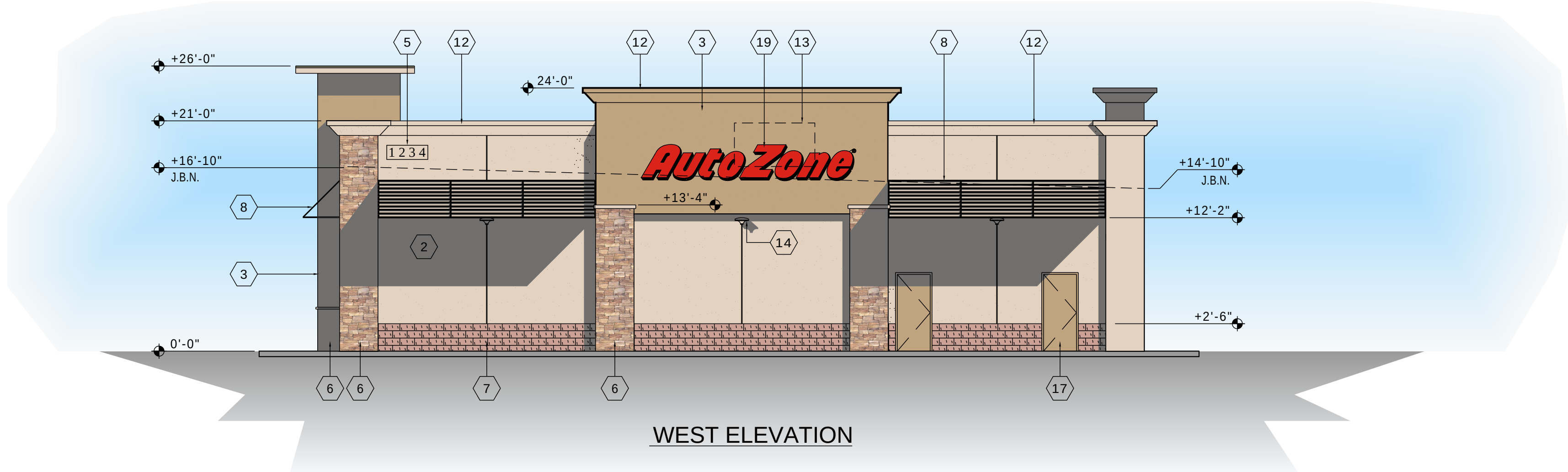
NORTH ELEVATION
(HIGH SIDE)



SOUTH ELEVATION
(LOW SIDE)



EAST ELEVATION



WEST ELEVATION

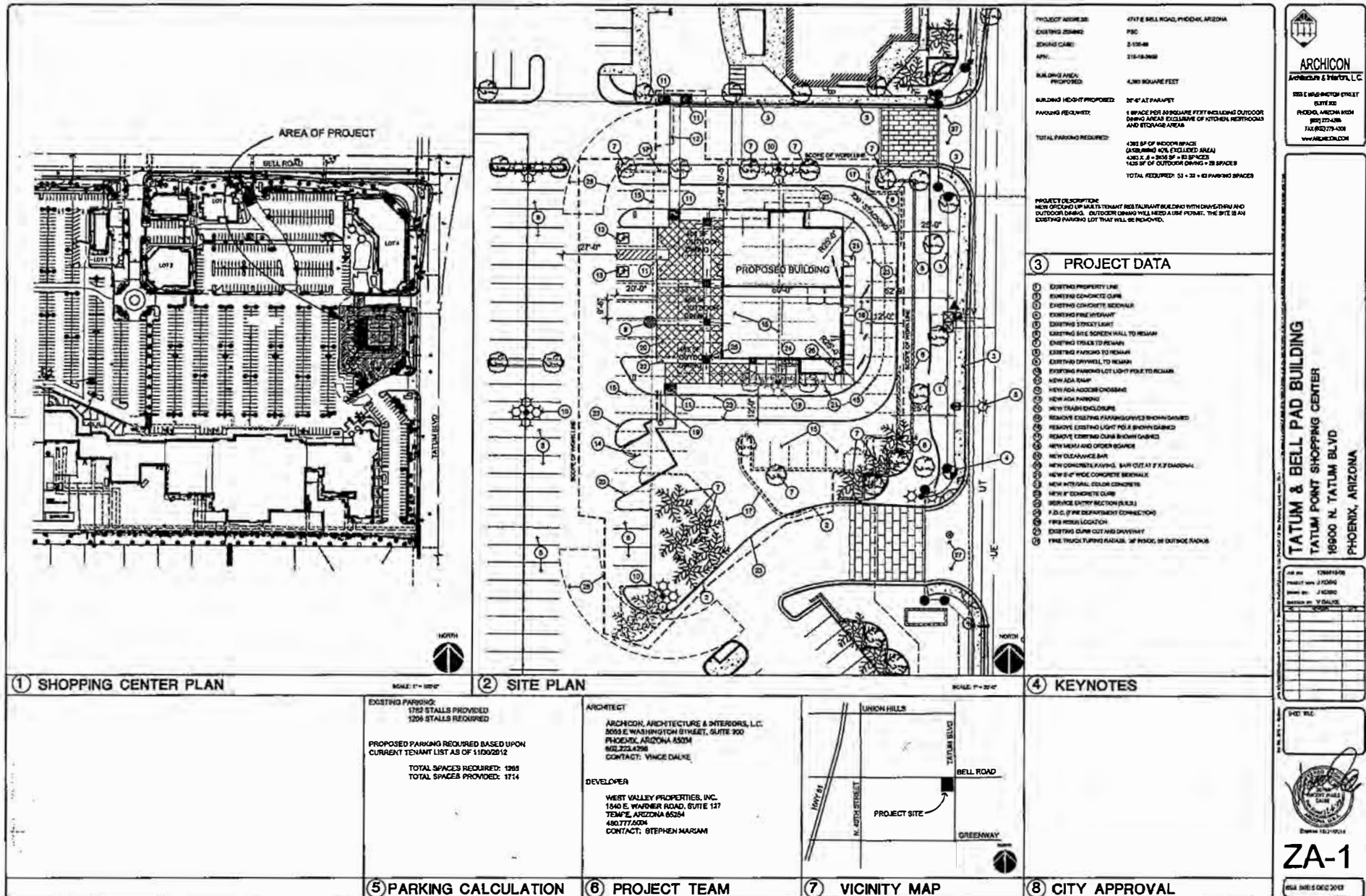
1	MATERIAL / COLOR LEGEND
1	BUILDING BEYOND
2	STUCCO FINISH COLOR: DUNN EDWARDS (DE6128-SAND DUNES)
3	STUCCO FINISH COLOR: DUNN EDWARDS (DE6144-GRAHAM CRACKER)
4	46" AUTOZONE CHANNEL LETTERS-NO STRIPES
5	BUILDING ADDRESS 12" HIGH REVERSE PAN CHANNEL IN CONTRASTING COLOR
6	STONE VENEER BY CULTURED STONE EUROPEAN CASTLE STONE. BUCKS COUNTRY
7	8x8x16 SPLIT FACE CMU COLOR: DUNN EDWARDS (DE6088-MUSK)
8	TUBE STEEL AWNING COLOR: NATURAL COLOR WITH CLEAR COAT
9	STANDING SEAM METAL ROOF-5000/ZINCALCUME AEP-SPAN COLOR: DUNN EDWARDS (DEC789-LIGHT GRAY)
10	DECORATIVE WOOD BEAM-STAINED COLOR: OK130-OKON
11	ALUMINUM STOREFRONT COLOR: DARK BRONZE
12	CORNICE: STUCCO FINISH COLOR: DUNN EDWARDS (DE6248-SPOOKY)
13	HVAC UNITS SCREENED BEHIND PARAPET WALLS
14	WALL MOUNT LED LIGHT FIXTURE COLOR: FACTORY APPLIED FINISH
15	PIPE GUARD WITH ARCHITECTURAL RED SLEEVE
16	ELECTRIC SERVICE ENTRANCE SCREEN
17	HOLLOW METAL DOOR & FRAMES COLOR: DUNN EDWARDS (DE6144-GRAHAM CRACKER)
18	ROLL-UP DOOR COLOR: FACTORY APPLIED FINISH
19	36" AUTOZONE CHANNEL LETTERS-NO STRIPES
20	CLERSTORY WINDOWS WITH CLEAR GLAZING.
21	FAUX WINDOWS WITH BLACK OPAQUE GLAZING.

REVISIONS			
1	2	3	4
1	2	3	4
AutoZone Store No. 3000 TATUM & BELL			
SCOTTSDALE AZ 85254			
EXTERIOR ELEVATIONS AND NOTES			

Architect: Lew Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8714 FAX: (901) 495-8969
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Cindy.searcy@construction.com

CITY OF PHOENIX
SEP 14 2021
Planning & Development
Department

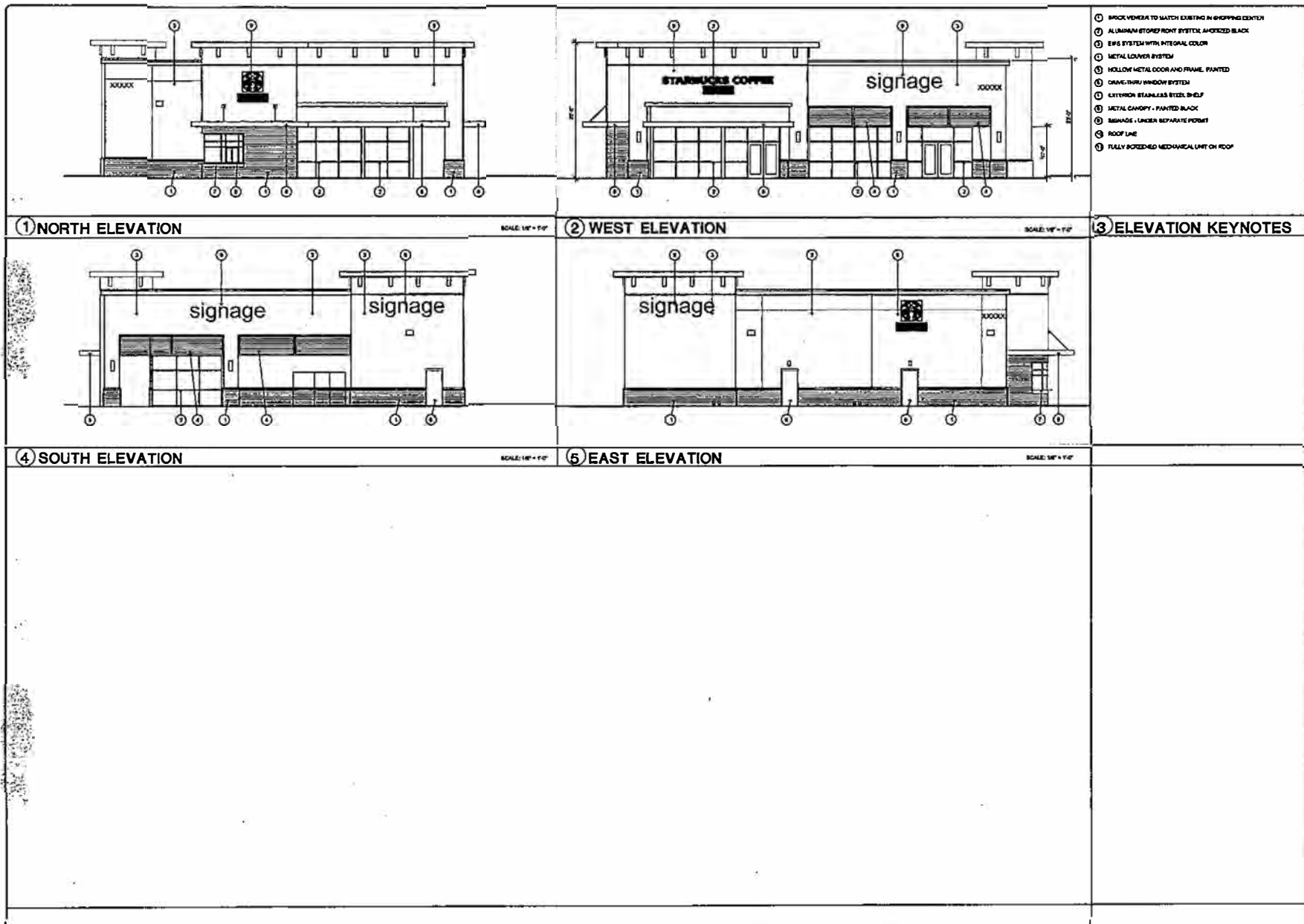
05/26/21
65W2-L
CE-1



PHO-6-21-Z-100-89-1(2)

Stipulated Site Plan

Hearing Date: 11/17/2021



ARCHICON
 Architects & Interiors, L.L.C.
 3086 WASHINGTON STREET
 SUITE 200
 PHOENIX, ARIZONA 85004
 (602) 322-0465
 FAX (602) 275-4382
 www.archicon.com

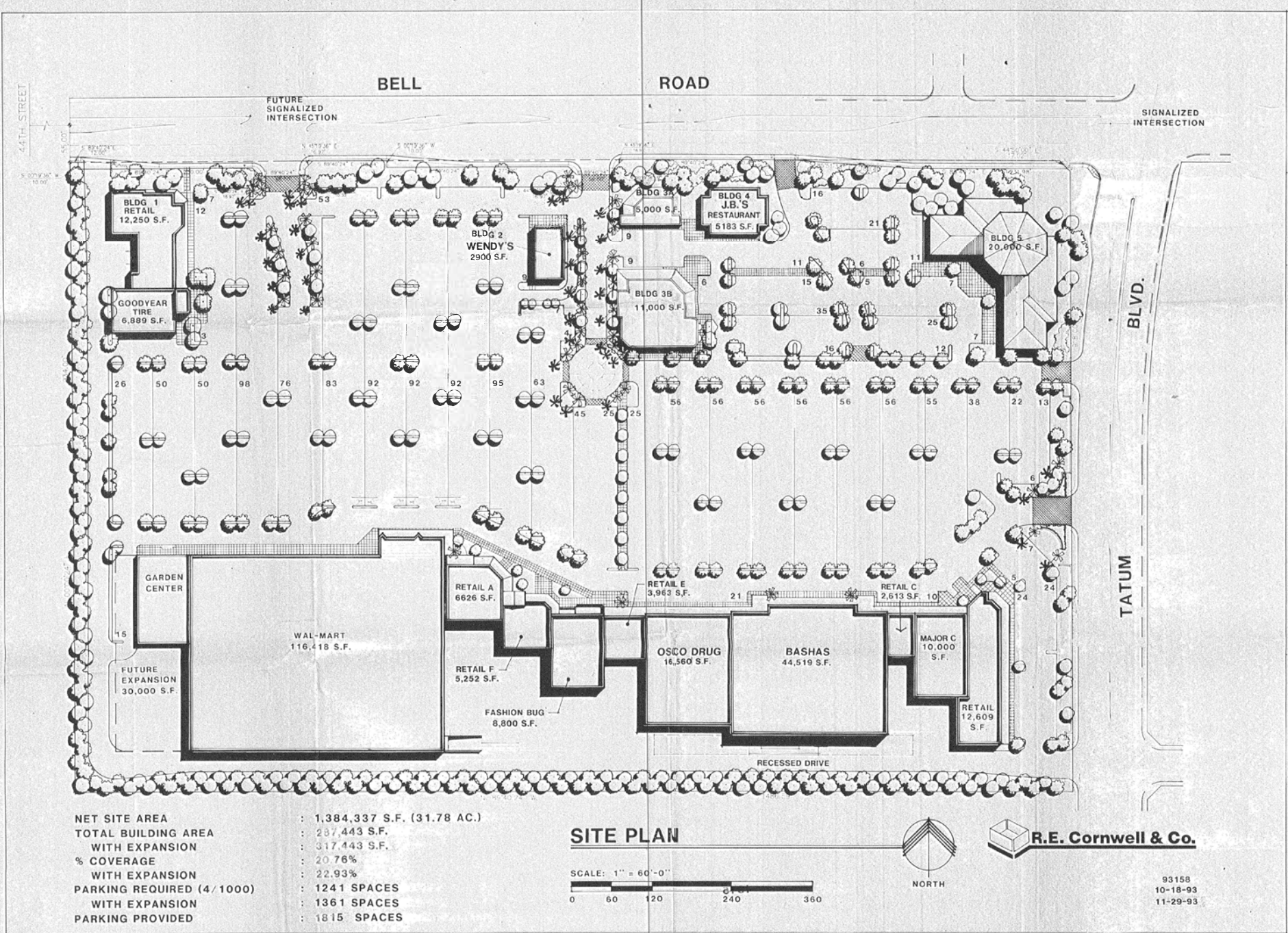
TATUM & BELL PAD BUILDING
 TATUM POINT SHOPPING CENTER
 18800 N. TATUM BLVD
 PHOENIX, ARIZONA

Architect's Seal and Project Information

Architect	Architect's License No.
Project No.	Project Name
Client	Project Location
Project Date	Project Status



A3.0
 ISSUE DATE: 11 NOV 2012



March 20, 2013

Roll Call:	Ayes:	DiCiccio, Nowakowski, Simplot, Valenzuela, Waring, Williams, Vice Mayor Gates, and Mayor Stanton
	Nays:	None
	Absent:	Johnson

MOTION CARRIED.

PETITIONS, COMMUNICATIONS, AND PUBLIC HEARINGS

Noting there was no one present wishing to speak, **MOTION** was made by Mr. Gates, **SECONDED** by Mrs. Williams, that Item 18 be granted. **MOTION CARRIED UNANIMOUSLY.**

<u>ITEM 18</u>	DISTRICTS 2 AND 8	<u>MODIFICATION OF STIPULATION REQUEST FOR RATIFICATION OF PLANNING HEARING OFFICER ACTION</u>
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The Council heard request to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, February 20, 2013.

DISTRICT 2
TATUM BOULEVARD AND
BELL ROAD
APPLICANT: TIM RASNAKE
OWNER: TATUM
VENTURE, LLC
REPRESENTATIVE:
TIM RASNAKE

- A. Application: **Z-100-89-1 (NEW DISTRICT 2)**
Existing Zoning: PSC
Acreage: 35
Location: Southwest corner of Tatum Boulevard and Bell Road
Proposal: 1) Modification of Stipulation 2 regarding substantial
conformance to the site plan and the required
maximum number of freestanding pads on the
property.
2) Technical corrections to Stipulations 1, 3, 6, 10.c,
10.d, 11, 12, 13, and 26.

March 20, 2013

The Planning Hearing Officer recommended approval with modified stipulations.

The Paradise Valley Village Planning Committee reviewed this request on February 4, 2013, and recommended approval by a 13-0 vote.

Stipulations

1. That the site plan be subject to ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT review as per Section ~~514~~ 507 of the Zoning Ordinance.
2. That development be in substantial conformance to the site plan dated ~~November 22, 1989~~ DECEMBER 9, 2012, and elevations presented, and that development be limited to no more than ~~three~~ FOUR freestanding pads, as shown on the site plan as may be modified by the following stipulations:
 - ~~4-~~ a. That Building 3 be modified (to Buildings 3A and 3B) as shown on the site plan dated November 29, 1993.
 - ~~2-~~ b. That there be no drive-thru lanes permitted for Buildings 3A or 3B.
 - ~~3-~~ c. That Buildings 3A, 3B, and 4 shall be tied together with plazas as generally depicted on the site plan dated November 29, 1993.
 - ~~4-~~ d. That Buildings 3A and 3B be architecturally integrated and constructed in a single phase.
3. That a 40-foot landscaped setback be provided along Bell Road. Landscaping shall include mature 2-1/2-inch caliper shade trees to be planted 20 feet on center or in equivalent groupings, as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
4. That building heights be limited to 30 feet except for architectural embellishments which shall not exceed 40 feet in height.
5. That any commercial center signage be identified and approved through the use permit procedure for a Comprehensive Sign Package, with the Planned Shopping Center zoning district being applicable.

March 20, 2013

6. That all structures be integrated with similar or harmonious materials, surface textures, and color, as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
7. That the wall treatment, including texture, coloration, and building materials, shall be consistent around each entire structure exclusive of architecturally embellished parapets.
8. That no truck unloading shall occur within 50 feet of the adjacent R1-10 zoned properties.
9. The developer will be responsible for 100 percent of the cost of a traffic signal on Bell Road at the main driveway, when warranted, as determined by the Street Transportation Department.
10. The following right-of-way is to be provided within 30 days of final City Council approval for the improvements to be installed with the Bell Road Major Street Project (P-874289):
 - a. The developer is to dedicate right-of-way for both Bell Road and Tatum Boulevard as per Street Improvement Project P-874289.
 - b. Paving plans for P-874289 show a bus bay on Tatum Boulevard, just south of Bell Road. The bus bay is to be extended to provide a continuous 10-foot-wide right-turn lane to the main driveway on Tatum Boulevard. Right-of-way for the bus bay/right-turn lane is to be dedicated by the developer.
 - c. The developer shall dedicate right-of-way for a 100-foot-long 10-foot-wide right-turn lane with a 120-foot transition on Bell Road at the future signalized driveway. The 40-foot landscaped setback described in Stipulation 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT or other applicable City departments.

March 20, 2013

- d. The developer is to dedicate right-of-way for a bus bay (Detail P-1257) on Bell Road just east of the future signalized driveway. The 40-foot landscaped setback described in Stipulation 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by ~~Development Coordination—Office~~ PLANNING AND DEVELOPMENT DEPARTMENT or other applicable City departments.
11. The developer is to provide funds in escrow prior to final ~~Development Coordination—Office~~ PLANNING AND DEVELOPMENT DEPARTMENT site plan approval for all adjacent curb, gutter, and sidewalk improvements, including bus bay modifications and right-turn lanes as indicated above.
12. That shade protected walkways connecting transit facilities detached pads and the principal structure and shade trees adjacent to transit waiting areas be provided, as approved by the ~~Development Coordination—Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
13. The 20-foot landscaped buffer within the 50-foot rear and side yard setbacks shall be planted with mature shade trees 12 to 14 feet in height and 20 feet on center or in equivalent groupings. The details of the landscaping plan shall be approved through ~~Development Coordination—Office~~ PLANNING AND DEVELOPMENT DEPARTMENT with the direct involvement of the property owners abutting the site along the south and west property lines.
14. The dumpster for the grocery store shall be an enclosed compactor system with a misting component to prevent odors and pests.
15. Speed bumps shall be placed along all driveways located at the rear of the buildings.
16. All rear yard security lighting shall be placed in the landscaped buffer and shall be directed away from any residential area.
17. Developer shall apply for a variance to permit an eight-foot decorative block or stucco wall to be placed along the west and south property lines. Developer shall construct the decorative boundary wall prior to commencement of construction and shall be responsible for the removal and disposal of existing fencing separating the site from the properties of adjacent property owners.

March 20, 2013

18. Truck deliveries to the shopping center shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
19. No trash compactors servicing the shopping center shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
20. The shopping center shall be regularly monitored by a security patrol engaged by the developer or the shopping center tenants.
21. All entrances to the shopping center shall be paved with red bomanite.
22. All pads shall be landscaped simultaneously with the landscaping of the shopping center.
23. All HVAC units installed in the shopping center shall have vertical exhaust features.
24. Deterrent-type plant material shall be placed on the side of the decorative block fence which faces the shopping center for security purposes.
25. That a three-foot berm or wall be provided along Bell Road.
26. That development commence within 24 months of final City Council approval in accordance with Section ~~408-M~~ 506 of the Zoning Ordinance.

DISTRICT 2
TATUM BOULEVARD AND
GREENWAY ROAD
APPLICANT: MIKE CURLEY –
EARL, CURLEY, AND
LAGARDE, PC
OWNER: AIMCO
REPRESENTATIVE:
MIKE CURLEY – EARL,
CURLEY, AND LAGARDE, PC

- B. Application: Z-210-82-3 (NEW DISTRICT 2)
Existing Zoning: R-3A
Acreage: 7.05
Location: Northeast corner of Tatum Boulevard and Greenway Road
Proposal: 1) Modification of Stipulation 3 regarding a maximum of 126 dwelling units on the R-3A zoned parcel.
2) Technical correction to Stipulation 5.

REPORT OF PLANNING HEARING OFFICER ACTION
Teresa Hillner, Planner III, Hearing Officer
Ray Brown, Planner I, Assisting

February 20, 2013

ITEM 3

DISTRICT 2

SUBJECT:

Application #: Z-100-89-1 (NEW DISTRICT 2)
Zoning: PSC Q.S. 36-38
Location: Southwest corner of Tatum Boulevard and Bell Road
Acreage: 35
Request: 1) Modification of Stipulation 2 regarding substantial conformance to the site plan and the required maximum number of freestanding pads on the property
2) Technical corrections to Stipulations 1, 3, 6, 10.c, 10.d, 11, 12, 13, and 26
Applicant: Tim Rasnake
Owner: Tatum Venture, LLC
Representative: Tim Rasnake

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with modified stipulations.

Village Planning Committee (VPC) Recommendation: The Paradise Valley Village Planning Committee reviewed this request on February 4, 2013, and recommended approval by a 13-0 vote.

DISCUSSION:

Mr. Plank discussed the details of the case. He explained that the applicant is proposing to construct a Starbucks with a drive-thru at this location. The existing development is a large retail development with multiple pads and the modification of the development would be modifying the number of permitted retail pads. The proposed development would not require additional improvements to the internal circulation network or ingress/egress. Mr. Plank explained that the applicant is proposing additional landscaping for the portion of Tatum Boulevard that is adjacent to the proposed development. He stated that the Paradise Valley Village Planning Committee approved the request unanimously.

FINDINGS:

1. The proposed development is located at the corner of an intersection of two arterial streets and is consistent with the existing commercial scale and activity in the area.

DECISION:

The Planning Hearing Officer recommended approval with modified stipulations.

STIPULATIONS:

1. That the site plan be subject to ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT review as per Section ~~511~~ **507** of the Zoning Ordinance.
2. That development be in substantial conformance to the site plan dated ~~November 22, 1989~~ DECEMBER 9, 2012, and elevations presented, and that development be limited to no more than ~~three~~ FOUR freestanding pads, as shown on the site plan as may be modified by the following stipulations.
 - ~~1-~~ a. That Building 3 be modified (to Buildings 3A and 3B) as shown on the site plan dated November 29, 1993.
 - ~~2-~~ b. That there be no drive-thru lanes permitted for Buildings 3A or 3B.
 - ~~3-~~ c. That Building 3A, 3B and 4 shall be tied together with plazas as generally depicted on the site plan dated November 29, 1993.
 - ~~4-~~ d. That Building 3A and 3B be architecturally integrated and constructed in a single-phase.
3. That a 40-foot landscaped setback be provided along Bell Road. Landscaping shall include mature 2-1/2 inch caliper shade trees to be planted 20 feet on center or in equivalent groupings as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
4. That building heights be limited to 30 feet except for architectural embellishments which shall not exceed 40 feet in height.
5. That any commercial center signage be identified and approved through the use permit procedure for a Comprehensive Sign Package, with the PSC zoning district being applicable.
6. That all structures be integrated with similar or harmonious materials, surface textures, and color as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
7. That the wall treatment, including texture, coloration and building materials shall be consistent around each entire structure exclusive of architecturally embellished parapets.
8. That no truck unloading shall occur within 50 feet of the adjacent R1-10 zoned properties.
9. The developer will be responsible for 100 percent of the cost of a traffic signal on Bell Road at the main driveway, when warranted, as determined by the Street Transportation Department.
10. The following right-of-way is to be provided within 30 days of final City Council approval for the improvements to be installed with the Bell Road Major Street Project (P-874289):

- a. The developer is to dedicate right-of-way for both Bell Road and Tatum Boulevard as per Street Improvement Project P-874289.
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 - d. The developer is to dedicate right-of-way for a bus bay (Detail P-1257) on Bell Road just east of the future signalized driveway. The 40-foot landscaped setback described in Stipulation No. 3 above shall be measured from the existing Bell Road right-of-way and shall include all necessary dedications required by ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT or other applicable City departments•
11. The developer is to provide funds in escrow prior to final ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT site plan approval for all adjacent curb, gutter and sidewalk improvements, including bus bay modifications and right turn lanes as indicated above.
 12. That shade protected walkways connecting transit facilities detached pads and the principal structure and shade trees adjacent to transit waiting areas be provided as approved by the ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT.
 13. The 20-foot landscaped buffer within the 50-foot rear and side yard setbacks shall be planted with mature shade trees 12 to 14 feet in height and 20 feet on center or in equivalent groupings. The details of the landscaping plan shall be approved through ~~Development Coordination Office~~ PLANNING AND DEVELOPMENT DEPARTMENT with the direct involvement of the property owners abutting the site along the south and west property lines.
 14. The dumpster for the grocery store shall be an enclosed compactor system with a misting component to prevent odors and pests.
 15. Speed bumps shall be placed along all driveways located at the rear of the buildings.
 16. All rear yard security lighting shall be placed in the landscaped buffer and shall be directed away from any residential area.

17. Developer shall apply for a variance to permit an eight-foot decorative block or stucco wall to be placed along the west and south property lines. Developer shall construct the decorative boundary wall prior to commencement of construction and shall be responsible for the removal and disposal of existing fencing separating the site from the properties of adjacent property owners.
18. Truck deliveries to the shopping center shall be prohibited between the hours of 11:00 p.m. and 6:00 a.m.
19. No trash compactors servicing the shopping center shall be operated between the hours of 11:00 p.m. and 6:00 a.m.
20. The shopping center shall be regularly monitored by a security patrol engaged by the developer or the shopping center tenants.
21. All entrances to the shopping center shall be paved with red bomanite.
22. All pads shall be landscaped simultaneously with the landscaping of the shopping center.
23. All HVAC units installed in the shopping center shall have vertical exhaust features.
24. Deterrent type plant material shall be placed on the side of the decorative block fence which faces the shopping center for security purposes.
25. That a three-foot berm or wall be provided along Bell Road.
26. That development commence within 24 months of final City Council approval in accordance with Section ~~108-M~~ **506** of the Zoning Ordinance.

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Paradise Valley Village Planning Committee
Minutes
Monday, February 4, 2013
Paradise Valley Community Center
Multipurpose Room
17402 North 40th Street

MEMBERS PRESENT

Roger Baele, Chair
Christopher Alejandro
Bill Andres
Adam Canter
Jerry Cobb
Denise George
Robert Goodhue
Jim Mapstead
Dennis Matrunola
Fiona Mesko
Richard Pennock
David Ulibarri
Fred Zook

MEMBERS ABSENT

Jon Griffin, Vice Chair (excused)
Jack Alsbaugh (excused)
Matthew Avrhami (excused)
Doug Banfelder (excused)
Alan Sparks (excused)
Mark Steinbrueck (absent)

STAFF PRESENT

Craig Mavis
Joshua Bednarek

1. Call to Order and Announcements.

The meeting was called to order at 6:00 P.M. with a quorum (ten required) of 13 members present.

New committee member, **Mr. David Ulibarri**, introduced himself to the group and said he looked forward to serving on the committee.

2. Review and approval of the October 1, 2012 meeting minutes.

Mr. Fred Zook made the motion to approve the minutes and was seconded by **Mr. Robert Goodhue**. Approved, 13-0.

**3. Presentation, discussion and possible recommendation on case PHO-5-12—Z-100-89-1, a request for modifications to stipulation 2 regarding substantial conformance to the site plan and the required maximum number of freestanding pads on the property and technical corrections to stipulations 1,3,6,10.c,10.d,11,12,13 and 26 for the property located at the southwest corner of Tatum Boulevard and Bell Road.
Presentation by Tim Rasnake.**

The Planning Hearing Officer will consider this request on February 20, 2013.

Mr. Mavis gave a presentation to the committee that outlined the proposed stipulation modification. He explained that the request was to modify a stipulation associated with zoning case, Z-100-89-1, regarding substantial

conformance to the site plan, specifically the maximum number of permitted freestanding pads on the property. He explained that the technical corrections were to change the Planning and Development Services Department to Planning and Development Department. He asked the committee to hear the request and make a recommendation to the Planning Hearing Officer.

The applicant's representative, **Mr. Jere Planck**, described the proposed stipulation modification request. He explained that the request was necessary in order for a new Starbucks with a drive through window to be built at the site. **Mr. Planck** described the landscape improvements that would be made along Tatum Boulevard. He indicated that there would be no changes made to the access points off Tatum Boulevard to the site. He stated that the entire shopping center was over parked by approximately 500 parking spaces and the new Starbucks would not negatively impact the parking or the traffic flow at the site. **Mr. Planck** explained to the committee that the length of the queuing lane met the zoning ordinance requirements and where the drive through window would be located on the new building.

MOTION: **Mr. Mapstead** made a motion to approve the request. **Mr. Goodhue** seconded the motion.

VOTE: Approval, 13-0

4. Presentation and discussion on the PlanPHX project.

Mr. Joshua Bednarek gave a presentation to the committee that outlined the staff outreach, the emerging topics and data from the PlanPHX project. He asked the committee for feedback if the project was on the right track and how to get more North Phoenix residents involved.

The committee suggestions included the 32nd Street Corridor working group, block watches, hand outs at specific businesses, the Sunnyslope Village Alliance, and the North Mountain Business Alliance.

Chairman Baele and **Mr. Mapstead** commended **Mr. Bednarek** for his efforts on this project.

5. Committee member requests for information, follow up or future agenda items. (not for committee discussion)

No requests were made by the committee.