

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-48-19-8 November 1, 2019

South Mountain [Village Planning Committee](#) Meeting Date: November 12, 2019

[Planning Commission](#) Hearing Date: December 5, 2019

Request From: IND.PK. ([Industrial Park](#)) (2.64 acres)

Request To: C-2 ([Intermediate Commercial](#)) (2.64 acres)

Proposed Use: Auto Parts Retail Store

Location: Northwest corner of 25th Street and Southern Avenue

Owner: 25th Street and Southern, LLC

Applicant: Dennis Newcombe/Beus Gilbert, PLLC

Representative: Paul E. Gilbert/Beus Gilbert, PLLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce / Business Park	
<u>Street Map Classification</u>	Southern Avenue	Arterial	43-foot north half street
	25th Street	Local	30-foot west half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITY CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The site has been vacant since it was platted. As stipulated, the development is compatible with the surrounding land uses and considerate to the scale of nearby development through comparable height, enhanced street landscape setbacks, and enhanced tree plantings.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS / EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal would allow development of two commercial businesses on an undeveloped site in a manner that is consistent with the character and scale of surrounding developments along the corridor. The site is situated on an arterial street and currently has entitlements for industrial park uses; the proposed development is compatible with the context of the area.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The development will provide an appropriate transition from the industrial park land uses to the residential zoned land south of Southern Avenue. This role is further advanced through enhanced tree planting standards and detached sidewalks.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, incorporates public and private pedestrian ways that are shaded by predominately by tree canopy in addition to enhanced tree plantings in the required landscape areas. The proposed landscape enhancements are aligned with the core value and will advance the goals of the Tree and Shade Master Plan.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Reimagine Phoenix](#): See Background Item No. 10.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Undeveloped Land	IND.PK.
North	Refrigeration company, school, vehicle storage lot	IND.PK.
South	Undeveloped land and vacant single-family dwelling	R-5 and S-2
East	Warehouse and office	IND.PK
West	Commercial Retail	C-2

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions in the Site Plan Provided</u>
<i>Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Southern Avenue: 110 feet (Met); 25th Street: 79 feet (Met)
West	Minimum 0 feet	8.4 feet (Met)
North*	Minimum 0 feet	11.5 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Southern Avenue: 26 feet (Met); 25th Street: 25 feet (Met)
West	Minimum 0 feet	6.4 feet (Met)
North	Minimum 0 feet	4 feet (Met)
Lot Coverage	Not to exceed 50%	Not Shown
Building Height	2 stories, 30 feet	1 story, 21 feet (Met)
Parking	Office/Retail: Minimum 1 space/300 square feet = 25 spaces	25 provided (Met)
<p>* The north 25 feet of the property will remain IND.PK. (defers to CP/BP zoning). The purpose of the split zoning is described in Background Item No. 7; however, the north 25 feet will be required to comply with CP/BP standards.</p>		

Background/Issues/Analysis

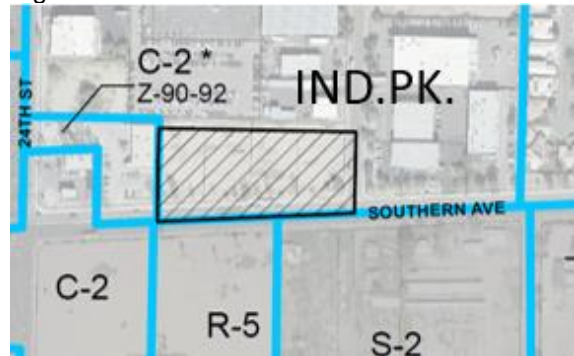
SUBJECT SITE

1. The request is to rezone approximately 2.64 acres at the northwest corner of 25th Street and Southern Avenue from IND.PK (Industrial Park) to C-2 (Intermediate Commercial) for commercial retail. The site has never been developed. The proposed use for the east half is retail auto parts sales with the western half reserved for future development.

SURROUNDING LAND USES AND ZONING

2. Figure A illustrates the pattern of surrounding land uses and zoning entitlements. To the north and east are industrial park uses, to the west is commercial retail, and to the south is vacant land and a vacant single-family home.

Figure A. Site Context



Source: Planning and Development Department

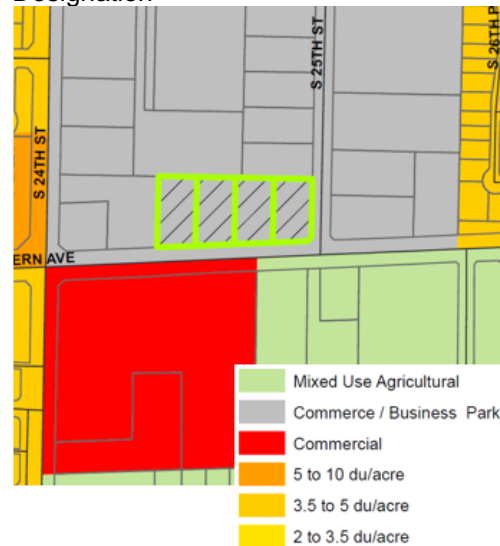
GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site is Commerce / Business Park; the proposed use is not consistent with the designation however, because the site is smaller than 10 acres, a General Plan Amendment is not required.

The Commerce / Business Park designation applies to all adjacent land north of Southern Avenue.

The land south of the subject site is designated Commercial and Mixed Use Agricultural.

Figure B. General Plan Land Use Map Designation



Source: Planning and Development Department

PROPOSAL

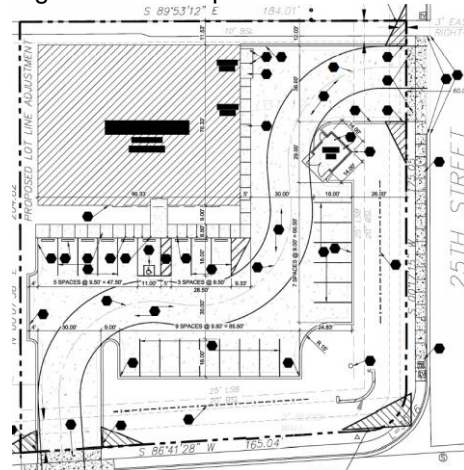
4. Site Plan

The applicant is proposing an auto parts retail facility at the northwest corner of 25th Street and Southern Avenue and the remaining site, approximately the west half, is proposed for additional commercial use. The following analysis pertains to only to the site plan for the proposed auto parts retail store; however, the recommended stipulations will apply to the full rezoning area.

The site plan depicts the following:

- A commercial building of approximately 7,500 square feet under roof.
- Two points of vehicular ingress / egress from 25th Street and Southern Avenue respectively.
- Enhanced landscape setbacks along both streets.
- The preservation of the industrial park monument sign at the southeast corner of the site.

Figure C. Development Site Plan



Source: Esterly Schneider Associates, Inc.

5. Staff is recommending several stipulations to govern the development of the full site area in terms of site function.

The Southern Garden Industrial Park area includes a series of district monument signage. Staff is recommending the existing industrial park monument sign be preserved and enhanced using drought tolerant-landscaping to preserve an element of historic character (Stipulation No. 2).

Figure D. Existing Industrial Park Sign



Source: Google

The site has significant roadway frontage including direct frontage onto Southern Avenue, an arterial street. Staff is recommending enhanced landscape setbacks and planting standards to increase thermal comfort, visual appearance, and shade pedestrian paths in proximity to transit services.

Staff is recommending pedestrian enhancements to increase the walkability of the area due to its proximity to transit services and its role as an arterial street. These pedestrian enhancements include detached and shaded public sidewalks and private walkways that are clearly delineated and connect all buildings on the site to one another and public sidewalks (Stipulation Nos. 4 and 5).

6. **Elevations**

The development proposal included elevations for the auto parts retail facility. The south elevation contains variations in materials, colors, and textures.

Figure F. South Elevation



Source: Esterly Schneider Associates, Inc.

The applicant has provided elevations only for the eastern development area. To ensure design continuity and quality for all buildings on the site, staff is recommending a stipulation to require architectural enhancements including detailing and embellishments (Stipulation No. 1).

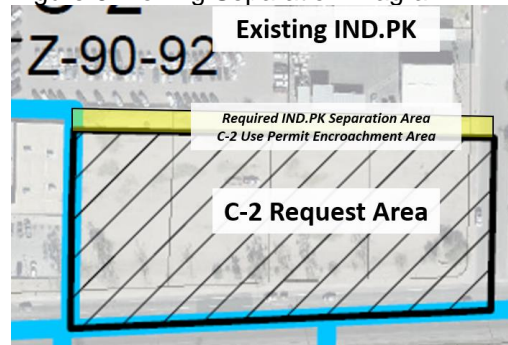
7. **North Zoning Transition**

Properties zoning IND. PK. utilize Commerce Park (CP) district standards. To mitigate potential compatibility issues, the IND. PK district requires a 25-foot minimum setback adjacent to the perimeter of the district. Consequently, if the full subject property were rezoned, the development to the north (zoned IND. PK.) would be made non-conforming due to its proximity to the C-2 zoning.

To mitigate this issue, the applicant has shifted the rezoning request 25-feet to the south of their north property line to absorb the required 25-foot perimeter setback.

If the request is approved, the applicant intends to pursue a Use Permit through [Section 307.A.8](#) to allow the proposed C-2 use to encroach onto the remaining IND.PK. section of their property. Through a Use Permit, a use permitted in a more restrictive zoning district (such as C-2) can encroach into a less restrictive zoning district (such as IND. PK.).

Figure 6: Zoning Separation Diagram



Source: Planning and Development Department

STUDIES AND POLICIES

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending several stipulations regarding tree plantings and shaded pedestrian pathways for increased thermal comfort.

- Enhanced landscape setbacks and planting standards for both street frontages (Stipulation No. 3).
- Public sidewalks along both street frontages will be detached and shaded to a minimum of 75 percent (Stipulation No. 4).
- All private pedestrian pathways shall be shaded to a minimum of 50 percent using a combination of trees and architectural shade (Stipulation No. 5).

9. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

In addition to the shaded and detached sidewalks (Stipulation No. 4), staff is recommending a stipulation to require two inverted-U bicycle racks near building entries to encourage bicycle use. (Stipulation No. 6)

10. [Reimagine Phoenix](#)

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requested the construction of a double

curb ramp at the intersection of 25th Street and Southern Avenue which may require additional right-of-way; this is addressed in Stipulation No. 7. The department further commented that all street improvements shall be constructed and be ADA compliant; this is addressed in Stipulation No. 8. The Pedestrian Safety Coordinator reinforced the importance of shaded and detached sidewalks, and clearly delineated and shaded on-site pedestrian pathways; these are addressed in Stipulation Nos. 4 and 5.

13. The City of Phoenix Aviation Department commented that the site is within Phoenix Sky Harbor International Airport traffic pattern airspace and the proposed use is commercial. Therefore, the Aviation Department has provided a stipulation requiring the developer to record a Notice to Prospective Purchasers of the proximity to the airport to disclose the operational characteristics of the airport. This is addressed in Stipulation No. 9.
14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 10, 11, and 12.
15. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
16. The Water Services Department indicated that no zoning stipulations are required; however, commented that capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

OTHER

17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan as well as policy documents such as the Tree and Shade Master Plan and the Complete Streets Policy.
2. The development, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.
3. The development, as stipulated, will develop a long-vacant parcel and produce an attractive and a well-shaded street frontage that includes comfortable sidewalks.

Stipulations

1. All elevations of all buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. The developer shall preserve and enhance the existing industrial park monument sign with a minimum 700 square foot landscaped area with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department.
3. A minimum 25-foot landscape setback shall be required adjacent to Southern Avenue and 25th Street and planted with large canopy shade trees. Fifty percent of the trees shall be minimum three-inch caliper and 50 percent shall be minimum four-inch caliper. Trees shall be placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. The public sidewalk shall be detached from Southern Avenue by a minimum eight-foot-wide landscape area and from 25th Street by a minimum five-foot-wide landscape area located between the sidewalk and back of curb; the landscape areas shall be planted to the following standards, as approved by the Planning and Development Department:

- a. Minimum three-inch caliper large canopy, single-trunk shade trees placed a minimum of 25 feet on center or equivalent groupings to provide shade to a minimum 75 percent.
 - b. Drought tolerant shrubs and vegetative cover with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
5. The developer shall provide accessible pedestrian pathways as described below and as approved by the Planning and Development Department:
 - a. Pathways shall connect the front entrances of all buildings developed on the site.
 - b. For sites with frontage on two public streets, a pathway shall be provided to both public streets.
 - c. Exclusive of drive aisle and parking area crossings, pathways shall be shaded to a minimum 50 percent by shade trees at plant maturity. For pathways adjacent to buildings, architectural shade may comprise a maximum of 50 percent.
 - d. Where pathways cross drive-aisles and parking areas, the pathway shall be constructed of decorative pavement that visually contrasts with the adjacent parking and drive aisle surfaces.
6. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall construct a dual curb ramp at the northeast corner of 25th Street and Southern Avenue (Standard Detail P-1236) and, if needed, dedicate associated right of way, as approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Nick Klimek

November 1, 2019

Team Leader

Samantha Keating

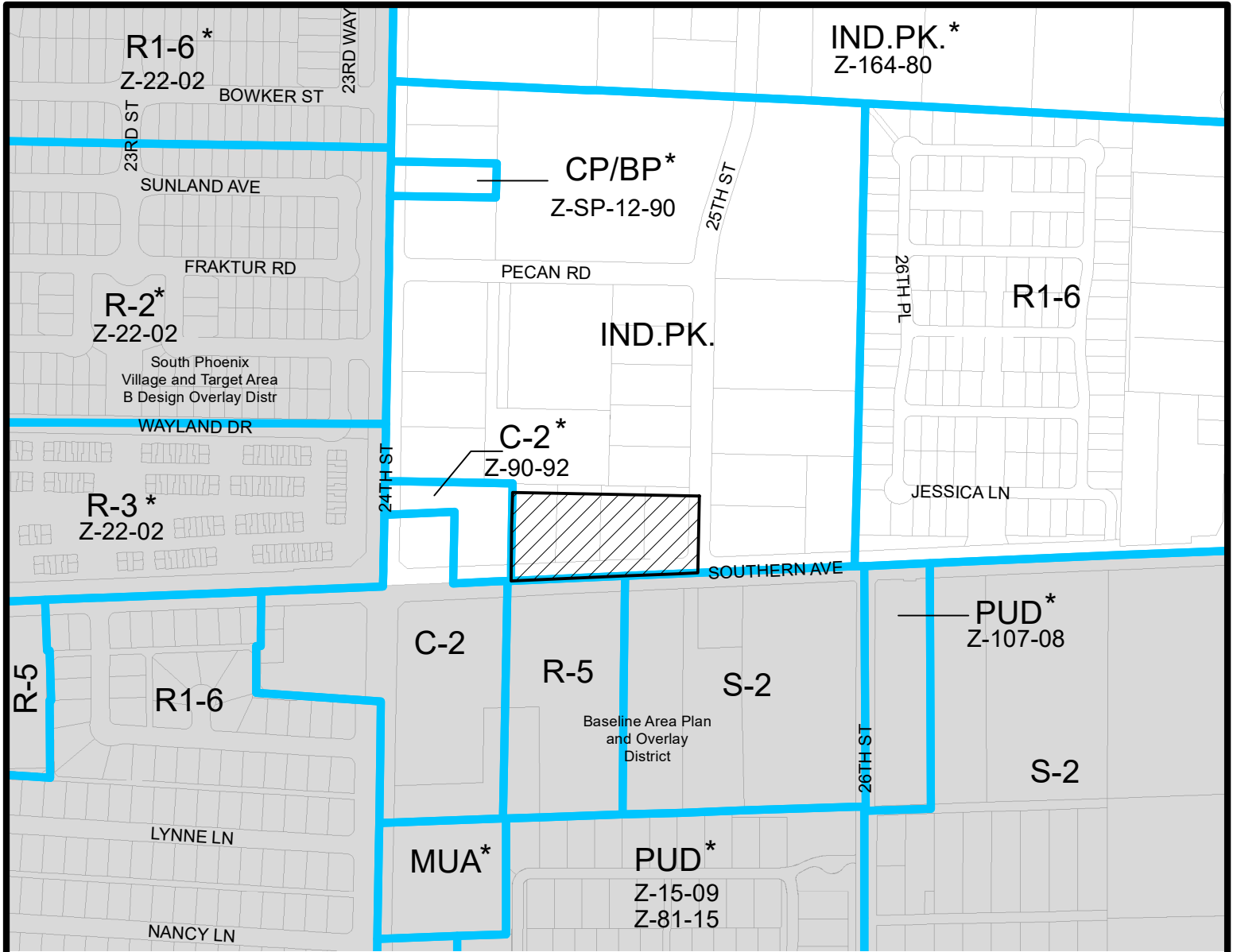
Exhibits

Zoning sketch map

Aerial sketch map

Site Development Plan date stamped August 21, 2019 (2 page)

Conceptual Elevations date stamped August 21, 2019 (1 page)



Miles

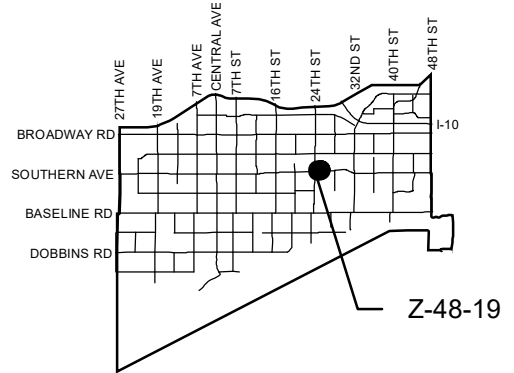
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8

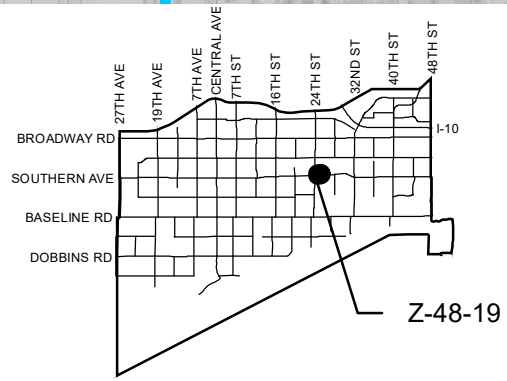
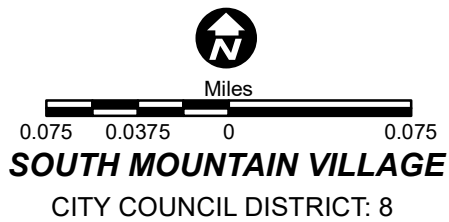
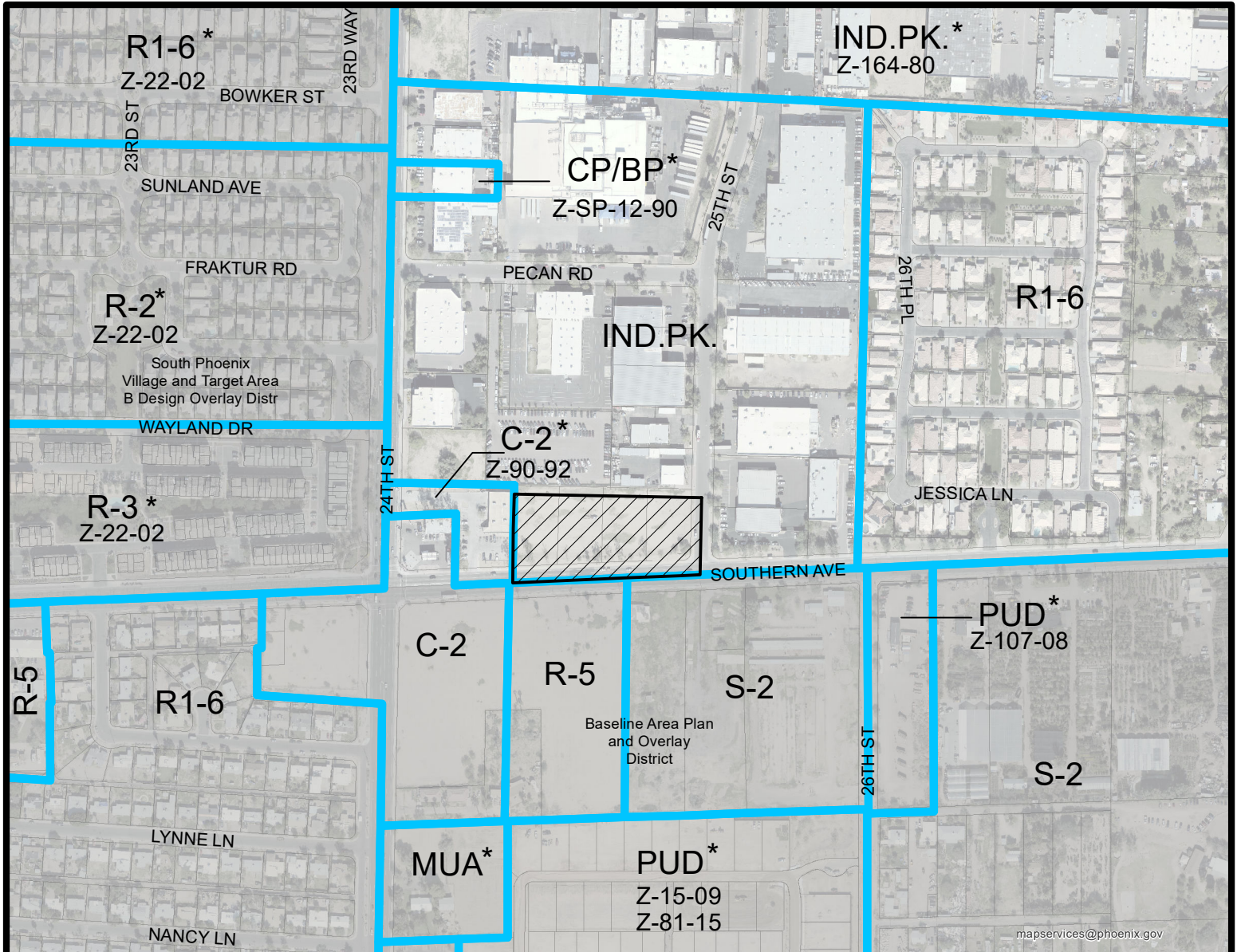


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



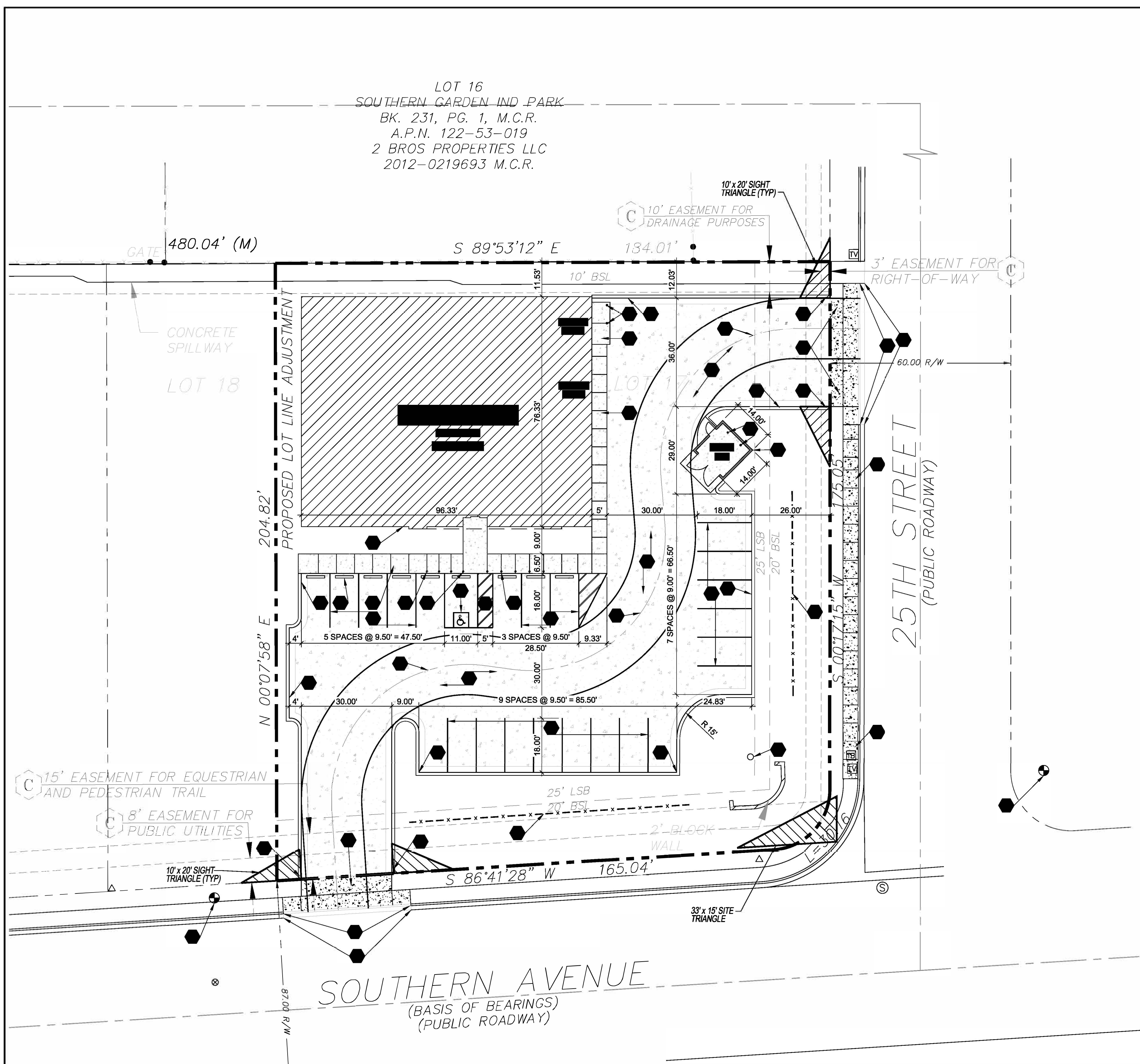
APPLICANT'S NAME: Dennis Newcombe/Beus Gilbert PLLC		REQUESTED CHANGE:	
APPLICATION NO. Z-48-19		FROM: Ind. Pk. (2.64 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.64 Acres		TO: C-2 (2.64 a.c.)	
MULTIPLES PERMITTED Ind. Pk C-2		CONVENTIONAL OPTION N/A 38	
		* UNITS P.R.D. OPTION N/A 46	

* Maximum Units Allowed with P.R.D. Bonus



APPLICANT'S NAME: Dennis Newcombe/Beus Gilbert PLLC		REQUESTED CHANGE:	
APPLICATION NO. Z-48-19		FROM: Ind. Pk. (2.64 a.c.)	
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MULTIPLES PERMITTED Ind. Pk C-2		CONVENTIONAL OPTION N/A 38	
		* UNITS P.R.D. OPTION N/A 46	

* Maximum Units Allowed with P.R.D. Bonus



ZONING CODE

ZONING
 PROPOSED ZONING: C-2
 PROPERTY AREA: 36,548 SQ. FT.
 BUILDING GROSS AREA: 7,352 SQ. FT.
 FLOOR AREA RATIO: 20%
 IMPERVIOUS AREA: 25,669 SQ. FT.
 PERVIOUS AREA: 10,879 SQ. FT.

BUILDING INFORMATION:
 HEIGHT IN STORIES: 1
 HEIGHT IN FEET: 20'-8"

PARKING SUMMARY
 PARKING FORMULA: 1 SP. PER 300 SQ. FT. GFA
 SPACE SIZE: 9.5' x 18'
 SPACES REQUIRED: 24.76 - 25
 SPACES PROVIDED: 25
 H.C. SPACES PROVIDED: 1

- ### GENERAL NOTES
- (A) ALL ON SITE CONCRETE TO BE 4,000 PSI.
 - (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
 - (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - (D) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

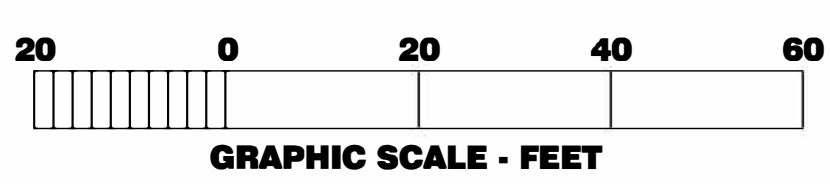
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE
	NEW POLE SIGN LOCATION
	NEW CONCRETE PAVING BLOCK

- ### KEY NOTES
- 1 CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS, (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES, AND REFUSE AREA.
 - 2 EXISTING FIRE HYDRANT.
 - 3 6" TALL CONCRETE CURB.
 - 4 CONCRETE SIDEWALK.
 - 5 CONCRETE DOOR LANDING.
 - 6 ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING.
 - 7 STEEL BOLLARD, PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY.
 - 8 ACCESSIBLE PARKING SIGN.
 - 9 NOT USED
 - 10 NOT USED
 - 11 ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.
 - 12 CMU REFUSE ENCLOSURE.
 - 13 CONCRETE BUMPER BLOCK.
 - 14 NOT USED
 - 15 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).
 - 16 PROPOSED SITE SIGN. SIGN OWNER FURNISHED AND INSTALLED.
 - 17 CONCRETE DRIVE APRON TO BE INSTALLED PER CITY, COUNTY AND / OR STATE DESIGN STANDARDS.
 - 18 LIMITS OF NEW PAVING.
 - 19 ROLL DOWN CURB END TRANSITION SLOPING 1:3.
 - 20 DEPRESSED CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY, COUNTY AND / OR STATE DESIGN STANDARDS.
 - 21 CONCRETE SIDEWALK IN RIGHT-OF-WAY TO BE INSTALLED PER CITY, COUNTY AND / OR STATE DESIGN STANDARDS.
 - 22 20' WIDE FIRE APPARATUS PATH WITH 45' CENTERLINE RADII
 - 23 93 L.F. OF 3'-0" TALL CMU WALL.
 - 24 87 L.F. OF 3'-0" TALL CMU WALL.
 - 25 PROPOSED FIRE DEPARTMENT CONNECTION LOCATION ON BUILDING.

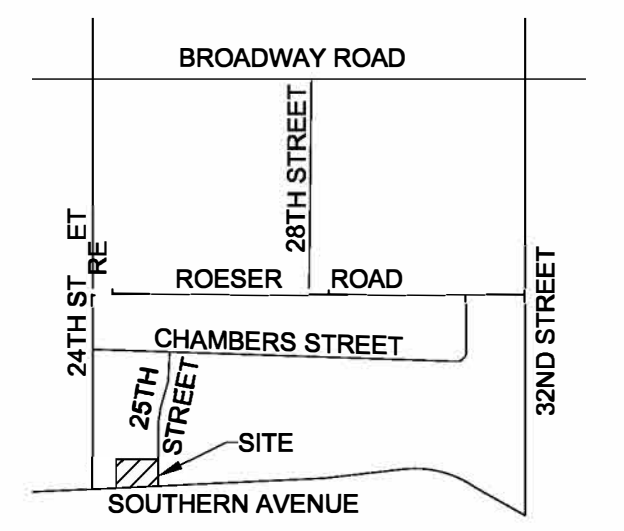
CITY OF PHOENIX
 AUG 21 2019
 Planning & Development
 Department

1 SITE DEVELOPMENT PLAN

CC1.1 SCALE: 1" = 20'-0"



PROJECT DESCRIPTION:
 CONSTRUCTION OF A NEW CMU BUILDING AND CONCRETE PARKING LOT FOR THE PURPOSE OF THE RETAIL SALE OF AUTO PARTS.



SPECIAL NOTE:
 PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

**Know what's below
 Call before you dig.**



1736 East Sunshine, Suite 417
 Springfield, Missouri 65804
 417.862.6558
 Fax: 417.862.3265
 e-mail: architect@esterlyshneider.com

ESTERLY & SCHNEIDER ASSOCIATES, INC.
 architects & planners
AIA

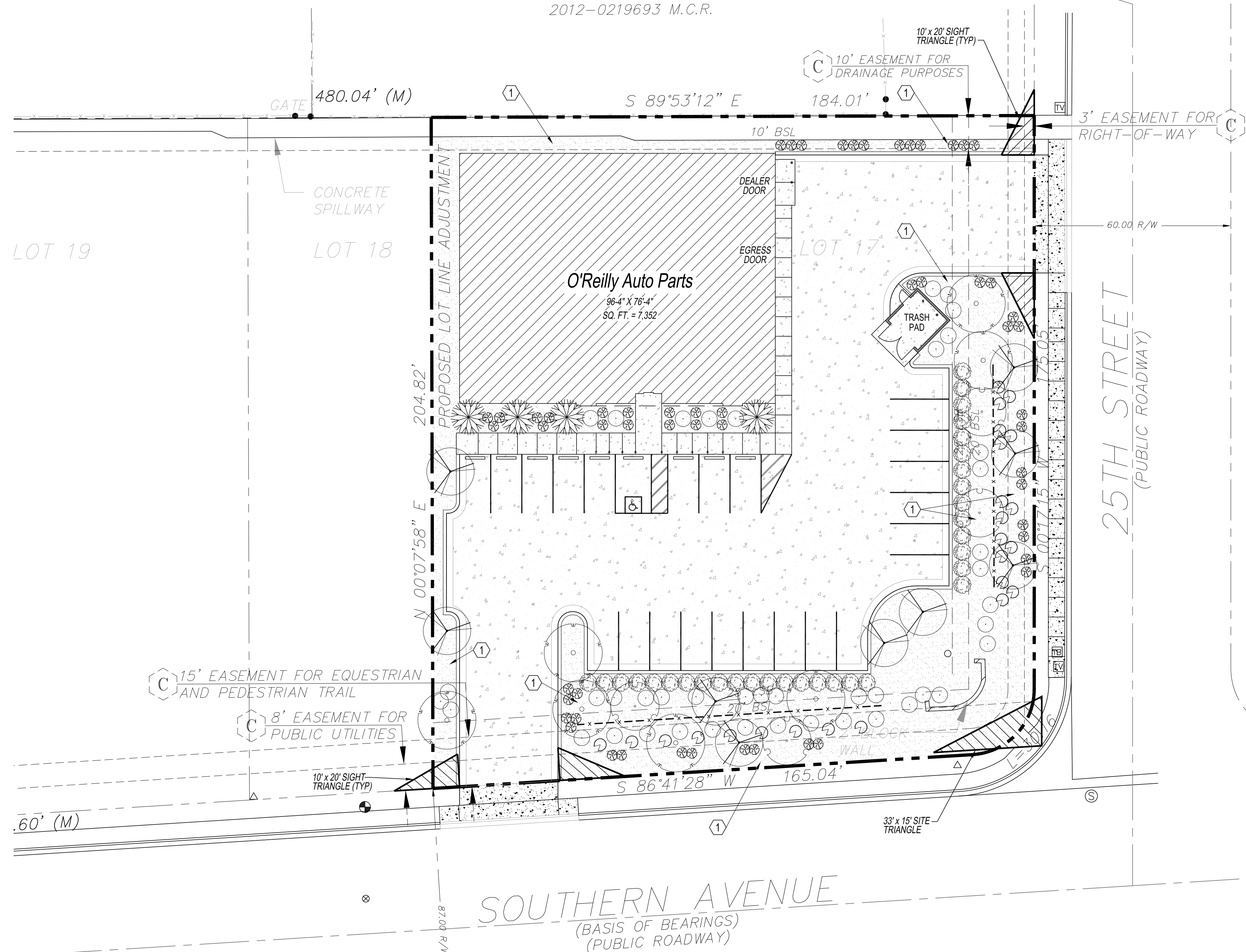
PROJECT:
NEW O'REILLY AUTO PARTS STORE
SOUTHERN AVE.
PHOENIX, AZ #37
SITE DEVELOPMENT PLAN

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

COMM #	
DATE:	8-15-19
REVISION	
DATE:	

CC1.1

2 BROS PROPERTIES LLC
2012-0219693 M.C.R.



CITY OF PHOENIX
AUG 21 2019
Planning & Development
Department

GENERAL NOTES

- A SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- B COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- C ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- D NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- E PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- F PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS.
- G WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- H RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- I PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

KEY NOTES

- 1 AREA OF DECOMPOSED GRANITE.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

NEW AREA OF DECOMPOSED GRANITE

1 LANDSCAPE PLAN

LL1.1 SCALE: 1" = 20'-0"



PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS
ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY

MARK	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
	DESERT MUSEUM PALO VERDE	CERCIDIUM DESERT MUSEUM	AT STREET: 4" CALIPER MIN. X1 3" CALIPER MIN. X2 2" CALIPER MIN. X3	WELL BRANCHED, FULL HEAD, 10' HEIGHT MIN., B & B
	CHILEAN MESQUITE	PROSOPIS CHILENSIS	AT STREET: 4" CALIPER MIN. X1 3" CALIPER MIN. X1 2" CALIPER MIN. X3 AT PARKING LOT: 2" CALIPER MIN.	WELL BRANCHED, FULL HEAD, 8' HEIGHT MIN., B & B
	TEXAS EBONY	EBENOPSIS EBANO	AT STREET: 4" CALIPER MIN. X1 3" CALIPER MIN. X1 2" CALIPER MIN. X2	WELL BRANCHED, FULL HEAD, 8' HEIGHT MIN., B & B
	DATE PALM	PHOENIX DACTYLIFERA	2" CALIPER MIN.	FULL HEAD, 8' HEIGHT MIN., B & B
	RED YUCCA	HESPERALOE PARVIFOLIA	5 GALLON MIN.	FULL PLANT
	BAJA RUELLIA	HESPERALOE PARVIFOLIA	5 GALLON MIN.	FULL PLANT
	TRAILING LANTANA	LANTANA MONTEVIDENSIS	5 GALLON MIN.	FULL PLANT
	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GALLON MIN.	FULL PLANT

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



**Know what's below
Call before you dig.**



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ESTERLY & SCHNEIDER ASSOCIATES, INC.
AIA architects & planners

PROJECT:
NEW O'REILLY AUTO PARTS STORE
ADDRESS
CITY, STATE
LANDSCAPE PLAN

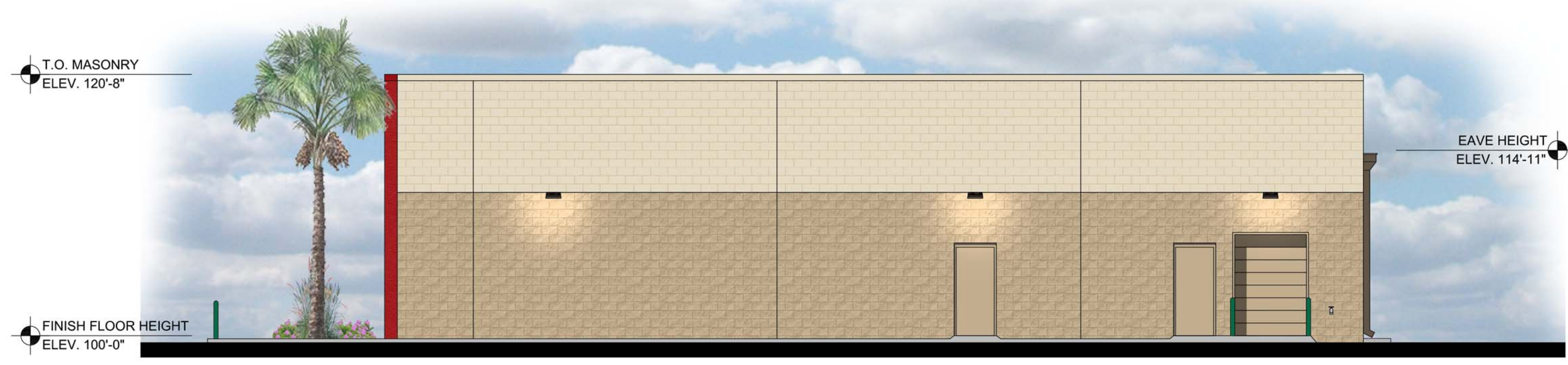
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

COMM #
DATE: 8-15-19
REVISION
DATE:

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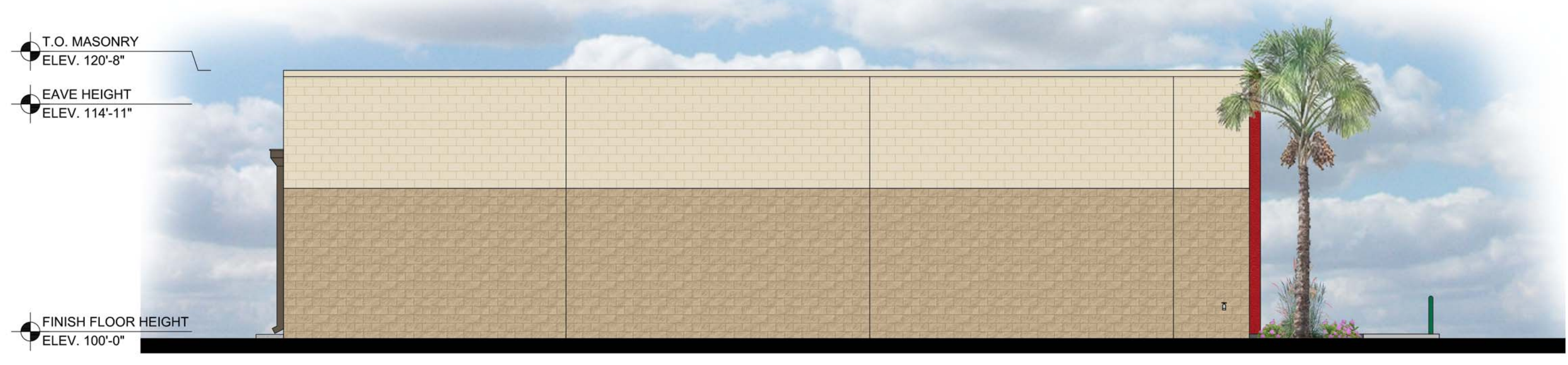
1 SOUTH EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"







2 EAST EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
CE1 SCALE: 1/8" = 1'-0"

FINISH LEGEND:		
	FIELD BLOCK -	PAINTED SPLIT FACE C.M.U. COLOR: SHERWIN WILLIAMS "LATTE" SW6108
	ACCENT BLOCK -	PAINTED SMOOTH FACE C.M.U. COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141
	EIFS AROUND SIGN -	CUSTOM RED MIX BY DRYVIT ORAP011030S SHERWIN WILLIAMS "POSITIVE RED" SW6871
	STOREFRONT -	KAWNEER "DARK IVY"

CITY OF PHOENIX
 AUG 21 2019
 Planning & Development
 Department

NOT FOR CONSTRUCTION

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PROJECT:
 NEW O'REILLY AUTO PARTS STORE
 SOUTHERN AVE.
 PHOENIX, AZ #37
 COLOR ELEVATIONS

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

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CE1