

**PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-495-0383**



## **City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Alan Stephenson  
Planning & Development Department Director  
**Date:** June 8, 2021  
**Subject:** **P.H.O. APPLICATION NO. PHO-2-21--Z-16-00-5** – 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 **July 21, 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](mailto: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 **June 15, 2021**.

### **DISTRIBUTION**

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City Council (Matthew Heil), 11th 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 (Sarah Stockham, Maryvale Village)  
Village Planning Committee Chair (Gene Derie, Maryvale Village)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

**APPLICATION NO: PHO-2-21--Z-16-00-5**

**Council District: 5**

**Request For:** Stipulation Modification

**Reason for Request:** Deletion of Stipulation 1 regarding general conformance to the site plan dated March 16, 2000, wall and landscape treatments, and elevations submitted to the zoning file. Deletion of Stipulation 2 regarding the color, materials, and height of the pump island canopy. Deletion of Stipulation 3 regarding the design of pump island canopy columns. Deletion of Stipulation 4 regarding light fixtures on the pump island canopy.

Owner	Applicant	Representative
MGS Plaza, LLC  2227 South 48th Street, Suite 8-D Tempe AZ 85282 (602) 256-4443 amarsh@gblaw.com	MGS Plaza, LLC  2227 South 48th Street, Suite 8-D Tempe AZ 85282 (602) 256-4443 amarsh@gblaw.com	Ashley Marsh, Gammage & Burnham, PLC  40 North Central Avenue, 20th Floor Phoenix AZ 85004 P: (602) 256-4443 F: amarsh@gblaw.com

**Property Location:** Northeast corner 45th Avenue and Indian School Road

Zoning Map: H-6 Quarter Section: 17-18 APN: 145-25-052 Acreage: 3.00

Village: Maryvale

Last Hearing: PHO MEETING

Previous Opposition: No

Date of Original City Council Action: 05/31/2000

Previous PHO Actions: \_\_\_\_\_

Zoning Vested: C-2

Supplemental Map No.: 1046

Planning Staff: 074549

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
\$1,725.00	\$0.00	05/26/2021		Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

### Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>07/21/2021 10 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

---

WRITER'S DIRECT LINE  
(602) 256-4443

May 26, 2021

## **VIA HAND DELIVERY**

Mr. Adam Stranieri  
Planning Hearing Officer  
City of Phoenix  
Planning & Development Department  
200 West Washington Street, 2<sup>nd</sup> Floor  
Phoenix, Arizona 85003

Re: Planning Hearing Officer Stipulation Modification Application for 4420 West Indian School Road / Case No. Z-16-00-5.

Dear Mr. Stranieri:

We represent MGS Plaza, LLC (“MGS”), the owner of the approximate 2.32 acres located at 4420 West Indian School Road (“Property”). See Tab A – Aerial Map. The Property is zoned C-2 Intermediate Commercial and improved with an approximately 5,000 square-foot former QuikTrip convenience market building that has been vacant since 2015. MGS is proposing to redevelop the Property by reimagining and expanding the former convenience market building into a building capable of supporting a mix of retail, service, and/or restaurant uses. MGS is proposing to add approximately 8,000 sf to the existing 5,000 sf building to house inline retail shops and restaurant uses. A 1,000 sf outdoor patio is proposed at the east end of the expanded building area. A separate Zoning Adjustment application has been filed for a Use Permit for the outdoor patio. No other approvals or modifications of Zoning Ordinance standards are required. See Tab B – Site Plan. The proposed commercial uses are permitted by-right in the C-2 Intermediate Commercial zoning district.

The Property’s existing zoning is subject to stipulations from a prior zoning case (case no. Z-16-00-5 or the “2000 Zoning Case”) see Tab C – Zoning Stipulations, which rezoned the Property from A-1 Light Industrial and Industrial Park to C-2 Intermediate Commercial to accommodate the former QuikTrip service station. The approval stipulations from Z-16-00-5 required general conformance with a site plan and additional design requirements that were specific to pump island canopies for the former QuikTrip service station. The pump island canopies no longer exist on the Property and the associated stipulations are inapplicable to all other uses and now outdated given the subsequent implementation of the City-Wide Design Guidelines for Specialized Uses.

In order to accommodate the proposed redevelopment of the Property, MGS is proposing to modify the approval stipulations from Z-16-00-5 as follows:

- ~~1. That the development shall be in general conformance with the site plan dated March 16, 2000, including the wall and landscape treatment at the corner of 45<sup>th</sup> Avenue and Indian School Road and the elevations submitted to the zoning file, as may be modified by the stipulations below.~~

**Request: Delete Stipulation No. 1.** Deletion of Stipulation No. 1 will allow flexibility and procedural efficiency in accommodating any future refinements to the development plan for the Property for uses as allowed by-right under the Property's C-2 zoning. If there is a change in use, then MGS will be required to pursue approvals through the appropriate review and approval process. Additionally, the 2000 Zoning Case was processed to accommodate the former QuikTrip service station, which was a sensitive use wherein heightened design criteria were desired. At the time, the City-Wide Design Guidelines for Specialized Uses, which contain specific design requirements for service stations, were not in effect. Accordingly, the majority of the approval stipulations focused on specific design elements related to the pump island canopy for the service station.

The pump island canopy was ultimately demolished when the QuikTrip service station relocated to the southeast corner of 43<sup>rd</sup> Avenue and Indian School Road in 2015, and the convenience market building is the only remaining structure on the Property. MGS's proposed reuse and expansion of the convenience market building will revitalize this vacant Property with active commercial uses in line with the Property's underlying C-2 zoning and consistent with other development in the area. The proposed improvements to the Property are subject to the City-Wide Design Guidelines, which have been significantly enhanced and expanded upon since the 2000 Zoning Case. This ensures that the City's current expectations and requirements for quality design will be incorporated into the redevelopment of the Property.

- ~~2. That the pump island canopy shall be constructed to match the proposed retail building(s) in terms of color and materials. The maximum height of the canopy shall be 19 feet as measured from finished grade to the tallest point of the canopy structure.~~

**Request: Delete Stipulation No. 2** as no longer applicable as the service station use has been discontinued and the former pump island canopies have been removed.

- ~~3. That the pump island canopy columns shall be constructed to match the retail building(s) in terms of color and materials. The construction shall extend completely to the canopy ceiling and leave no gaps. The minimum width and depth of each column shall be two (2) feet.~~

**Request: Delete Stipulation No. 3** as no longer applicable as the service station use has been discontinued and the former pump island canopies have been removed.

- ~~4. That any light fixtures mounted in or on the ceiling of the pump island canopy shall be fully recessed and directed downward. Dropped lenses extending below the ceiling of the canopy shall not be permitted.~~

**Request: Delete Stipulation No. 4** as no longer applicable as the service station use has been discontinued and the former pump island canopies have been removed.

5- 1. That the ground signs on the site shall be designed as monument signs.

\*\*\*

The requested modifications will allow MGS to redevelop and revitalize the Property with active restaurant and retail uses that maintain the existing commercial development pattern along Indian School Road. Should you have any questions or require additional information regarding these requests, please do not hesitate to contact me at **(602) 256-4443** or **amarsh@gblaw.com**. Thank you.

Sincerely,  
GAMMAGE & BURNHAM, P.L.C.

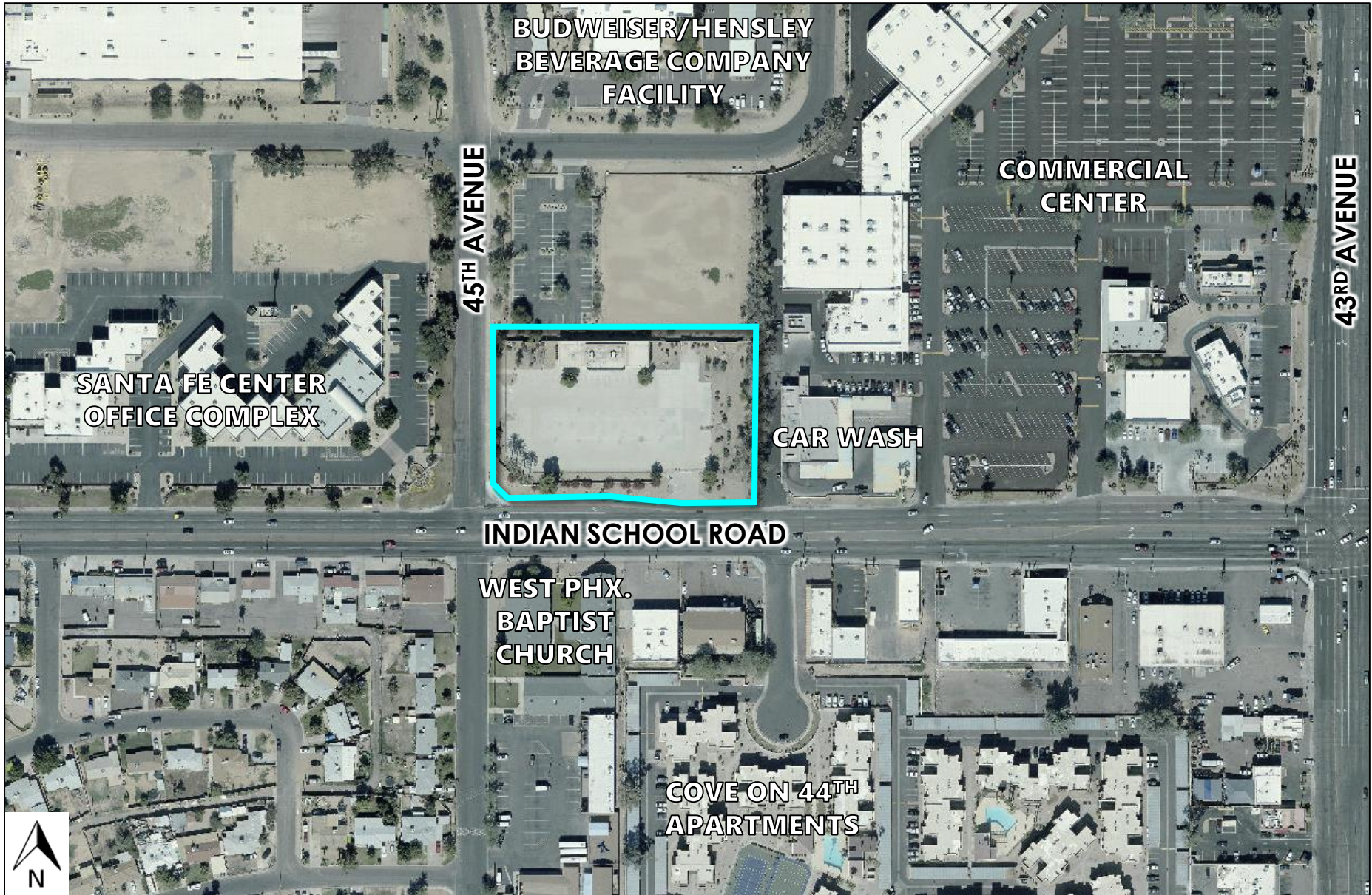


By  
Ashley Z. Marsh

AZM/eb  
Enclosures: As stated.

**TAB A**

# AERIAL MAP



Subject Property

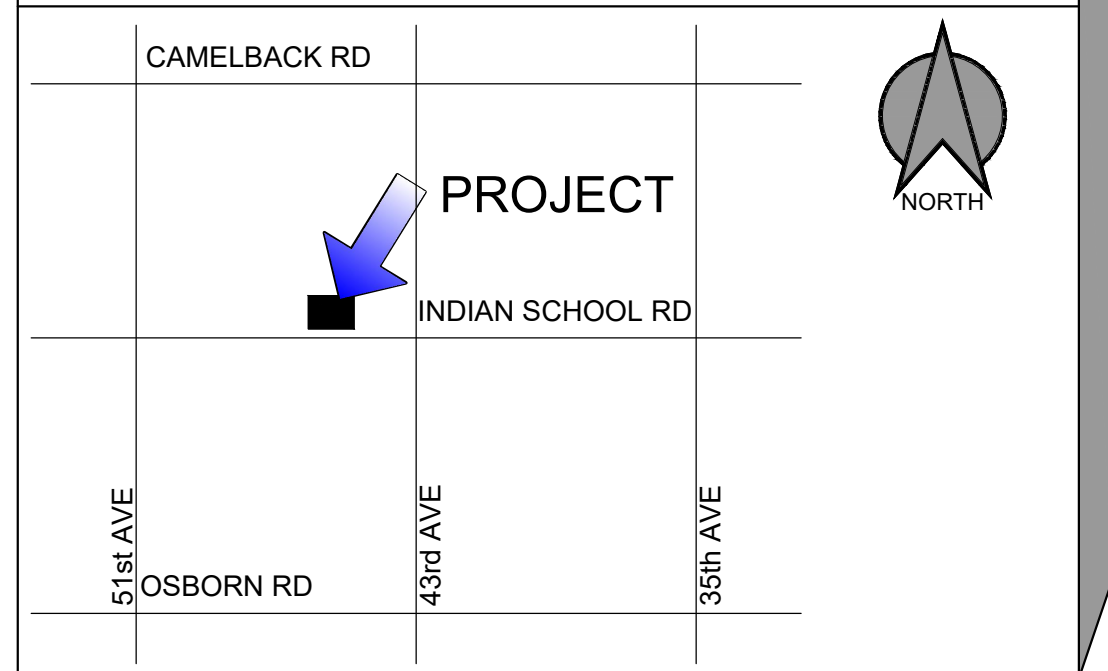
**TAB B**



### SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. 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 OF THE SITE.
6. OWNER'S OF PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. 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.
9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

### VICINITY MAP



### PROJECT TEAM:

**DEVELOPER/OWNER:**  
**4420 WEST, LLC**  
 8821 SOUTH 21st PLACE,  
 PHOENIX, ARIZONA 85042  
 CONTACT: MANUEL ARMENTA  
 SERGIO FLORES  
 PH: (602) 754-9128

**ARCHITECT:**  
**PHNX DESIGN, LLC**  
 2942 EAST FOUNTAIN STREET  
 MESA, ARIZONA 85213  
 CONTACT: MIKE HILLS  
 PH: (602) 762.7354

### PROJECT DESCRIPTION:

REDEVELOPMENT AND EXPANSION OF EXISTING VACANT BUILDING TO ACCOMMODATE RETAIL / RESTAURANT USES. EXISTING DRIVEWAY AND PERIMETER LANDSCAPE IMPROVEMENTS ALONG 45TH AVENUE AND INDIAN SCHOOL ROAD TO REMAIN.

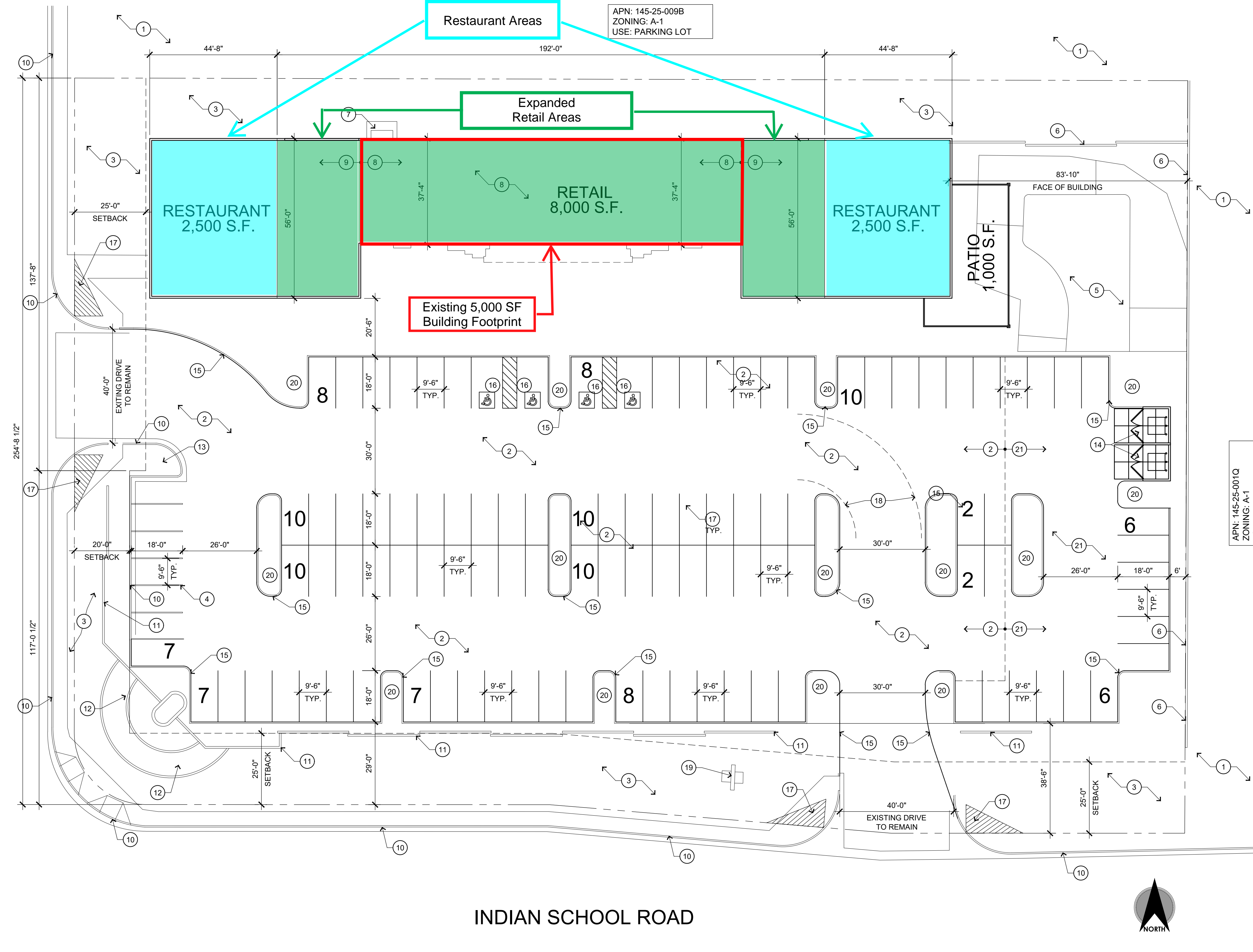
### PROJECT DATA:

**OVERALL SITE DATA:**  
 SITE AREA: +/-101,071 SQ. FT. (2.32 ACRES)  
 ZONING: C-2 (EXISTING)  
 SITE AREA: 71,285 SF. (1.64 ACRES)  
 SHOPS : (REST./RETAIL) 13,000 SF.  
 PARKING REQUIREMENTS:  
 RESTAURANT: 1 SPACE PER 50 SF. OF PUBLIC AREA  
 5,000 SF. x 65% = 2,275 SF.  
 3,250 SF. / 50 = 65 SPACES  
 PATIO 1,000 SF. / 50 = 20 SPACES  
 MERCANTILE: 1 SPACE PER 250 SF.  
 8,000 SF. x 80% = 6,400 SF.  
 6,400 / 250 = 26 SPACES  
 TOTAL REQUIRED: 111 SPACES  
 TOTAL PROVIDED: 111 SPACES

**REFERENCE CODES:**  
 2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL ENERGY CODE  
 2018 INTERNATIONAL FIRE CODE  
 2017 NATIONAL ELECTRIC CODE  
 AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

### KEYNOTES:

1. ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
2. EXISTING CONCRETE AREA TO REMAIN AND STRIPPED FOR NEW PARKING SPACES.
3. EXISTING LANDSCAPE AREA TO REMAIN.
4. EXISTING PARKING TO REMAIN AS IS.
5. EXISTING RETENTION AREA TO REMAIN.
6. EXISTING 8'-0" WALL TO REMAIN.
7. EXISTING ELECTRICAL SERVICE ENTRANCE SECTION TO REMAIN.
8. EXISTING BUILDING TO REMAIN AND RENOVATED WITH FACE OF BUILDING DESIGN.
9. BUILDING EXPANSION AREA.
10. EXISTING CURB AND SIDEWALK TO REMAIN.
11. EXISTING SCREEN WALL TO REMAIN AS IS.
12. EXISTING DECORATIVE SCREEN WALL AND PLANTER AREA.
13. EXISTING LANDSCAPE ISLAND TO REMAIN.
14. PROPOSED TRASH ENCLOSURE PER CITY OF PHOENIX STANDARDS.
15. PROPOSED 6" CONCRETE CURB.
16. ACCESSIBLE PARKING SPACES
17. 10'x20' VISIBILITY TRIANGLE. NOTHING CONSTRUCTED OVER 3' HIGH, INCLUDING FENCES, WALLS, SIGNS, AND SHRUBS.
18. DASHED LINE INDICATES 16' WIDE TRUCK TURNING RADIUS WITH A 44' OUTSIDE RADIUS AND 28'-6" INSIDE TURNING RADIUS.
19. EXISTING MONUMENT SIGN TO REMAIN.
20. PROPOSED LANDSCAPE AREA.
21. NEW CONCRETE DRIVE TO MATCH EXISTING.



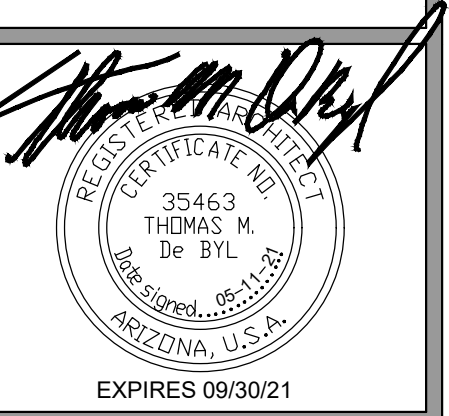
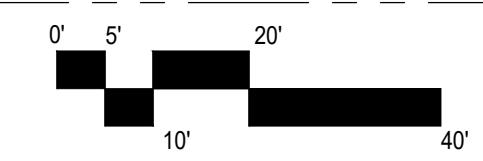
Restaurant Areas  
 APN: 145-25-009B  
 ZONING: A-1  
 USE: PARKING LOT

Existing 5,000 SF  
 Building Footprint

APN: 107-22-042  
 ZONING: C-1  
 USE: CHURCH

APN: 107-22-001Y  
 ZONING: C-1  
 USE: RETAIL

APN: 107-22-001H  
 ZONING: C-2  
 USE: RETAIL



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# PROPOSED SITE PLAN

4420 WEST INDIAN SCHOOL ROAD  
 PHOENIX, ARIZONA 85031

DATE	REVISION

PROPOSED SITE PLAN

A100

PHNX DESIGN #: 20-179

**TAB C**



**City of Phoenix**  
PLANNING DEPARTMENT

June 1, 2000

QuikTrip Corporation  
2141 E. Broadway Rd. St 110  
Tempe, AZ 85282

Dear Applicant:

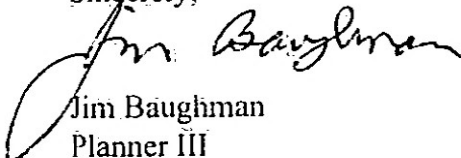
RE: Z-16-00-5

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on May 31, 2000, concurred in the recommendation of the Planning Commission and Zoning Hearing Officer and has approved, subject to stipulations application Z-16-00-5 for C-2, on 3.08 acres located on the northeast corner of 45th Avenue and Indian School Road.

STIPULATIONS:

1. That the development shall be in general conformance with the site plan dated March 16, 2000, including the wall and landscape treatment at the corner of 45th Avenue and Indian School Road and the elevations submitted to the zoning file, as may be modified by the stipulations below.
2. That the pump island canopy shall be constructed to match the proposed retail building(s) in terms of color and materials. The maximum height of the canopy shall be 19 feet as measured from finished grade to the tallest point of the canopy structure.
3. That the pump island canopy columns shall be constructed to match the retail building(s) in terms of color and materials. The construction shall extend completely to the canopy ceiling and leave no gaps. The minimum width and depth of each column shall be two (2) feet.
4. That any light fixtures mounted in or on the ceiling of the pump island canopy shall be fully recessed and directed downward. Dropped lenses extending below the ceiling of the canopy shall not be permitted.
5. That the ground signs on the site shall be designed as monument signs.

Sincerely,



Jim Baughman  
Planner III

c: City Clerk. Steve Cohée (sent electronically)  
Rezoning file; Victor Morrison-Vega (sent electronically)  
Approval letter book David Barrier, DSD (sent electronically)  
Bernadine Alling (sent electronically) Bob Luxton, Sign Enf. (sent electronically)  
E. J. Hyncik, Public Transit (sent electronically) Kelly Zak, Site Plng (sent electronically)  
39th Avenue LLC, 1101 W. Melinda, Phoenix, Arizona 85027  
LEADS, c/o Rick Lloyd, 234 N. Central Avenue, Suite 722, Phoenix, Arizona 85004



**City of Phoenix**  
PLANNING DEPARTMENT

June 1, 2000

QuikTrip Corporation  
2141 E. Broadway Rd. S110  
Tempe, AZ 85282

Dear Applicant:

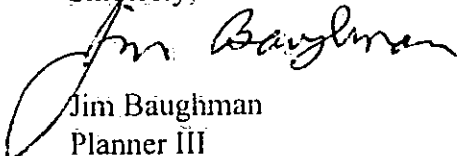
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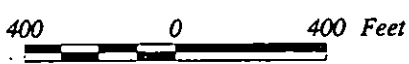
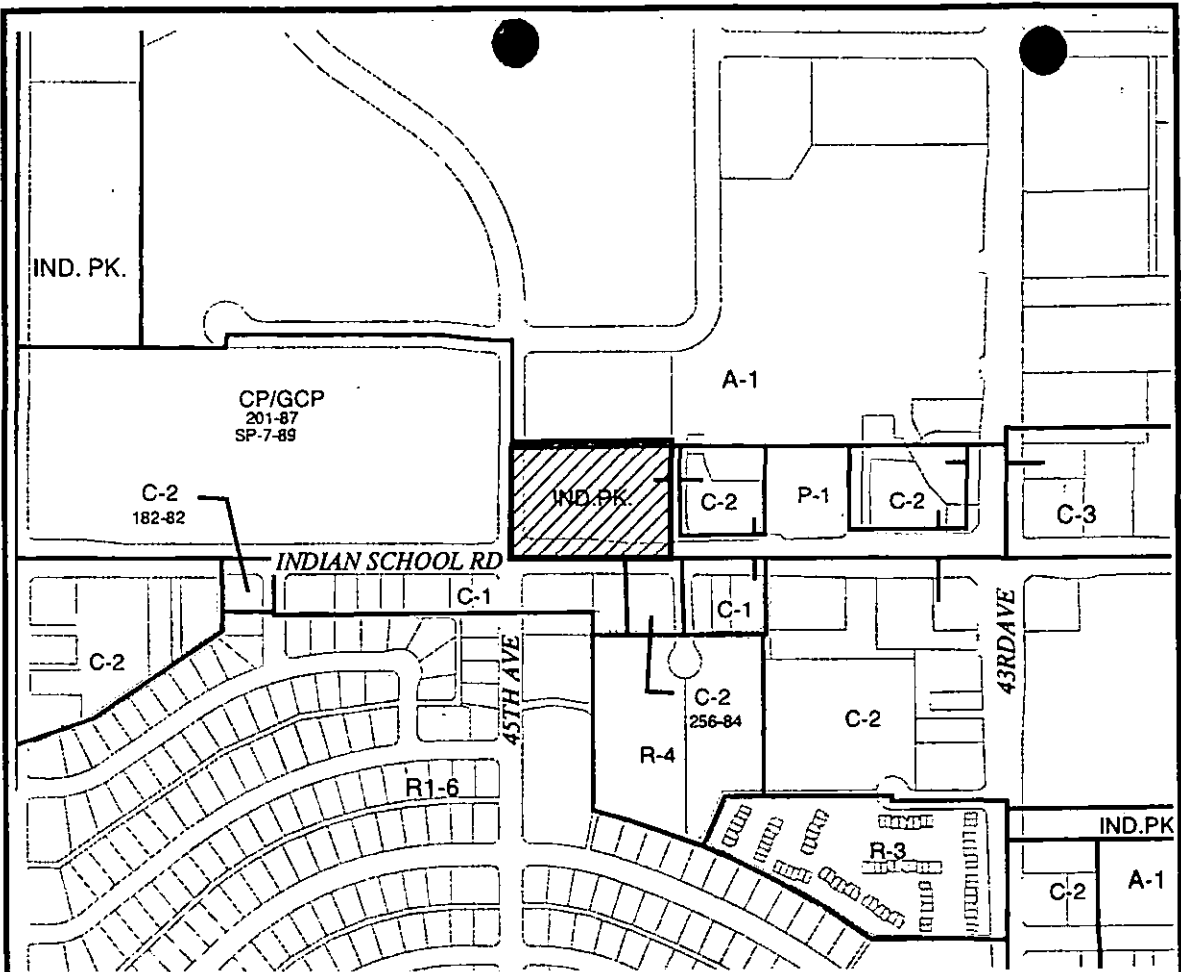
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Planner III

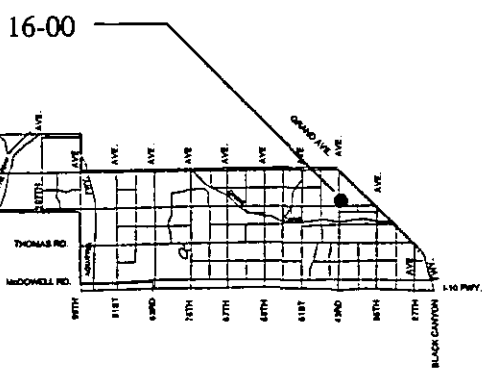


GRAPHIC SCALE IN FEET

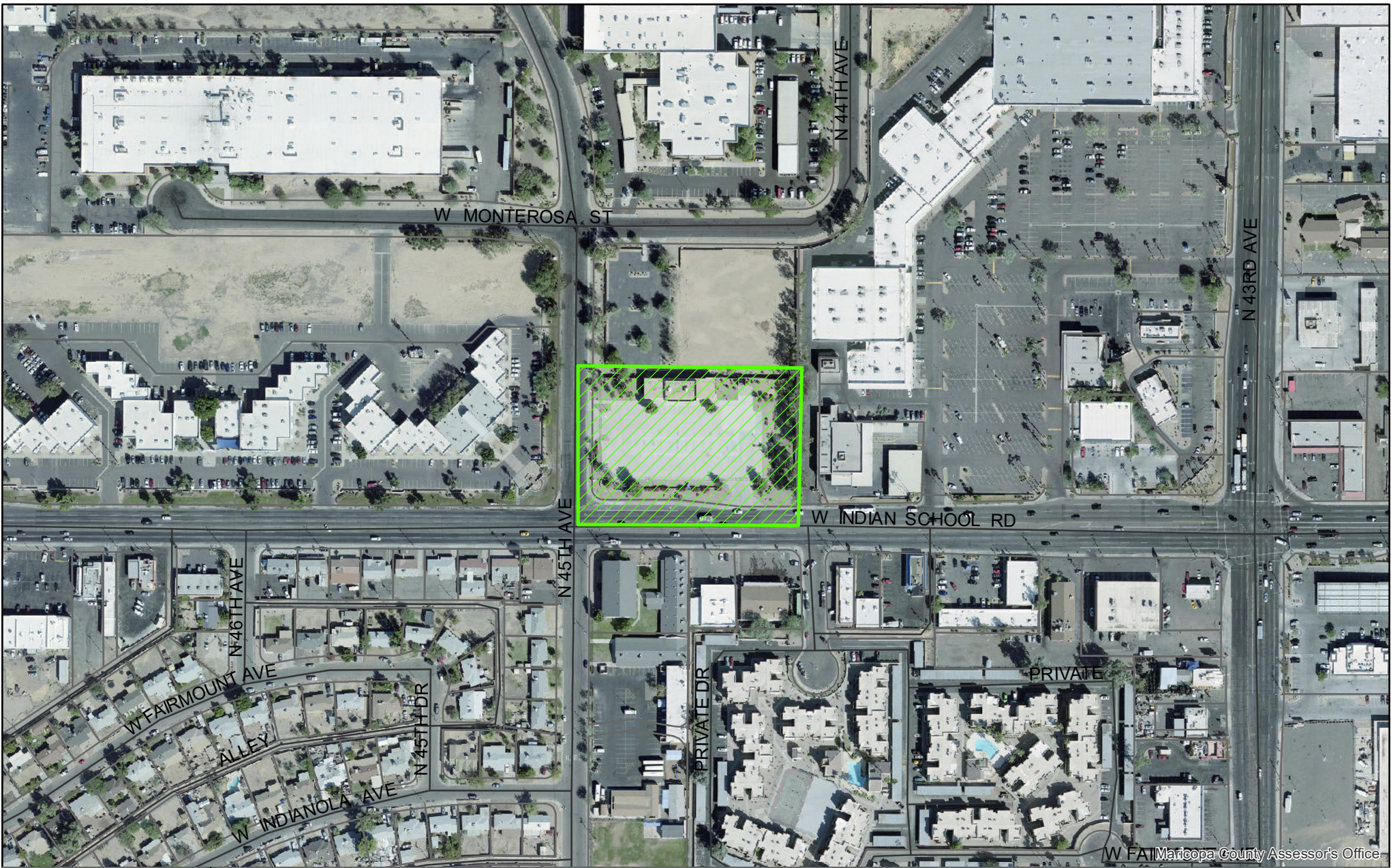
CITY OF PHOENIX PLANNING DEPARTMENT

**MARYVALE VILLAGE**

CITY COUNCIL DISTRICT: 5



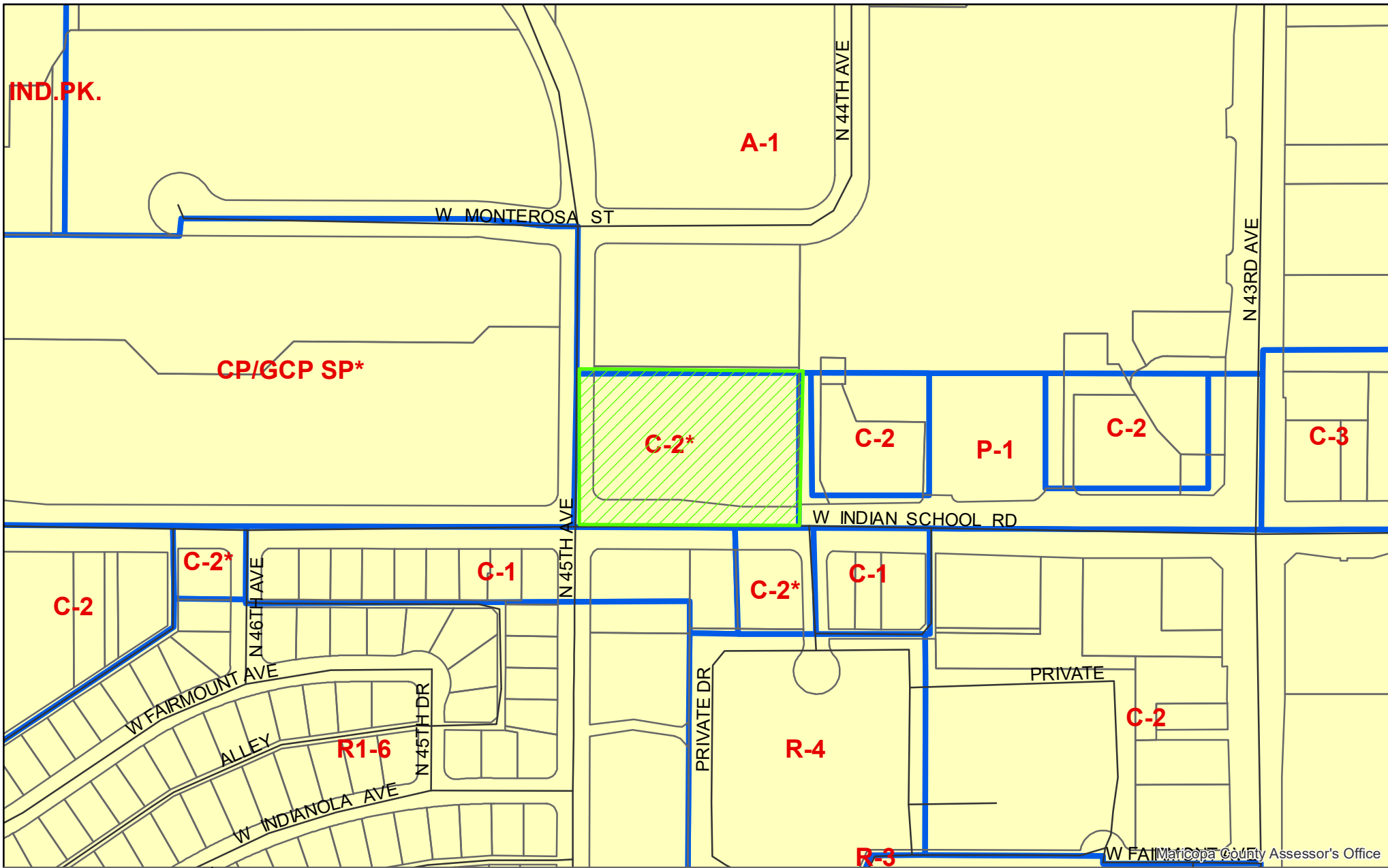
<b>APPLICANT'S NAME:</b> QUIKTRIP CORPORATION		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> 16-00	<b>DATE:</b> 2-14-00 <b>REVISION DATES:</b>	<b>FROM:</b> IP/A-1	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 2.98 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> 17-18	<b>ZONING MAP</b> H-6	<b>TO:</b> C-2
<b>MULTIPLES PERMITTED</b>	<b>UNITS STANDARD OPTION</b>	<b>* UNITS P.R.D. OPTION</b>	



PHO-2-21--Z-16-00-5

**Property Location: Northeast corner of 45th Avenue and Indian School Road**



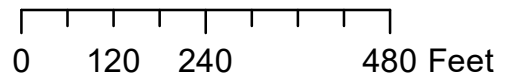


PHO-2-21--Z-16-00-5

**Property Location: Northeast corner of 45th Avenue and Indian School Road**



**Planning & Development Department**



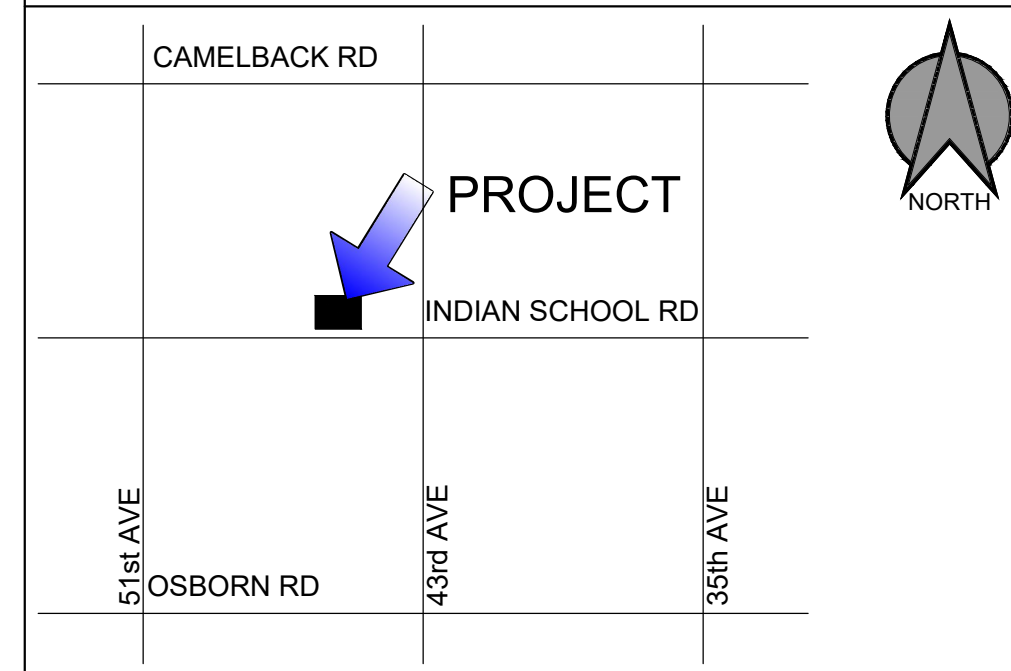
Maricopa County Assessor's Office



SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. 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'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
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VICINITY MAP



PROJECT TEAM:

DEVELOPER/OWNER:

**4420 WEST, LLC**  
8821 SOUTH 21st PLACE,  
PHOENIX, ARIZONA 85042  
CONTACT: MANUEL ARMENTA  
SERGIO FLORES  
PH: (602) 754-9128

ARCHITECT:

**PHNX DESIGN, LLC**  
2942 EAST FOUNTAIN STREET  
MESA, ARIZONA 85213  
CONTACT: MIKE HILLS  
PH: (602) 762.7354

PROJECT DESCRIPTION:

REDEVELOPMENT AND EXPANSION OF EXISTING VACANT BUILDING TO ACCOMMODATE RETAIL / RESTAURANT USES. EXISTING DRIVEWAY AND PERIMETER LANDSCAPE IMPROVEMENTS ALONG 45TH AVENUE AND INDIAN SCHOOL ROAD TO REMAIN.

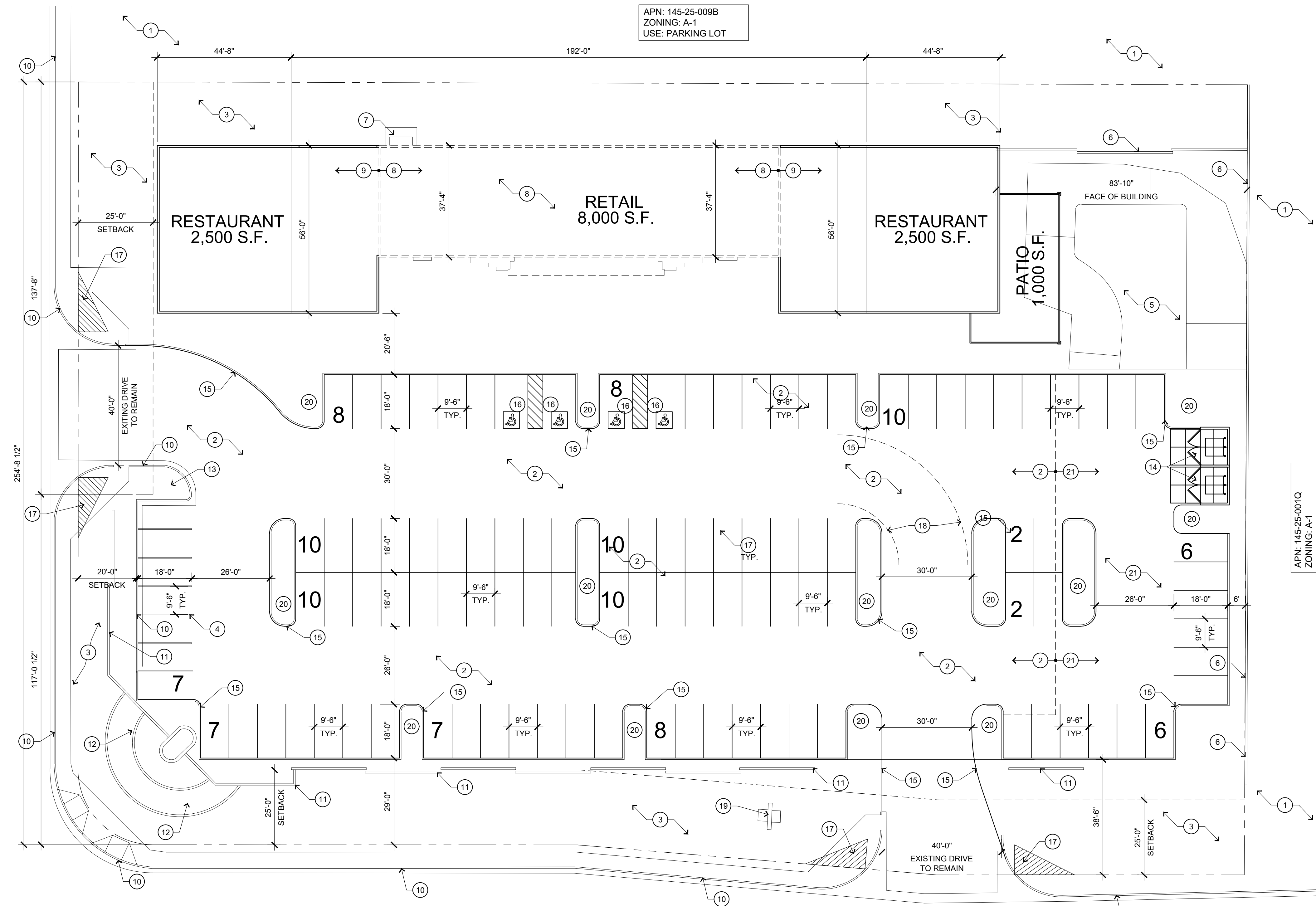
PROJECT DATA:

OVERALL SITE DATA:  
SITE AREA: +/-101,071 SQ. FT. (2.32 ACRES)  
ZONING: C-2 (EXISTING)  
SITE AREA: 71,285 SF. (1.64 ACRES)  
SHOPS : (REST./RETAIL) 13,000 SF.  
PARKING REQUIREMENTS:  
RESTAURANT: 1 SPACE PER 50 SF. OF PUBLIC AREA  
5,000 SF. x 65% = 2,275 SF.  
3,250 SF. / 50 = 65 SPACES  
PATIO 1,000 SF. / 50 = 20 SPACES  
MERCANTILE: 1 SPACE PER 250 SF.  
8,000 SF. x 80% = 6,400 SF.  
6,400 / 250 = 26 SPACES  
TOTAL REQUIRED: 111 SPACES  
TOTAL PROVIDED: 111 SPACES

REFERENCE CODES:  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL ENERGY CODE  
2018 INTERNATIONAL FIRE CODE  
2017 NATIONAL ELECTRIC CODE  
AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES

KEYNOTES:

1. ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
2. EXISTING CONCRETE AREA TO REMAIN AND STRIPPED FOR NEW PARKING SPACES.
3. EXISTING LANDSCAPE AREA TO REMAIN.
4. EXISTING PARKING TO REMAIN AS IS.
5. EXISTING RETENTION AREA TO REMAIN.
6. EXISTING 8'-0" WALL TO REMAIN.
7. EXISTING ELECTRICAL SERVICE ENTRANCE SECTION TO REMAIN.
8. EXISTING BUILDING TO REMAIN AND RENOVATED WITH FACE OF BUILDING DESIGN.
9. BUILDING EXPANSION AREA.
10. EXISTING CURB AND SIDEWALK TO REMAIN.
11. EXISTING SCREEN WALL TO REMAIN AS IS.
12. EXISTING DECORATIVE SCREEN WALL AND PLANTER AREA.
13. EXISTING LANDSCAPE ISLAND TO REMAIN.
14. PROPOSED TRASH ENCLOSURE PER CITY OF PHOENIX STANDARDS.
15. PROPOSED 6" CONCRETE CURB.
16. ACCESSIBLE PARKING SPACES
17. 10'x20' VISIBILITY TRIANGLE. NOTHING CONSTRUCTED OVER 3' HIGH, INCLUDING FENCES, WALLS, SIGNS, AND SHRUBS.
18. DASHED LINE INDICATES 16' WIDE TRUCK TURNING RADIUS WITH A 44' OUTSIDE RADIUS AND 28'-6" INSIDE TURNING RADIUS.
19. EXISTING MONUMENT SIGN TO REMAIN.
20. PROPOSED LANDSCAPE AREA.
21. NEW CONCRETE DRIVE TO MATCH EXISTING.



APN: 145-25-009B  
ZONING: A-1  
USE: PARKING LOT

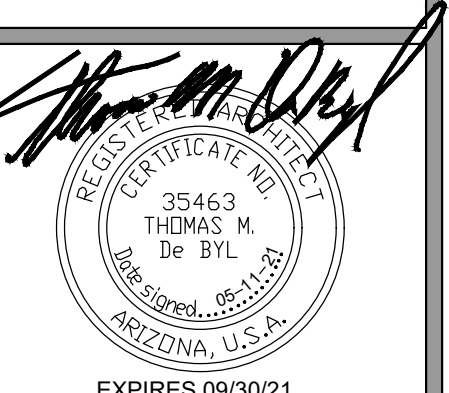
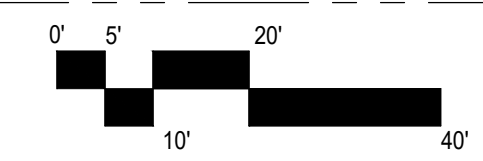
APN: 145-25-010C  
ZONING: CP/GCP  
USE: OFFICE

APN: 145-25-001Q  
ZONING: A-1  
USE: RETAIL

APN: 107-22-042  
ZONING: C-1  
USE: CHURCH

APN: 107-22-001Y  
ZONING: C-1  
USE: RETAIL

APN: 107-22-001H  
ZONING: C-2  
USE: RETAIL



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PROPOSED SITE PLAN  
4420 WEST INDIAN SCHOOL ROAD  
PHOENIX, ARIZONA 85031

DATE	REVISION
1	
2	
3	
4	
5	

PROPOSED SITE PLAN

A100

PHNX DESIGN #: 20-179

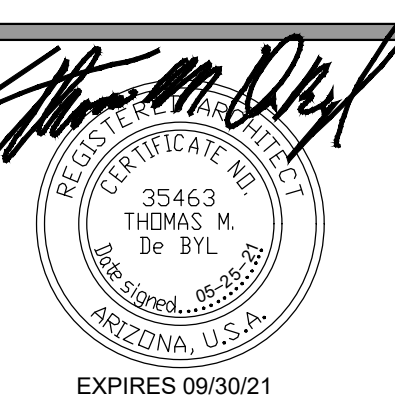


2 | PROPOSED NORTHWEST ELEVATION



1 | PROPOSED SOUTHWEST ELEVATION

**PHNX**  
DESIGN  
1855 EAST SOUTHERN AVE. SUITE 204  
MESA, ARIZONA 85206  
MIKH@PHNXDESIGN.COM  
602.762.7354



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**CITY OF PHOENIX**

MAY 26 2021

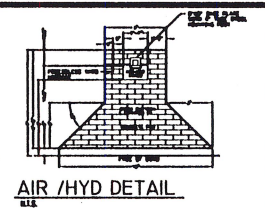
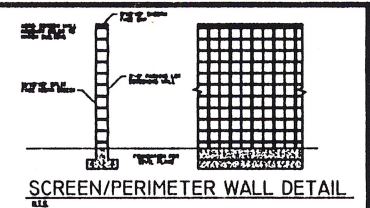
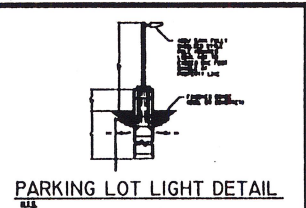
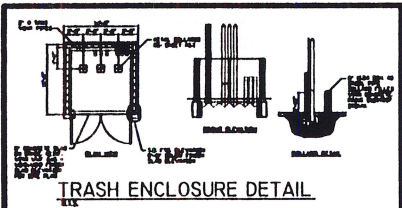
Planning & Development  
Department

**SHOPS BUILDING**  
4420 WEST INDIAN SCHOOL ROAD  
PHOENIX ARIZONA

△	DATE	REVISION
1		
2		
3		

EXTERIOR  
ELEVATIONS

**A300**



**SITE DATA**  
**4420 W. INDIAN SCHOOL ROAD**

**ZONING:**  
EXISTING: A-1, LIGHT INDUSTRIAL DISTRICT & I<sub>1</sub>, INDUSTRIAL PARK DISTRICT  
PROPOSED: C-2 INTERMEDIATE COMMERCIAL (Z-16-003)

**SITE:**  
GROSS SITE (REZONING AREA) 179,988 SQ. FT. / 2.08 ACRES  
NET SITE: 101,072 SQ. FT. / 2.32 ACRES

**BUILDING:**  
QUICKTRIP STORE 5,484 SQ. FT.

**PARKING:**  
TOTAL REQ. FOR QUICKTRIP STORE (1500 G.S.F.) 15  
(5,484 SQ. FT X 80%) / 500 = 14.62  
PROVIDED 13  
ACCESSIBLE PARKING REQUIRED 2  
ACCESSIBLE PARKING PROVIDED 2

**CONSTRUCTION TYPE:**  
TYPE 2H (NON COMBUSTIBLE PROTECTED)

**OCCUPANCY:**  
GROUP M- MERCANTILE RETAIL STORE

- NOTES:**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' BACK 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'.
  4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' AS TO THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
  5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLES AT THE PROPERTY LINE. NO NOISE, ODOR, 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.
  6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPE LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
  7. AT FINAL APPROVAL THE PROJECT WILL BE RESPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DD PRIOR TO OCCUPANCY TO ARRANGE INSPECTION. CALL TARRANT AND REQUEST REVIEW INSPECTION.
  8. ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK FLOOR PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM VIEW LEVEL ADJACENT TO ALL PUBLIC STREETS.
  10. BARBED, RAZOR OR CONCRETE WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

**LEGAL DESCRIPTION (PROPOSED)**

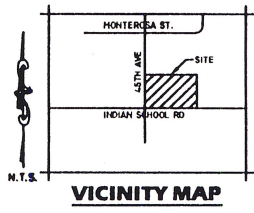
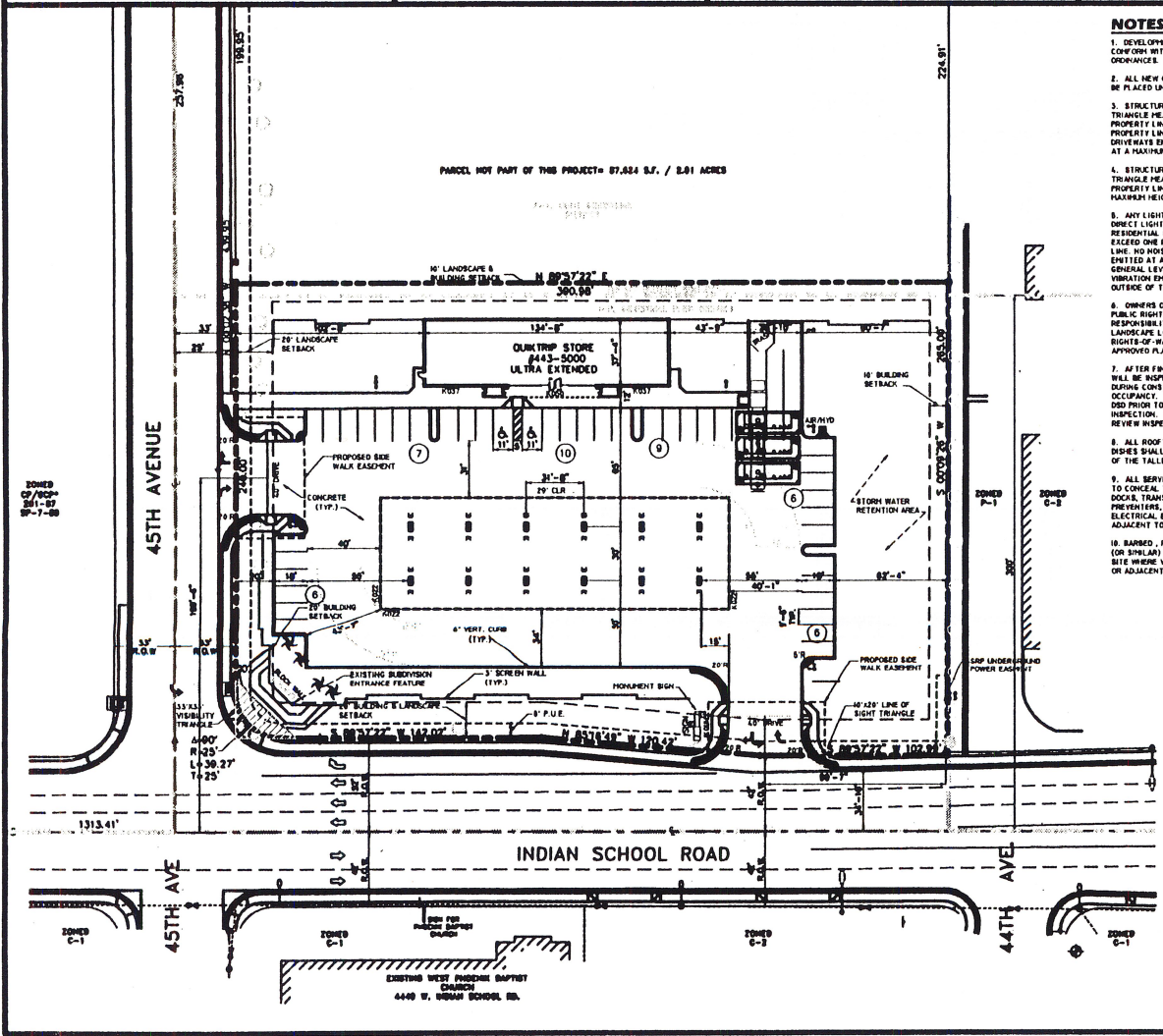
ALL THAT PORTION OF LOT THREE (3), SANTA FE PACIFIC BUSINESS CENTER, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 343 OF MAPS, PAGE 19 AND AFFIDAVIT OF CONNECTION RECORDED FEBRUARY 19, 1997 AT RECORDERS NO. 87-080736, LYING SOUTH OF A LINE WHICH LIES 87' 00" NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES THE MONUMENT LINE OF INDIAN SCHOOL ROAD AS SHOWN ON SAID PLAN.

EXCEPT ALL RIGHTS, TITLE AND INTEREST IN AND TO ALL WATER RIGHTS, COAL, OIL, GAS AND OTHER HYDROCARBONS, GEOTHERMAL RESOURCES, PRECIOUS METALS ORES, BASE METALS ORES, INDUSTRIAL-SPACE SILICATES AND CARBORATES, FIBROUS MINERALS OF EVERY KIND AND CHARACTER, METALS OR OTHERS, WHETHER OR NOT PRESENTLY KNOWN TO BE OR IN THE POSSESSION OF ANY PERSON, NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED UPON, WITHIN OR UNDER THE SURFACE OF SAID LAND REGARDLESS OF THE DEPTH BELOW THE SURFACE AT WHICH ANY SUBSTANCE MAY BE FOUND; HOWEVER, WITHOUT RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF THE FIRST 500 FEET OF THE SUBSURFACE OF THE PROPERTY IN CONNECTION THEREWITH AS RESERVED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 31, 1996 AT RECORDERS NO. 96-090946

**LEGAL DESCRIPTION (TITLE REPORT)**

LOT THREE (3), SANTA FE BUSINESS CENTER, ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 343 OF MAPS, PAGE 19 AND AFFIDAVIT OF CONNECTION RECORDED FEBRUARY 19, 1997 AT RECORDERS NO. 87-080736.

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**APPROVALS**

**CITY OF PHOENIX**

**MAR 20 2000**

**PLANNING DEPT.**  
2nd fl. RECEPTION

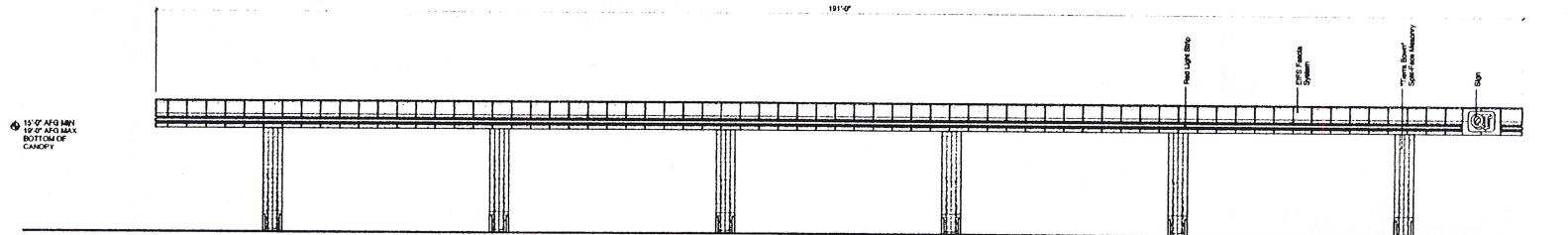
**LEADS**  
Land Entitlement and Development Services  
234 N. CENTRAL AVENUE, SUITE 722  
PHOENIX, ARIZONA 85002-2417  
602-254-3900  
FAX: 602-254-3900  
E-MAIL: LEADS@LEADS.COM

PROPOSED QUICKTRIP STORE #443  
4420 W. INDIAN SCHOOL ROAD  
PHOENIX, ARIZONA  
CONCEPTUAL SITE PLAN

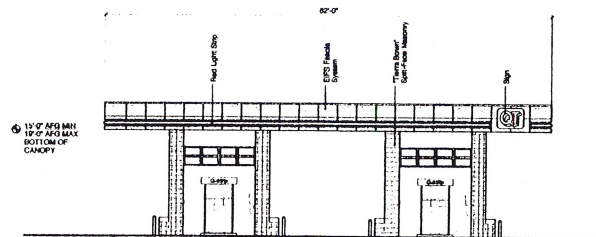


NO.	DATE	BY	REVISION
1	11/11/99	WJ	ISSUED FOR PERMITS
2	11/11/99	WJ	ISSUED FOR PERMITS
3	11/11/99	WJ	ISSUED FOR PERMITS
4	11/11/99	WJ	ISSUED FOR PERMITS
5	11/11/99	WJ	ISSUED FOR PERMITS
6	11/11/99	WJ	ISSUED FOR PERMITS
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17	11/11/99	WJ	ISSUED FOR PERMITS
18	11/11/99	WJ	ISSUED FOR PERMITS
19	11/11/99	WJ	ISSUED FOR PERMITS
20	11/11/99	WJ	ISSUED FOR PERMITS

DATE: 11/11/99  
SCALE: 1" = 30'-00"  
SHEET: 001 OF 001  
PROJECT NUMBER: C-1  
BY: 1 SHEETS



GAS CANOPY FRONT ELEVATION



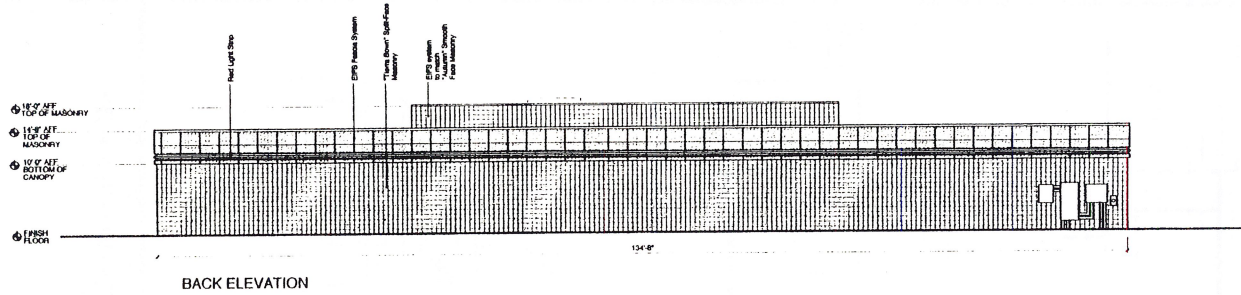
GAS CANOPY SIDE ELEVATION



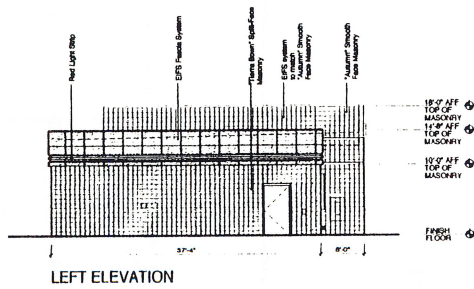
QUIKTRIP No. 443  
Phoenix, Arizona

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

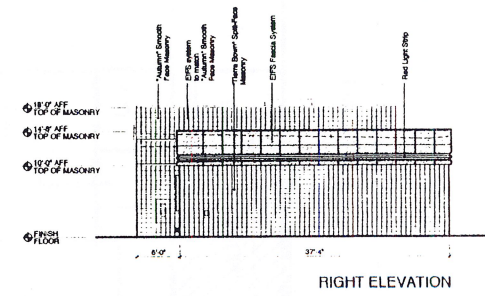




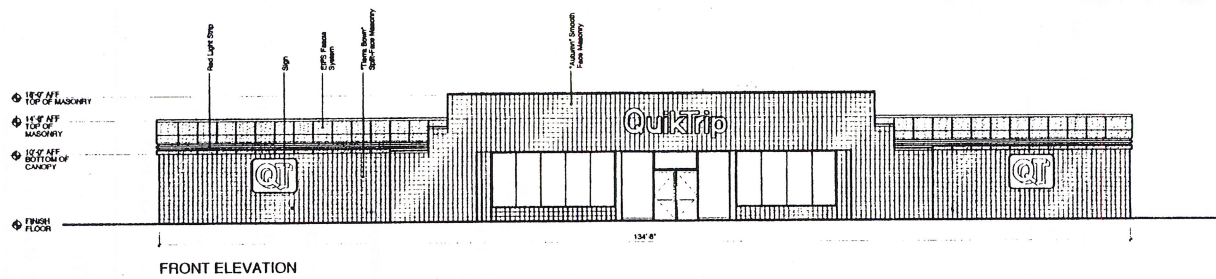
BACK ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



QUIKTRIP No. 443  
Phoenix, Arizona

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



May 31, 2000

PINNACLE VISTA AND 63RD  
AVENUE  
OWNER: CITY OF PHOENIX  
REPRESENTATIVE: BILL  
PASSMORE

---

Application: Z-SP-2-00-1  
Request: Rezone from S-1 to S-1 SP  
Location: Approximately 500 feet north of Pinnacle Vista and 650 feet east  
of 63rd Avenue  
Proposal: Monopole

Deer Valley Village Planning Committee reviewed this request on April 20, 2000 and recommended approval, with staff stipulations by vote of 6-0.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved, subject to stipulations.

**ITEM 50**

**DISTRICT 5**

**ZONING CASE SCHEDULED  
FOR RATIFICATION OF  
PLANNING COMMISSION  
ACTION**

---

The Council heard request to approve the recommendation made on the following zoning matter which was heard by the Zoning Hearing Officer on Tuesday, April 18, 2000. This case was ratified by the Planning Commission on Wednesday, May 10, 2000.

45TH AVENUE AND INDIAN  
SCHOOL ROAD  
OWNER: 39TH AVENUE LLC  
REPRESENTATIVE: LEADS,  
C/O RICK LLOYD

---

Application: Z-16-00-5  
Request: Rezone from IP/A-1 to C-2  
Location: Northwest corner of 45th Avenue and Indian School Road  
Proposal: Quik Trip retail store/gas station

May 31, 2000

Maryvale Village Planning Committee reviewed this request on April 11, 2000, and approved 11-0, subject to staff findings and stipulations.

The Planning Commission concurred with the Zoning Hearing Officer and recommended this request be approved subject to stipulations.

**ITEM 51**                      **DISTRICTS 1, 2, 3 AND 7 ZONING CASES SCHEDULED  
FOR RATIFICATION OF  
PLANNING COMMISSION  
ACTION**

---

The Council heard request to approve the recommendation made on the following matters which were heard by the Planning Commission of May 10, 2000.

DISTRICT 1  
51ST AVENUE AND LONE  
CACTUS DRIVE  
OWNER: DLS HOLDINGS  
REPRESENTATIVE: CITY OF  
PHOENIX PLANNING  
DEPARTMENT

---

- A.    Application: Z-41-00-1  
      Request:    Rezone from County Rural-43 to City S-1  
      Location:    Northeast corner of 51st Avenue and Lone Cactus Drive  
      Proposal:    Establish Original City of Phoenix Zoning (Annexation 226)

The Deer Valley Village Planning Committee did not review this case, as it was an Annexation Equivalency Zoning case.

The Planning Commission recommended this request be approved, as per staff recommendation.