

ATTACHMENT C

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

Date: January 15, 2025

From: Joshua Bednarek

Planning & Development Department Director

Subject: P.H.O. APPLICATION NO. PHO-2-25--Z-174-87-2(1) –
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 **February 19, 2025**.
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 **January 22, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Michael Pierce)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 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 (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Robert Kuhfuss, Deer Valley Village)
Village Planning Committee Chair (Gregory Freeman, Deer Valley Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-25--Z-174-87-2(1)

Council District: 1

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan presented; Request to delete Stipulation 9 regarding design standards of the C-1 parcel

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
QuikTrip Corporation	Owner	1116 E. Broadway Road	480-446-6300		jnaut@quiktrip.com
Lauren Proper Potter, Huellmantel & Affiliates	Representative	P.O. Box 1833, Tempe, AZ 85280	480-921-2800		lauren.proper@huellmantel.com
Lauren Proper Potter, Huellmantel & Affiliates	Applicant	P.O. Box 1833, Tempe, AZ 85280	480-921-2800		lauren.proper@huellmantel.com

Property Location: Southwest corner of 27th Avenue and Deer Valley Road

Acreage: 9.98

Geographic Information

Zoning Map	APN	Quarter Section
N7	206-06-696	Q42-22
Village:		
Deer Valley		

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@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

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

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	12/13/24	PHO (1-2 stipulations)

PHOENIX HEARING OFFICER NARRATIVE

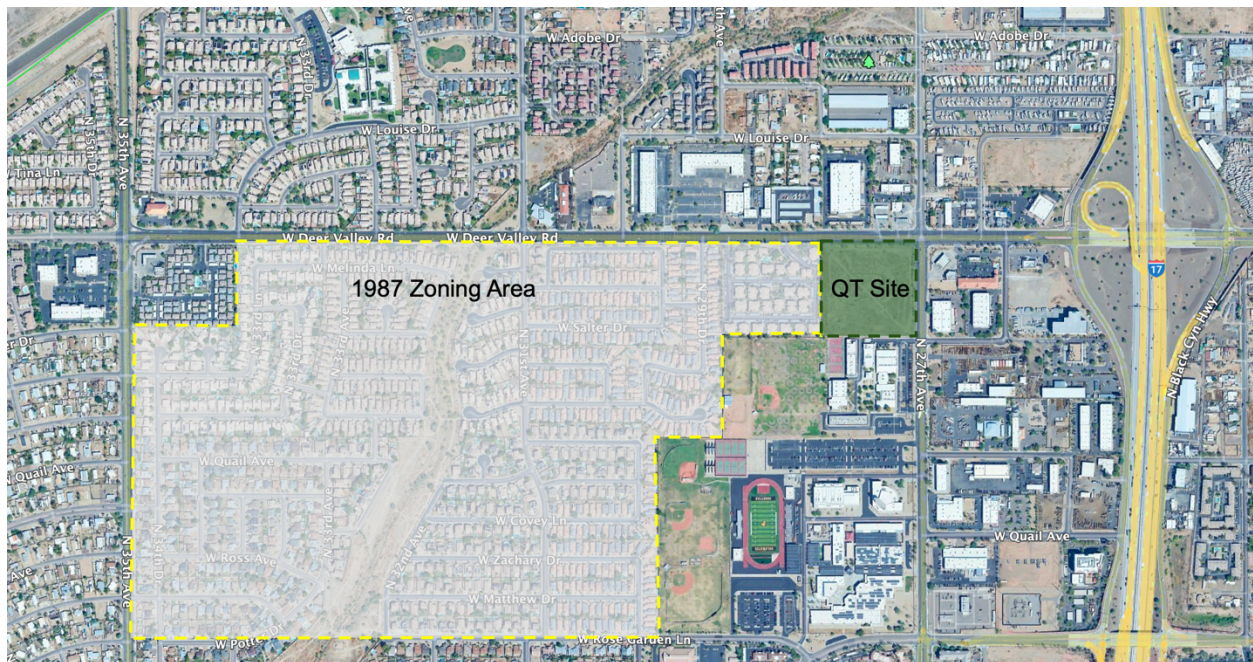
QUIKTRIP #1445

SWC 27TH AVENUE & DEER VALLEY ROAD

REPRESENTATIVE:
HUELLMANTEL
AFFILIATES
Lauren Proper Potter
Huellmantel & Affiliates
P.O. Box 1833
Tempe, Arizona 85280-1833
(480) 921-2800
Lauren.proper@huellmantel.com

APPLICANT:
 **QuikTrip**
Jonathan Naut
QuikTrip Corporation
1116 E. Broadway Road
Tempe, Arizona 85282
(480) 446-6318
jnaut@quiktrip.com

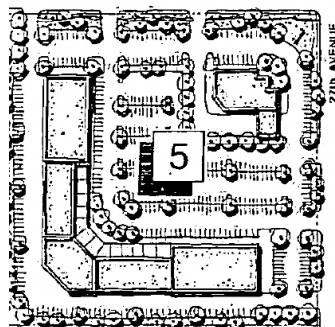
This proposed QuikTrip site is located at the southwest corner of 27th Avenue and Deer Valley Road as shown below. The site is subject to stipulations from a 1987 rezoning case (Z-174-87) that rezoned approximately 127.2 acres from R1-8 to C-1, R-3, R1-6, R-3A, and R-2.



In order for QuikTrip to begin construction on its proposed new service station and store, we are requesting to modify the 1987 stipulations. Our requested changes are shown below with our explanation beneath the stipulation:

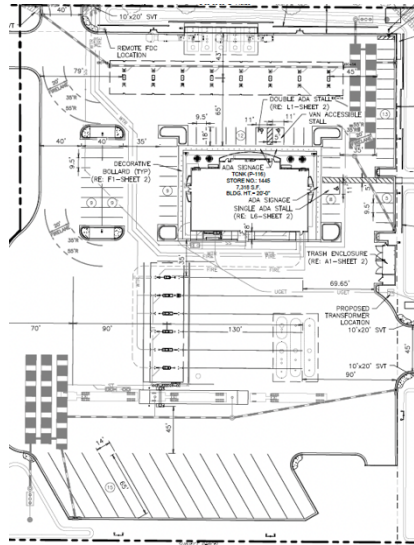
1. That development be in general conformance to the site plan **for the development of Parcel 5 presented dated November 15, 2024.** ~~with appropriate modifications as may be necessary due to drainage and circulation needs.~~

We are requesting to modify this stipulation from the 1987 rezoning case. The original stipulation requires conformance to the site plan for Parcel 5 shown below:



This site plan shows the plans for a strip mall with a long L-shaped building on the southwest corner of the site and a single building at the northeast corner of the site.

QuikTrip is proposing a single convenience store located on the upper half of the site with fueling canopies north and south of the building as shown below:



Because the proposed site plan does not have the same building layout as the one proposed in 1987, we are requesting to modify this stipulation.

2. That residential densities not exceed the following limits:
 - a. R1-6 – maximum 4.0 dwelling units per acre.
 - b. R-2 – maximum 8.0 dwelling units per acre.
 - c. R-3 – maximum 12.0 dwelling units per acre.
 - d. R-3A - maximum 22.0 dwelling units per acre.

We are not proposing a modification to this stipulation because it does not apply to our site.

3. That each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.

We are not proposing a modification to this stipulation.

4. That a master grading and drainage plan for Parcels 1, 2, and 3 be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.

We are not proposing a modification to this stipulation. We will submit a Grading and Drainage plan with our submittal.

5. That the Scatter Wash Floodway be preserved and enhanced in a natural desert state concurrent with Phase I development.

We are not proposing a modification to this stipulation because Phase I development has already been completed and it does not apply to our site.

6. That the rechannelization of the East Scatter Wash reflect a natural desert design.

We are not proposing a modification to this stipulation because it does not apply to our site.

7. That hiking and riding trails be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.

We are not proposing a modification to this stipulation because Phase I development has already been completed and it does not apply to our site.

8. That the residential development adjacent to the Scatter Wash be designed with front or side on treatment.

We are not proposing a modification to this stipulation because it does not apply to our site.

- ~~9. That the C-1 parcel be subject to the following design standards:~~
 - ~~a. Maximum of one detached pad architecturally integrated with the entire center design.~~
 - ~~b. Maximum Floor Area Ratio not to exceed .2.~~
 - ~~c. Maximum one story, 25 feet building height.~~
 - ~~d. Minimum 20 foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.~~
 - ~~e. Minimum 24 inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15 gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.~~

We are proposing to remove this stipulation. QuikTrip owns the approximately 10-acre site and will be utilizing 4.7 acres. While QuikTrip is currently proposing one PAD on the site, they would like the option to be able to add future commercial uses on their property. QuikTrip will comply with all C-1 standards. However, we would like to remove this stipulation altogether so that QuikTrip can maintain the ability to develop the remainder of this site in the future.

~~109~~. That 31st Avenue be fully improved between Rose Garden Lane and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.

We are not proposing a modification to this stipulation because it does not apply to our site.

~~10~~. That the following rights-of-way be dedicated within one year of auction of the adjoining parcel(s) by the State:

- a. 40-foot half street right-of-way for the west side of 27th Avenue.
- b. 55-foot half street right-of-way for the south side of Deer Valley Drive.
- c. 30-foot half street right-of-way for the north side of Rose Garden Lane.
- d. 25-foot half street right-of-way for the east side of 33rd Avenue.
- e. 60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
- f. 14'x14' triangle at the intersection of 31st Avenue and Rose Garden Lane.
- g. 18'x18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
- h. 21'x21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
- i. Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.

We are not proposing a modification to this stipulation because the appropriate dedications already been dedicated.



City of Phoenix
Planning Department

October 29, 1987

Mr. Greg Novak
STATE LAND DEPARTMENT
1624 West Adams Street
Phoenix, Arizona 85007

Re: Application No. 174-87-2, bounded by 33rd Avenue on the west, 27th Avenue on the east, Rose Garden Lane on the south, and Deer Valley Drive on the north (approximately 127.2 acres). Ratified with 4-0 vote by the Planning Commission October 14, 1987. Heard by City Council October 28, 1987.

Dear Mr. Novak:

Please be advised that the Phoenix City Council in accordance with Section 108P of the Zoning Ordinance concurred with the recommendations of the Planning Commission and Zoning Hearing Officer for approval to rezone from R1-8 to C-1 (approximately ten acres), R-3 (approximately 39.9 acres), R1-6 (approximately 39.3 acres), R-3A (approximately ten acres), and R-2 (approximately 28 acres), subject to stipulations. The granting of this application will increase the permitted number of dwelling units allowed on this parcel from 605 to 1,543, approximately.

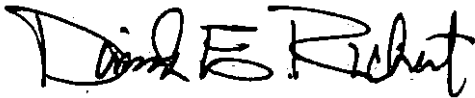
- Mod
1. That development be in general conformance to the site plan presented with appropriate modifications as may be necessary due to drainage and circulation needs.
 2. That residential densities not exceed the following limits:
 - a. R1-6 - maximum 4.0 dwelling units per acre.
 - b. R-2 - maximum 8.0 dwelling units per acre.
 - c. R-3 - maximum 12.0 dwelling units per acre.
 - d. R-3A maximum 22.0 dwelling units per acre.
 3. That each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
 4. That a master grading and drainage plan for Parcels 1, 2, and 3 be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.

5. That the Scatter Wash Floodway be preserved and enhanced in a natural desert state concurrent with Phase I development.
6. That the rechannelization of the East Scatter Wash reflect a natural desert design.
7. That hiking and riding trails be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.
8. That the residential development adjacent to the Scatter Wash be designed with front or side on treatment.
9. That the C-1 parcel be subject to the following design standards:
 - a. Maximum of one detached pad architecturally integrated with the entire center design.
 - b. Maximum Floor Area Ratio not to exceed .2.
 - c. Maximum one-story, 25 feet building height.
 - d. Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
 - e. Minimum 24 inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15 gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
10. That 31st Avenue be fully improved between Rose Garden Lane and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.
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 - b. 55-foot half street right-of-way for the south side of Deer Valley Drive.
 - c. 30-foot half street right-of-way for the north side of Rose Garden Lane.
 - d. 25-foot half street right-of-way for the east side of 33rd Avenue.
 - e. 60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
 - f. 14' x 14' triangle at the intersection of 31st Avenue and Rose Garden Lane.

Del

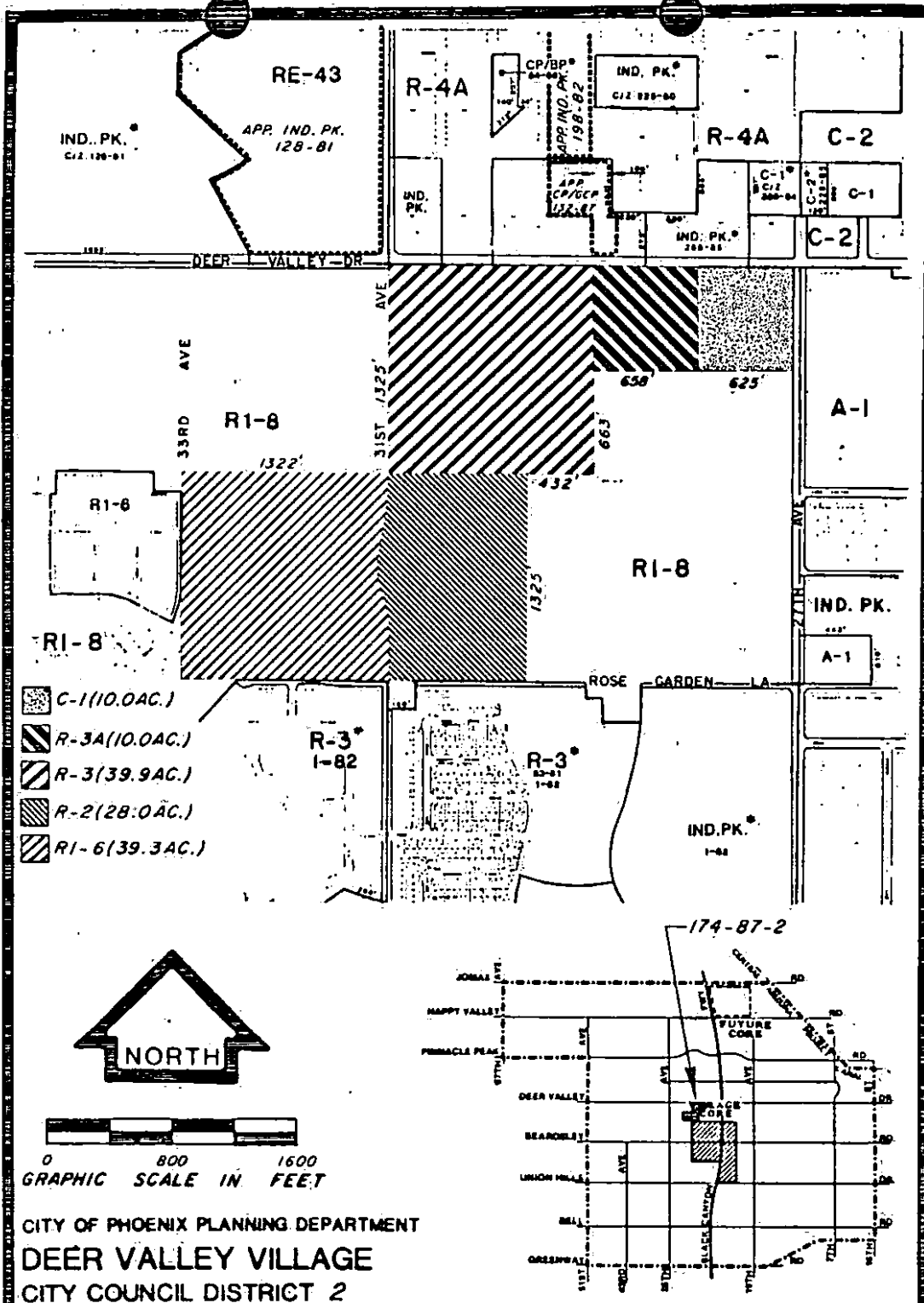
- g. 18' x 18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
- h. 21' x 21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
- i. Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.

Sincerely,



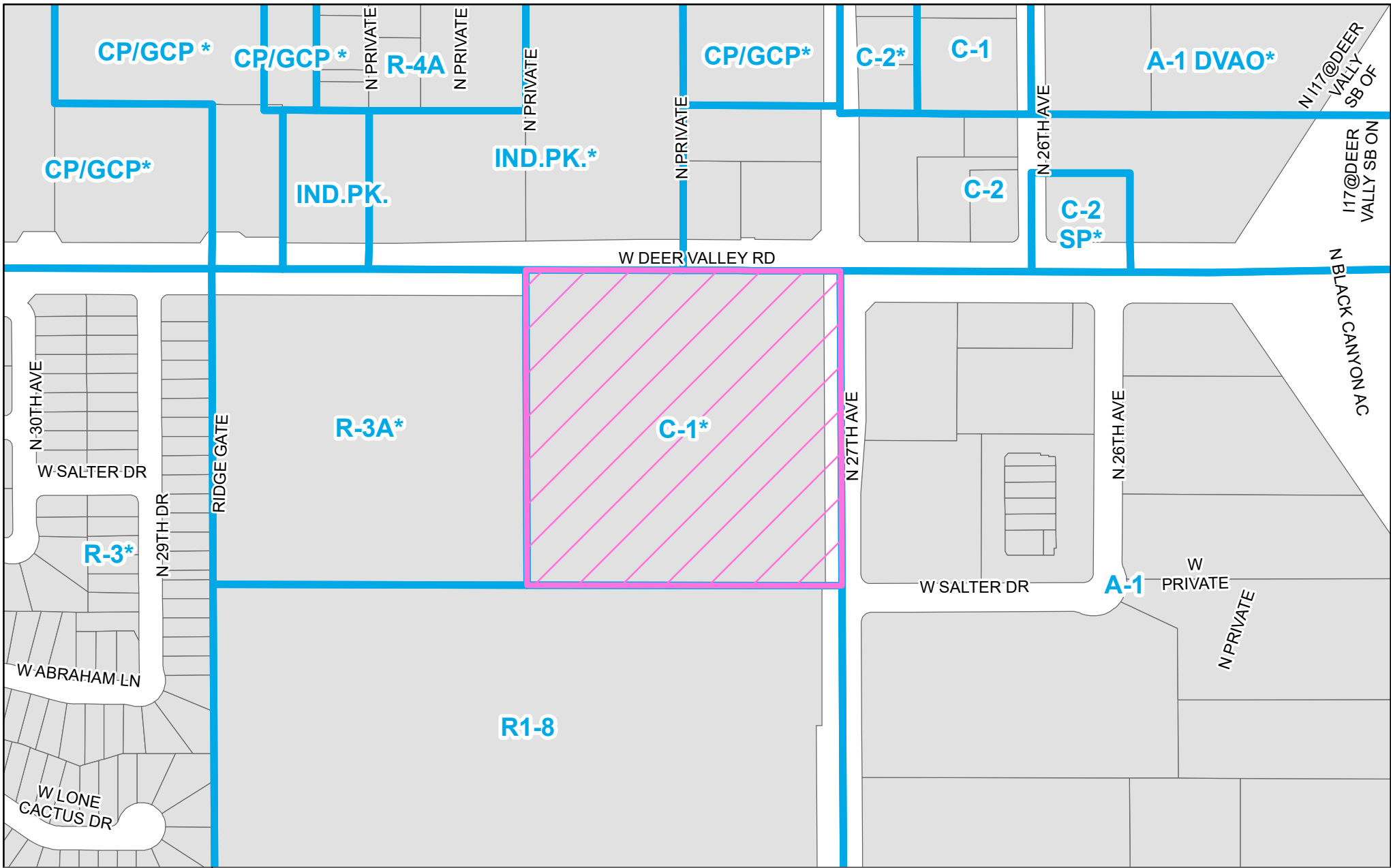
David E. Richert
DEPUTY PLANNING DIRECTOR
DER/heh/5426NPages1-3

cc: Mr. Grady Gammage Jr.
GAMMAGE AND BURNHAM
Two North Central Avenue, 18th Floor
Phoenix, Arizona 85004
City Clerk
Mr. Neville
Mr. Muenker
Neighborhood Improvement and Housing
File (2)



APPLICANT'S NAME STATE LAND DEPARTMENT % GREG COMSTOCK		REQUESTED CHANGE FROM: R1-8 TO: C-1, R-3A, R-3, R-2, R1-6	
APPLICATION NO. 174-87-2	HEARING DATES Z.H.O. P.C. C.G. 10-5-87		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 127.2 ACRES	AERIAL PHOTO & QUARTER SEC. NO. 42-21,22	ZONING MAP N-6,7 (M-4,5)	
MULTIPLES PERMITTED R1-8 (117.2 AC.) R-3A (10.0 AC.), R-3 (39.9 AC.), R-2 (28.0 AC.), R1-6 (39.3 AC.)	UNITS STANDARD OPTION 504 1286	* UNITS P.R.D. OPTION 605 1543	

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



PHO-2-25--Z-174-87-2(1)

Property Location: Southwest corner of 27th Avenue and Deer Valley Road

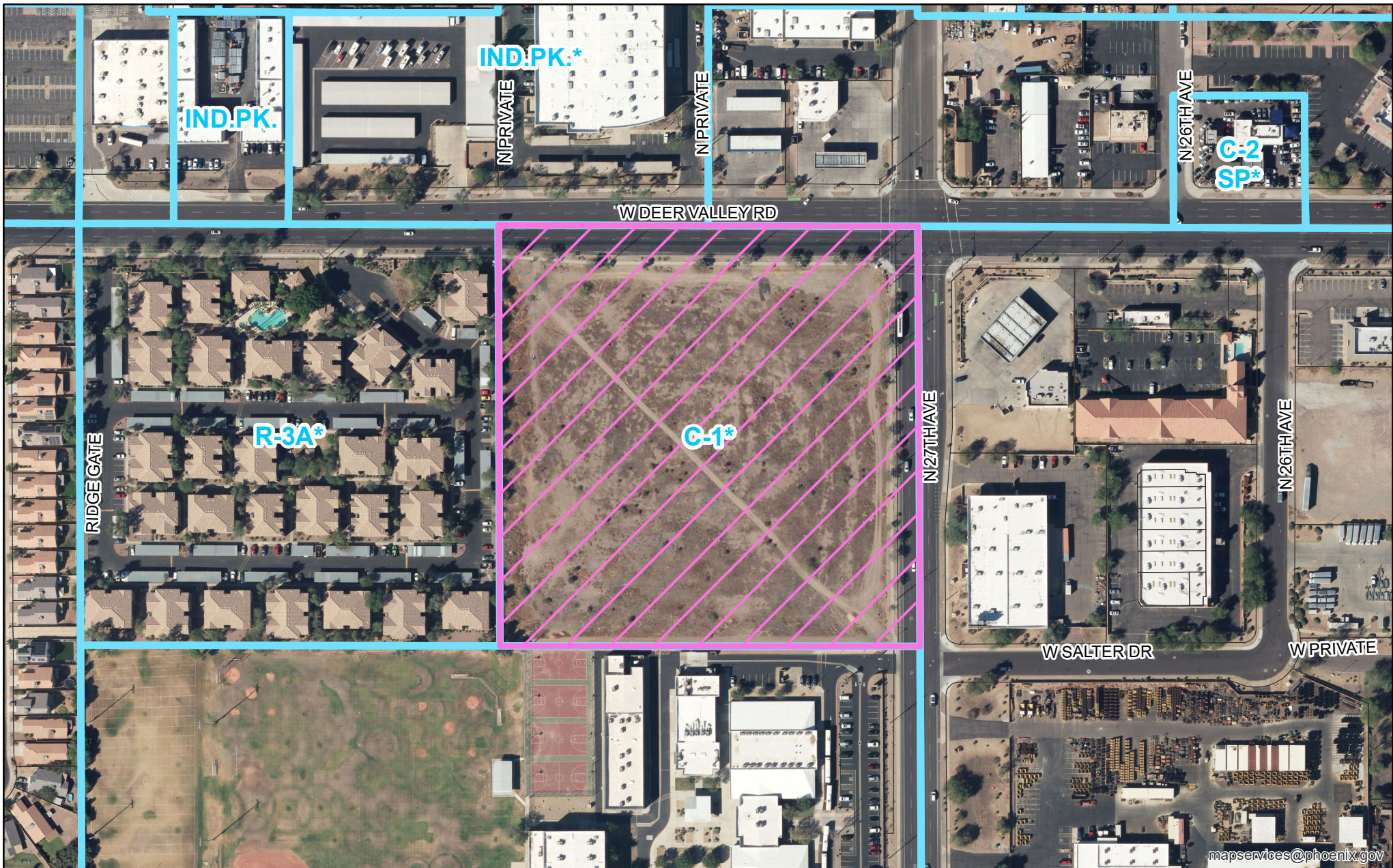


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 130 260 520 Feet





PHO-2-25--Z-174-87-2(1)

Property Location: Southwest corner of 27th Avenue and Deer Valley Road

DEER VALLEY ROAD

35TH AVENUE

23

SITE

BEARDSLEY ROAD

Vicinity Map

Not to Scale

SECTION 23

T.4N., R.2E., G.&S.R.B.&M.

MARICOPA COUNTY, ARIZONA

01 PRELIMINARY SITE PLAN COVER SHEET
02 PRELIMINARY SITE PLAN
03 PRELIMINARY SITE PLAN DETAIL SHEET
04 PRELIMINARY GRADING AND DRAINAGE PLAN

1. EXISTING ZONING: C-1
PROPOSED ZONING: C-1
2. NO EXISTING BUILDINGS ON SITE.
PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED BUILDING SQUARE FOOTAGE: 7,318 SQ. FT.
AUTO FUEL CANOPY AREA: 7,152 SQ. FT.
TRUCK FUEL CANOPY AREA: 3,664 SQ. FT.
3. PARKING SPACES REQUIRED: 1 SPACE X 300 S.F. BUILDING
AREA = 1 X (7318/300) = 25 SPACES
PARKING SPACES PROVIDED: 65 SPACES (3 ADA PARKING
SPACES)
4. GROSS SITE AREA:
APN 206-06-696 AREA = 436,491 SQ. FT. (10.02± ACRES)
QT 1445 TOTAL AREA: 203,714 SQ. FT. (4.677± ACRES)
6. LIMITS OF DISTURBANCE: 280,800 SQ. FT., (6.446± ACRES)
7. TOTAL LOT COVERAGE: 18,134 SQ. FT. (0.42 ACRES) (8.90%)
FLOOR AREA RATIO: 18,134 / 203,714 = 0.0890
8. CONSTRUCTION TYPE = V-B

<u>SURVEYOR OF RECORD</u>	<u>QT REAL ESTATE PROJECT</u>
THE WLB GROUP, INC.	MANAGER
DON WALDING, R.L.S.	QUITRIP CORPORATION—
1600 W BROADWAY RD, STE 150	PHOENIX DIVISION
TEMPE, AZ, 85282	JONATHAN NAUT
TEL: (480) 736-1600	1116 E BROADWAY RD
FAX: (480) 736-1602	TEMPE, AZ 85282
DWALDING@WLBGROUP.COM	TEL: (480) 446-6318
	JNAUT@QUITRIP.COM
<u>ENGINEER OF RECORD</u>	<u>QT CIVIL PROJECT MANAGER</u>
THE WLB GROUP, INC.	QUITRIP CORPORATION
DON WALDING, P.E.	TRAVIS WUNSCH
1600 W BROADWAY RD, STE 150	4705 SOUTH 129TH EAST AVE.
TEMPE, AZ, 85282	TULSA, OK 74134
TEL: (480) 736-1600	TEL: (918) 994-3545
FAX: (480) 736-1602	TWUNSCH2@QUITRIP.COM
DWALDING@WLBGROUP.COM	

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. LOT COVERAGE SHALL NOT EXCEED 50% MAXIMUM COVERAGE.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
6. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
8. THE MAXIMUM LOT COVERAGE IS AS FOLLOWS: 50%
9. AFTER FINAL APPROVAL OF THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-6981 AND REQUEST A SITE INSPECTION.
10. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
11. 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.
12. 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- FEET.
13. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

BM-1 CITY OF PHOENIX BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 27TH AVENUE AND DEER VALLEY ROAD, BEING THE CITY OF PHOENIX BENCHMARK #13104. ELEVATION = 1393.255' (CITY OF PHOENIX - NGVD29 DATUM)

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
SAID BEARING BEING N89°36'38"W AS SHOWN HEREON.

THE SCOPE INCLUDES THE CONSTRUCTION OF A MARKET STORE, AN AUTO FUELING CANOPY WITH 8 MPD'S AND A TRUCK FUELING CANOPY WITH 6 MPD'S.

1. THAT DEVELOPMENT BE IN GENERAL CONFORMANCE TO THE SITE PLAN PRESENTED WITH APPROPRIATE MODIFICATIONS AS MAY BE NECESSARY DUE TO DRAINAGE AND CIRCULATION NEEDS.
2. THAT RESIDENTIAL DENSITIES NOT EXCEED THE FOLLOWING LIMITS:
 - A. R1-6 - MAXIMUM 4.0 DWELLING UNITS PER ACRE.
 - B. R-2 - MAXIMUM 8.0 DWELLING UNITS PER ACRE.
 - C. R-3 - MAXIMUM 12.0 DWELLING UNITS PER ACRE.
 - D. R-3A MAXIMUM 22.0 DWELLING UNITS PER ACRE.
3. THAT EACH DEVELOPMENT BE SUBJECT TO DEVELOPMENT COORDINATION OFFICE REVIEW AND APPROVAL IN ACCORD WITH SECTION 511 OF THE ZONING ORDINANCE.
4. THAT A MASTER GRADING AND DRAINAGE PLAN FOR PARCELS 1, 2, AND 3 BE SUBMITTED TO THE DEVELOPMENT COORDINATION OFFICE FOR REVIEW AND APPROVAL CONCURRENT WITH OR PRIOR TO PHASE I DEVELOPMENT. A MASTER GRADING AND DRAINAGE PLAN FOR PARCELS 4 AND 5 SHALL BE SUBMITTED TO THE DEVELOPMENT COORDINATION OFFICE FOR REVIEW AND APPROVAL CONCURRENT WITH OR PRIOR TO PHASE II DEVELOPMENT. EACH PHASE SHALL BE IN ACCORDANCE WITH THE APPROVED PLAN.
5. THAT THE SCATTER WASH FLOODWAY BE PRESERVED AND ENHANCED IN A NATURAL DESERT STATE CONCURRENT WITH PHASE I DEVELOPMENT.
6. THAT THE RECHANNELIZATION OF THE EAST SCATTER WASH REFLECT A NATURAL DESERT DESIGN.
7. THAT HIKING AND RIDING TRAILS BE DEDICATED WITHIN THE SCATTER WASH AND BE SUBMITTED TO THE DEVELOPMENT COORDINATION OFFICE FOR REVIEW AND APPROVAL CONCURRENT WITH OR PRIOR TO PHASE I DEVELOPMENT. ADDITIONAL TRAILS SHALL BE PROVIDED THROUGHOUT THE SITE FOR THE USE OF THE RESIDENTS AND SHALL TIE RESIDENTIAL OPEN SPACE AREAS TO THE WASH, APARTMENTS, AND COMMERCIAL AREAS.
8. THAT THE RESIDENTIAL DEVELOPMENT ADJACENT TO THE SCATTER WASH BE DESIGNED WITH FRONT OR SIDE ON TREATMENT.
9. THAT THE C-1 PARCEL BE SUBJECT TO THE FOLLOWING DESIGN STANDARDS:
 - A. MAXIMUM OF ONE DETACHED PAD ARCHITECTURALLY INTEGRATED WITH THE ENTIRE CENTER DESIGN.
 - B. MAXIMUM FLOOR AREA RATIO NOT TO EXCEED .2.
 - C. MAXIMUM ONE-STORY, 25 FEET BUILDING HEIGHT.
 - D. MINIMUM 20-FOOT LANDSCAPE SETBACKS TOGETHER WITH SCREENING WALLS/BERMS OR A COMBINATION THEREOF BE PROVIDED ADJACENT TO PERIMETER STREETS.
 - E. MINIMUM 24 INCH BOX SIZE SHADE TREES BE PROVIDED A MAXIMUM OF 20 FEET ON CENTER OR PLACED IN EQUIVALENT GROUPINGS ADJACENT TO PERIMETER STREETS WITH MINIMUM 15 GALLON SIZE SHADE TREES SPACED A MAXIMUM OF 20 FEET ON CENTER AROUND THE REMAINDER OF THE SITE.
10. THAT 31ST AVENUE BE FULLY IMPROVED BETWEEN ROSE GARDEN LANE AND THE NORTHERN BOUNDARY OF PARCELS 1 AND 2 AS TO THE 60-FOOT FULL STREET AND BETWEEN THE NORTHERN BOUNDARY OF PARCELS 1 AND 2 AND DEER VALLEY DRIVE AS TO THE 30-FOOT HALF STREET ON THE EAST SIDE CONCURRENT WITH OR PRIOR TO PHASE II DEVELOPMENT.
11. THAT THE FOLLOWING RIGHTS-OF-WAY BE DEDICATED WITHIN ONE YEAR OF AUCTION OF THE ADJOINING PARCEL(S) BY THE STATE:
 - A. 40-FOOT HALF STREET RIGHT-OF-WAY FOR THE WEST SIDE OF 27TH AVENUE.
 - B. 55-FOOT HALF STREET RIGHT-OF-WAY FOR THE SOUTH SIDE OF DEER VALLEY DRIVE.
 - C. 30-FOOT HALF STREET RIGHT-OF-WAY FOR THE NORTH SIDE OF ROSE GARDEN LANE.
 - D. 25-FOOT HALF STREET RIGHT-OF-WAY FOR THE EAST SIDE OF 33RD AVENUE.
 - E. 60-FOOT FULL STREET RIGHT-OF-WAY FOR 31ST AVENUE WITH 30-FOOT HALF STREET RIGHT-OF-WAY ON THE NORTH HALF OF THE SITE.
 - F. 14' x 14' TRIANGLE AT THE INTERSECTION OF 31ST AVENUE AND ROSE GARDEN LANE.
 - G. 18' x 18' TRIANGLE AT THE INTERSECTION OF 31ST AVENUE AND DEER VALLEY DRIVE.
 - H. 21' x 21' TRIANGLE AT THE INTERSECTION OF DEER VALLEY DRIVE AND 27TH AVENUE.
 - I. ADDITIONAL RIGHT-OF-WAY INCLUDING BUS BAYS AND RIGHT TURN LANES AS DETERMINED AT THE TIME OF DEVELOPMENT COORDINATION OFFICE REVIEW.

MUNICIPAL ENDORSEMENT AREA		
DSD Tracking Numbers:		
KIVA# 24-640	SCSR#	
SDEV# 2400203	QS#	Q42-22
PAPP# 2402548		

27TH AVENUE

PROJECT NO.: 05-1445

The **WLB** Group Inc.

Engineering Planning Surveying
Landscape Architecture Urban Design
Interior Design
Flagstaff, AZ and Las Vegas, NV.
1600 West Broadway Rd. Ste 150
Flagstaff, AZ 86001
Tel: 908-660-1600
Fax: 908-660-1600
Web: www.wlbgroup.com
WLB Project No. 22200-A-002

BOARDING PROFESSIONAL
CERTIFICATE
17TH CD
C DON
WALDING
C.D. Simpson
ARIZONA U.S.A.

QuikTrip No. 1445
1445 W DEER VALLEY ROAD AND 27TH AVENUE
PHOENIX, AZ 85027



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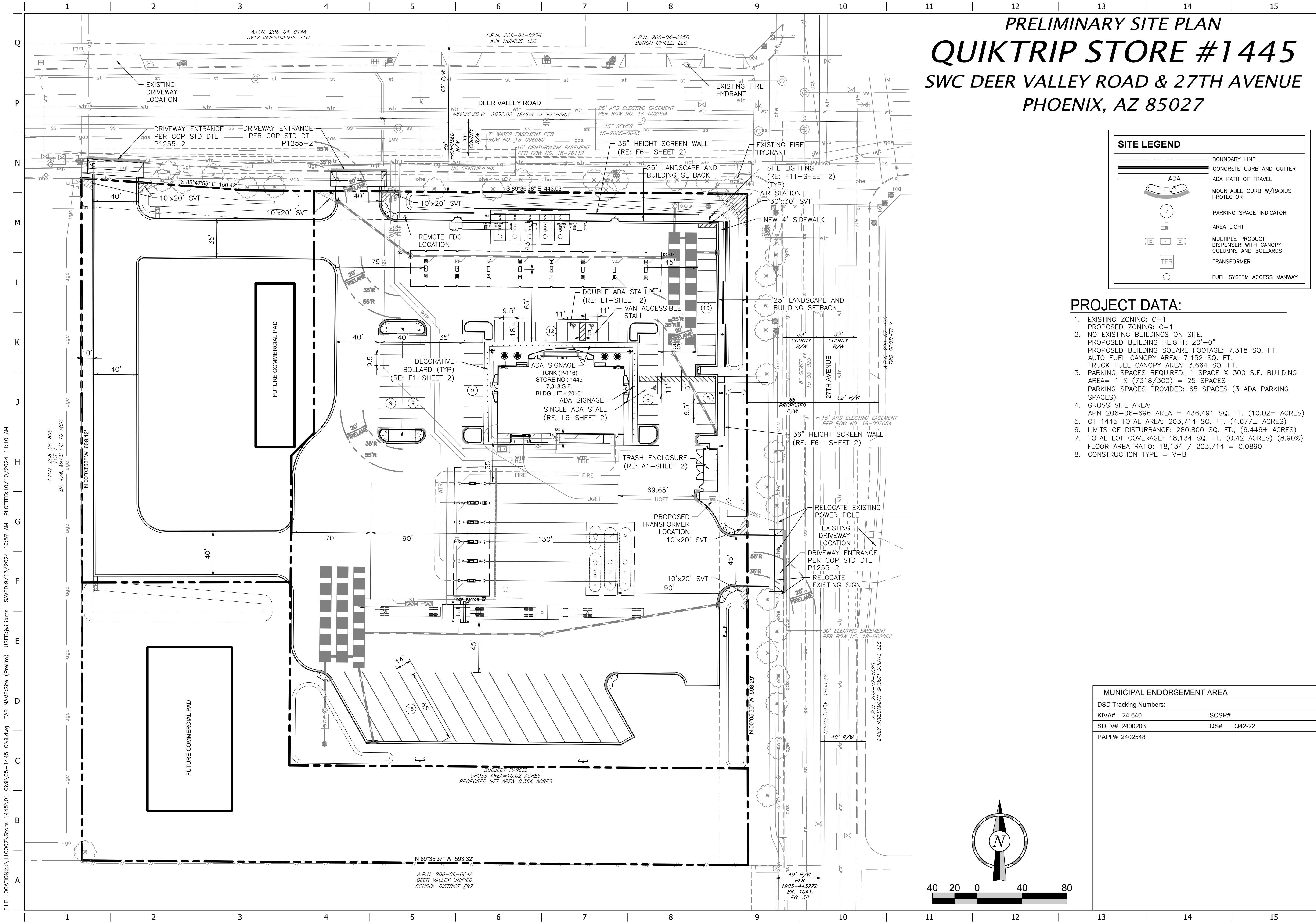
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DIVISION: 05
VERSION: 001
DESIGNED BY: JAW
DRAWN BY: JAW
REVIEWED BY: CDW

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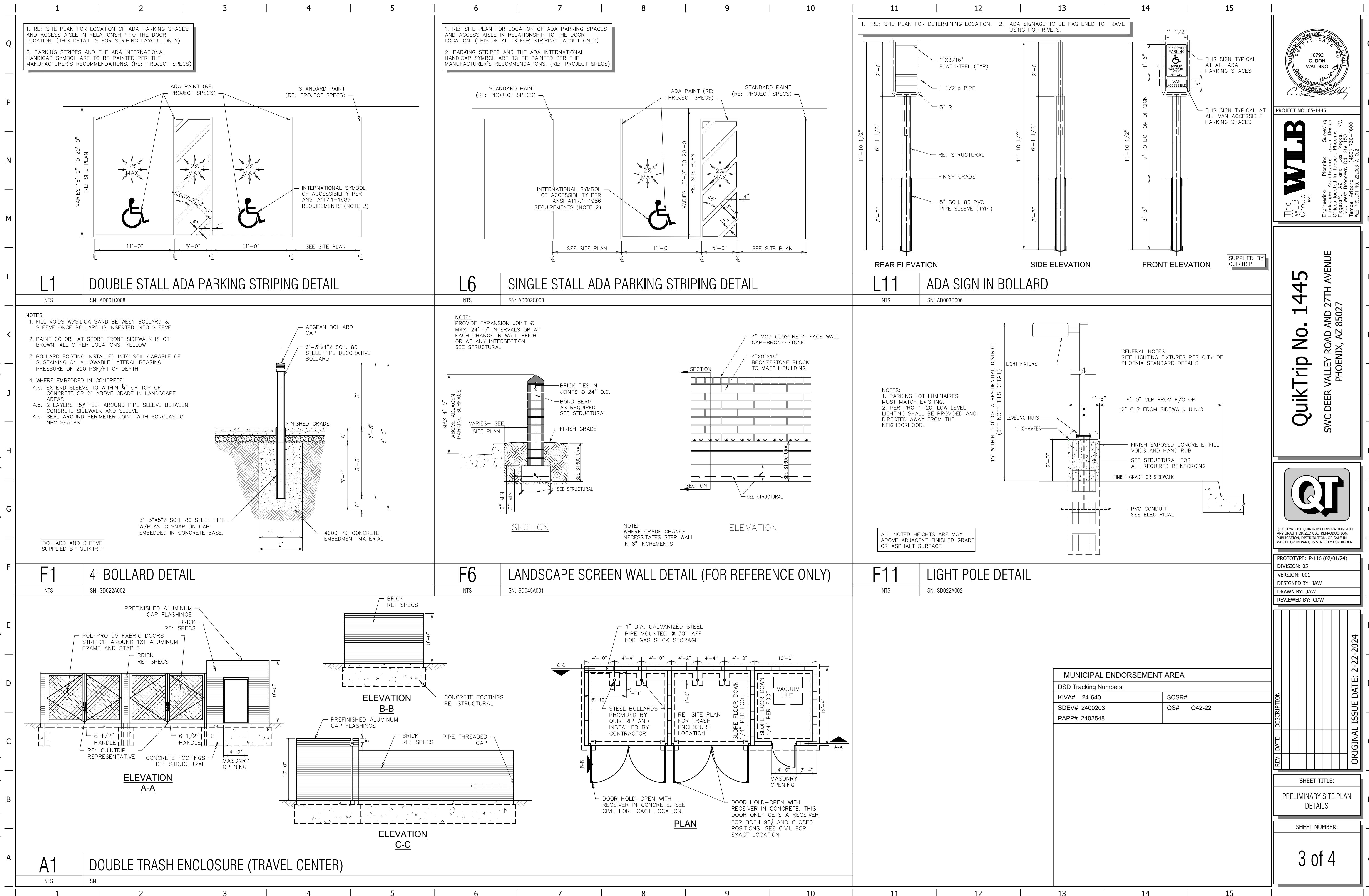
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PRELIMINARY SITE PLAN COVER SHEET

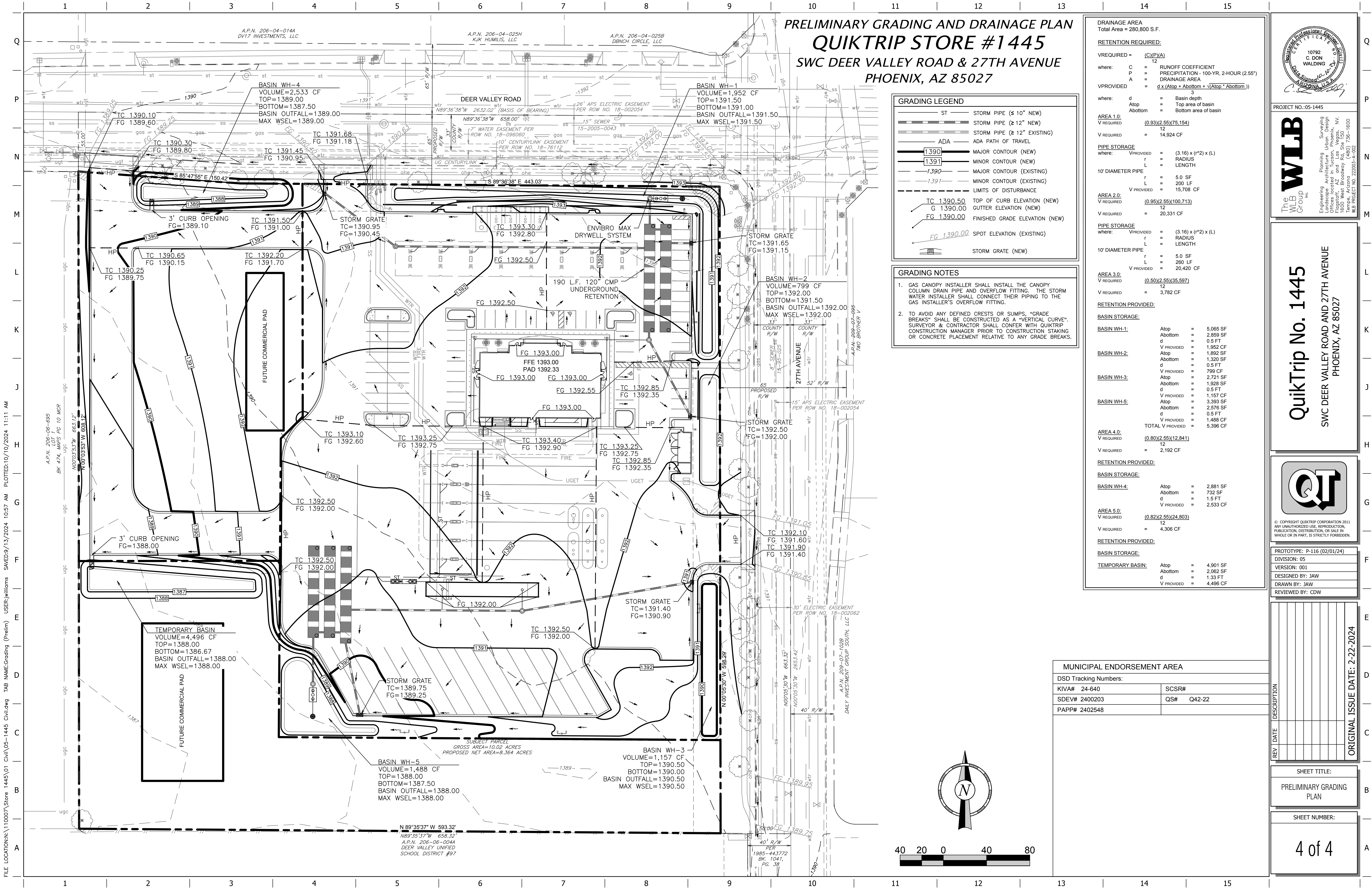
SHEET NUMBER:

1 of 4



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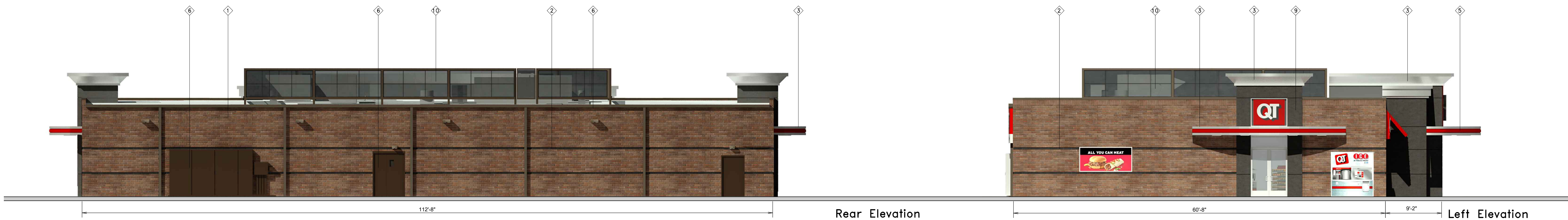
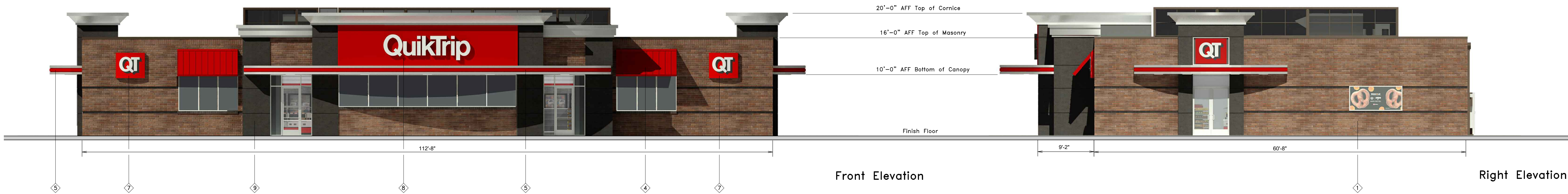




CITY OF PHOENIX

NOV 15 2024

Planning & Development
Department



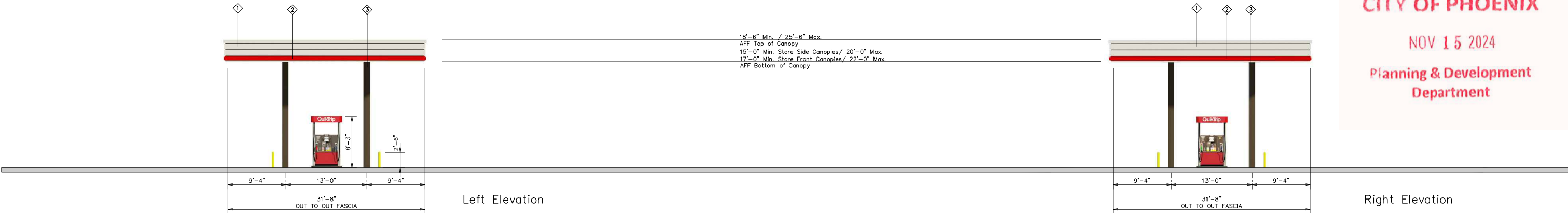
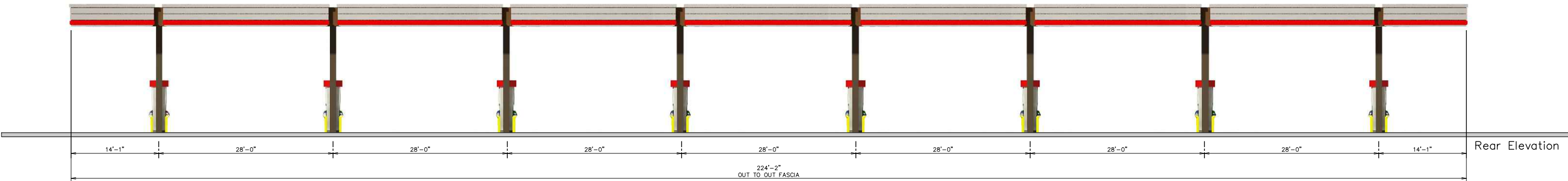
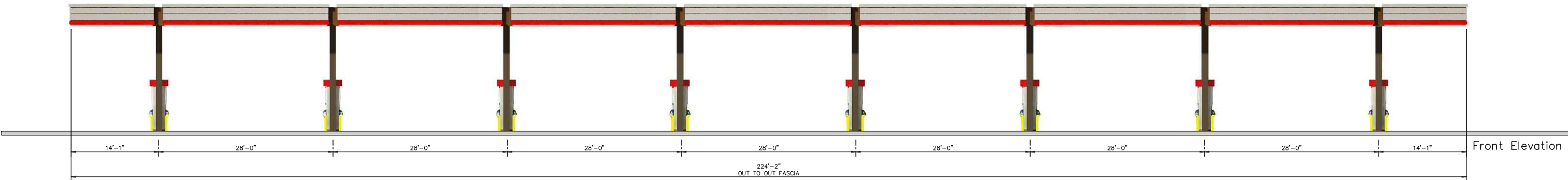


QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	TCNK-L Building Elevations			Address:		City, State:	
Serial #	Scale: 1/8"=1'-0"	Issue Date:	Drawn By: JK	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.		

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLBOND	PASCEA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G RIFS
10	BLACK	ALL COURT FABRICS	POLYPRO 35 MESH
11	IDB-DV	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



CITY OF PHOENIX

NOV 15 2024

Planning & Development
Department



QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Vertical 8 Canopy Elevations			Address:		City, State:	
Serial #	Scale: 1/16"=1'-0"	Issue Date:	Drawn By:	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.		

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

Village Goals and Policies

Land Use

- 1. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 2. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 3. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 4. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 5. To encourage the development of land use patterns that are compatible with the Village's goals and policies.

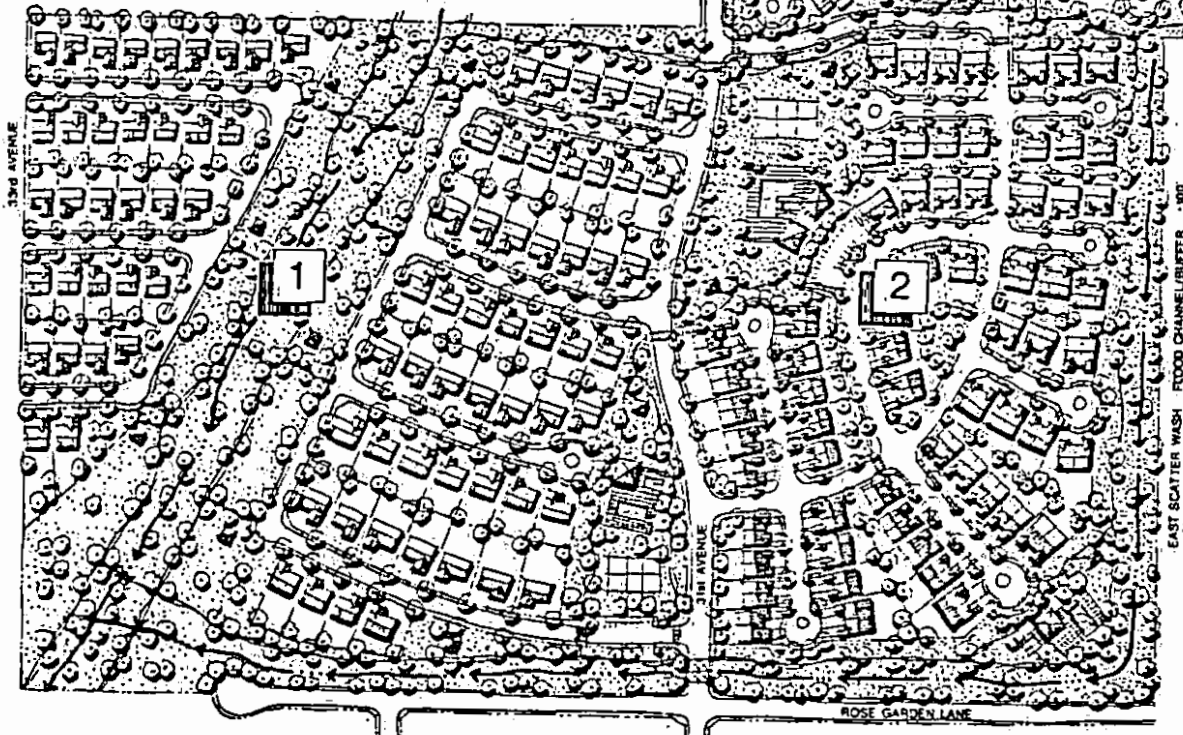
Transportation

- 1. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 2. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 3. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 4. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 5. To encourage the development of land use patterns that are compatible with the Village's goals and policies.

Parks, Recreation And Open Space

- 1. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 2. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 3. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 4. To encourage the development of land use patterns that are compatible with the Village's goals and policies.
- 5. To encourage the development of land use patterns that are compatible with the Village's goals and policies.

SCATTER WASH
FLOODWAY
+ 300'



DEER VALLEY ROAD

Land Use

- 5 Neighborhood Commercial (C-2)
10.0 AC. 80,000 S.F.
- 4 Apartments (R-3A)
10.0 AC. 152 D.U. 19.2 D.U./AC.
- 3 Townhouse/Condominiums (R-3)
39.8 AC. 456 D.U. 11.42 D.U./AC.
- 2 Duplex Homes (R-2)
28.0 AC. 128 D.U. 4.57 D.U./AC.
- 1 Single Family Homes (R-1)
39.3 AC. 85 D.U. 2.16 D.U./AC.

All Acres are Approximate

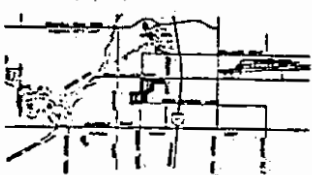
Recreation and Open Space

- Open Space/Recreation/Retention
+ 27 AC.
- Tra System
- Major Wash/Channel

TOTAL RESIDENTIAL
117.2 AC. 841 D.U. 7.18 D.U./AC.

TOTAL COMMERCIAL
10.0 AC. 80,000 S.F. .16 F.A.R.

Vicinity Map



ROSE GARDEN TRAILS

Development Plan

Deer Valley Road and 27th Avenue
Phoenix, Arizona



NORTH

Prepared in accordance with the Arizona State Land Department
The contents of this report reflect the views of the author, and
not necessarily those of the State and the University of the State
of Arizona. The report is not intended to be used for any other
purpose than the one for which it was prepared.

Urban
lands

Scale in Feet

Date

Site Plan

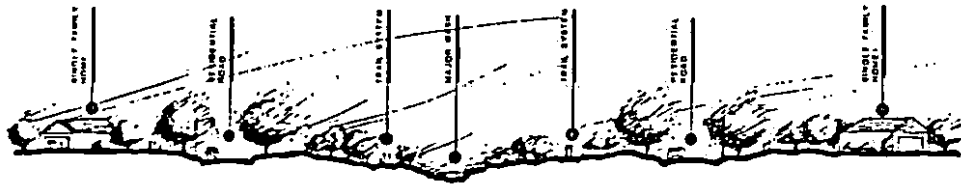
Consultants

- Project Manager: [Name]
- Site Plan: [Name]
- Land Use: [Name]
- Transportation: [Name]
- Parks and Recreation: [Name]
- Open Space: [Name]
- Water Resources: [Name]
- Soil Conservation: [Name]
- Environmental Impact: [Name]
- Public Works: [Name]
- Utilities: [Name]
- Other: [Name]

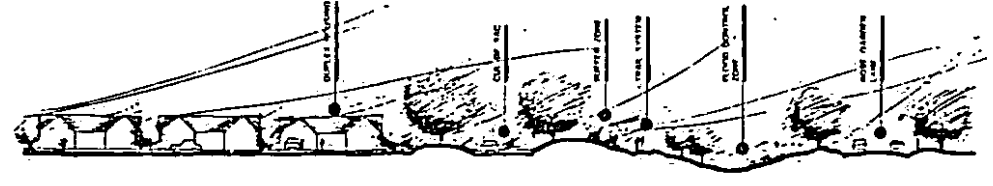
State Land Commissioner

Date Approved

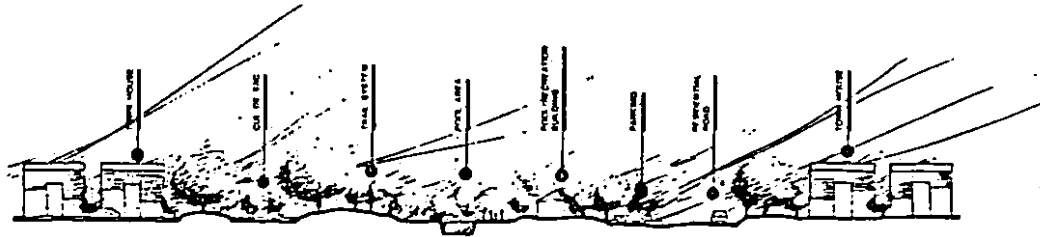
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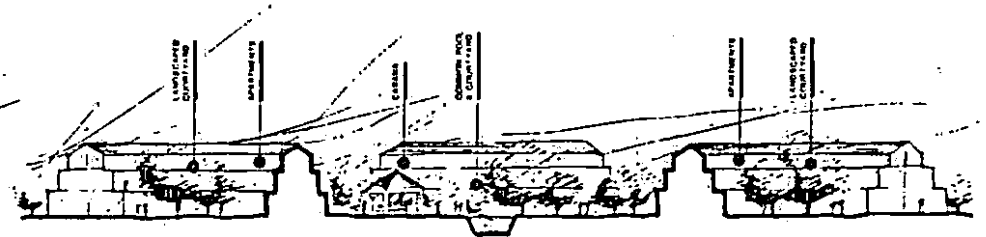
SECTION ONE
R-1-S SINGLE FAMILY RESIDENTIAL



SECTION TWO
R-2 DUPLEX RESIDENTIAL



SECTION THREE
R-3 TOWNHOUSE RESIDENTIAL



SECTION FOUR
R-3A APARTMENT RESIDENTIAL



SECTION FIVE
C-1 NEIGHBORHOOD COMMERCIAL

ROSE GARDEN TRAILS Development Plan Deer Valley Road and 27th Avenue Phoenix, Arizona		ARCHITECTURE ONE	
		Site Sections	
Prepared in cooperation with the Arizona State Land Department. The contents of this report reflect the views of the author, who is responsible for the facts and the accuracy of the data presented herein. The engineer does not necessarily reflect the views, words or actions of the Arizona State Land Department.		Consultants Urban Lands 1111 North Central Avenue, Suite 100 Phoenix, Arizona 85004 Phone: (602) 254-1111 Fax: (602) 254-1112 Email: info@urbanlands.com	
Urban Lands 1111 North Central Avenue, Suite 100 Phoenix, Arizona 85004 Phone: (602) 254-1111 Fax: (602) 254-1112 Email: info@urbanlands.com		State Land Commissioner Date Approved Drawing Number	

October 28, 1987

This establishment is a continuing business formerly known as North Bank Restaurant, Inc.

ITEM 23

Floyd G. Clements, Agent	Series 9 - District 5
Olive Branch Florist To Go	Original License
1503 East Bethany Home Road,	
Suite 4	

This is not a convenience market or a gas station.

ITEM 24

Virginia E. Bibby, Agent	Series 6 - District 6
Slam Dunk	Original License
3855 East Thomas Road	

This establishment is a continuing business formerly known as Bibby's Slam Dunk. This is not a convenience market or a gas station.

PETITIONS, COMMUNICATIONS, AND PUBLIC HEARINGS

ITEM 25

DISTRICTS 1, 2, 3, 7, 8 -
ZONING CASES SCHEDULED FOR
RATIFICATION OF PLANNING
COMMISSION ACTION - F-2700

The Council heard request to approve recommendations made on the following zoning matters heard by the Zoning Hearing Officer on October 5, 1987. The cases were ratified by the Planning Commission on October 14, 1987.

MOTION was made by Mr. Adams, SECONDED by Mr. Nelson, that Item 25A through I, except 25F, be ratified. MOTION CARRIED UNANIMOUSLY.

DISTRICT 2 -
STATE LAND DEPARTMENT

- A. **Application 174-87-2:** Request of the State Land Department to rezone an irregularly-shaped parcel generally bounded by 33rd Avenue on the west, 27th Avenue on the east, Rose Garden Lane on the south, and Deer Valley Drive on the north, (approximately 127.2 acres), from R1-8 to C-1 (approximately ten acres), R-3 (approximately 39.9 acres), R1-6 (approximately 39.3 acres), R-3A (approximately ten acres), and R-2 (approximately 28 acres). The granting of this

October 28, 1987

application will increase the permitted number of dwelling units allowed on this parcel from 605 to 1,543, approximately.

The Planning Commission concurred with the Zoning Hearing Officer and recommends approval, subject to stipulations, with a 4-0 vote.

DISTRICT 1 -
GEORGE JOHNSON

- B. Application 180-87-1: Request of George Johnson to rezone a parcel located on the south side of Shea Boulevard beginning approximately 363 feet east of 52nd Street, (approximately 1.02 acres) from R1-6 to C-0/G0.

The Planning Commission concurred with the Zoning Hearing Officer and recommends approval, subject to stipulations, with a 4-0 vote.

DISTRICT 2 -
NATIONAL ASSOCIATION
OF LETTER CARRIERS

- C. Application 101-87-2: Request of the National Association of Letter Carriers to rezone a parcel located on the north side of Greenway Road beginning 140 feet west of 37th Avenue (extended), (approximately 3.0 acres) from S-1 to C-2.

The Planning Commission concurred with the Zoning Hearing Officer and recommends denial as filed, and approved of R-5 Special Permit zoning subject to stipulations, with a 4-0 vote.

DISTRICT 1 -
ARLINE KING

- D. Special Permit 27-87-1: Request of Arline King for issuance of a special permit for a day care center located on the east side of 40th Street beginning 335 feet north of Acoma Street (approximately 0.49 acre).

The Planning Commission concurred with the Zoning Hearing Officer and recommends approval, subject to stipulations, with a 4-0 vote.

SUMMARY OF ZONING HEARING OFFICER ACTION

October 5, 1987

ITEM NO: 5

DISTRICT NO: 2

S U B J E C T

Application No.: 174-87-2

Location: An irregular shaped parcel generally bounded by Deer Valley Drive to Rose Garden Lane, 27th Avenue, to 33rd Avenue.

Request: To rezone from R1-8 to C-1, R-3A, R-2, and R1-6

A C T I O N S

Zoning Hearing Officer Recommendation: Approval subject to stipulations.

Staff Recommendation: It is recommended this request be approved subject to stipulations. Development is consistent with the General Plan, providing a residential mix and recreational opportunities supportive of adjacent core development.

Z. H. O. H E A R I N G H I G H L I G H T S

Staff -- Mr. Muenker stated the property lies adjacent to the northern boundary of the Deer Valley Village Core. Proposed residential densities and the commercial retail development are consistent with the land use goals of the General Plan and Deer Valley Village Plan. Staff stated that it should be noted that the Deer Valley Unified School District has expressed opposition to the location of a retail center and apartments adjacent to the Junior High School. Staff, however, supported the request subject to stipulations that establish design standards, assure a coordinated master plan development, and preserve major open space amenities.

Applicant -- Ms. Karen Schroeder, 2 North Central, Phoenix, stated they agreed with the staff recommendation; however, they had a couple of concerns regarding the stipulations, specifically the phasing of drainage improvements, Deer Valley Drive street improvements, and the time period for dedication of right-of-way.

Opposition -- None

ZHO -- Mr. Starr stated he has not problems with the zoning request and agreed to the modification of stipulations.

F I N D I N G S

1. That the development proposal is consistent with the goals of the Deer Valley Village and the General Plan.
2. That the proposal will provide a desirable residential mix supporting core area development.
3. That residential density increases (within the density limits of the zoning districts requested) would further support development of the village core.
4. That the commercial center is of an appropriate neighborhood scale providing a further buffer between the more intensive land uses to the north and east.
5. That recreational opportunities will be enhanced through the provision of open space areas, trail systems, and retention of the natural desert wash.
6. That area-wide circulation will be improved through site master planning and extension of 31st Avenue.

R E C O M M E N D A T I O N

It is recommended this request be approved subject to the following stipulations.

S T I P U L A T I O N S

1. That development be in general conformance to the site plan presented with appropriate modifications as may be necessary due to drainage and circulation needs.
2. That residential densities not exceed the following limits:
 - a. R1-6 - maximum 4.0 dwelling units per acre.
 - b. R-2 - maximum 8.0 dwelling units per acre.
 - c. R-3 - maximum 12.0 dwelling units per acre.
 - d. R-3A maximum 22.0 dwelling units per acre.

3. That each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
4. That a master grading and drainage plan for Parcels 1, 2, and 3 be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.
5. That the Scatter Wash Floodway be preserved and enhanced in a natural desert state concurrent with Phase I development.
6. That the rechannelization of the East Scatter Wash reflect a natural desert design.
7. That hiking and riding trails be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.
8. That the residential development adjacent to the Scatter Wash be designed with front or side on treatment.
9. That the C-1 parcel be subject to the following design standards:
 - a. Maximum of one detached pad architecturally integrated with the entire center design.
 - b. Maximum Floor Area Ratio not to exceed .2.
 - c. Maximum one-story, 25 feet building height.
 - d. Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
 - e. Minimum 24 inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15 gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
10. That 31st Avenue be fully improved between Rose Garden Lane and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.

11. That the following rights-of-way be dedicated within one year of auction of the adjoining parcel(s) by the State:

- a. 40-foot half street right-of-way for the west side of 27th Avenue.
- b. 55-foot half street right-of-way for the south side of Deer Valley Drive.
- c. 30-foot half street right-of-way for the north side of Rose Garden Lane.
- d. 25-foot half street right-of-way for the east side of 33rd Avenue.
- e. 60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
- f. 14' x 14' triangle at the intersection of 31st Avenue and Rose Garden Lane.
- g. 18' x 18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
- h. 21' x 21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
- i. Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.

[Signature] 10/10/87
Zoning Hearing Officer Date

The Zoning Hearing Officer attests to the finding of facts, recommendation, and any stipulations resulting from the Zoning Hearing Officer hearing.

MS:are:5312N