ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-14-23-4
September 1, 2023

Central City Village Planning Committee Meeting Date:	September 11, 2023
Planning Commission Hearing Date:	October 5, 2023
Request From:	R-5 SNSPD (Multifamily Residence District, Story Neighborhood Special Planning District) (0.49 acres) and C-1 SNSPD (Neighborhood Retail, Story Neighborhood Special Planning District) (1.09 acres)
Request To:	C-1 SNSPD (Neighborhood Retail, Story Neighborhood Special Planning District) (1.58 acres)
Proposal:	Retail convenience store with fuel sales
Location:	Southwest corner of 15th Avenue and McDowell Road
Owner/Applicant:	Circle K Stores, Inc.
Representative:	Land Development Consultants, LLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	McDowell Road	Arterial	40-foot south half street
	15th Avenue	Collector	33-foot west half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on residential properties.

The proposal, as stipulated, is designed to complement the area by providing a low scale commercial development with detached sidewalks making it compatible and complementary to the surrounding neighborhood.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Design neighborhoods and buildings to provide pedestrian access to adjacent transportation infrastructure such as public transit.

The proposal is next to the bus stop along 15th Avenue and is stipulated to provide multimodal transportation options for residents including detached sidewalks, bicycle parking and a repair station, and a shaded bus stop pad.

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 proposed development, as stipulated, provides shaded detached sidewalks on McDowell Road and 15th Avenue which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

C-1 Neighborhood Retail District		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Gross Acreage	-	1.58 acres
Maximum Lot Coverage	50 percent	19.35 percent (Met)
Maximum Building Height	30 feet	Building: 18 feet (Met) Fuel Canopy: 19 feet (Met)
Minimum Building Setbacks		
Adjacent to Street (McDowell Road)	Average 25 feet, Minimum 20 feet	36 feet to fuel canopy (Met); 112 feet to convenience store (Met)
Adjacent to Street (15th Avenue)	Average 25 feet, Minimum 20 feet	65 feet to fuel canopy (Met); 90 feet to convenience store (Met)
West	15 feet	59 feet (Met); 84 feet to convenience store (Met)
South	Adjacent to R1-6: 29 feet Adjacent to R-4 and R-5: 14 feet (15 feet minimum in SNSPD)	0.5 feet (Not Met)*

C-1 Neighborhood Retail District		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Minimum Landscape Setbacks		
Adjacent to Street (McDowell Road)	Average 25 feet, Minimum 20 feet	10 feet (Not Met)*
Adjacent to Street (15th Avenue)	Average 25 feet, Minimum 20 feet	25 feet (Met)
West	10 feet	10 feet (Met)
South	10 feet	0.5 feet (Not Met)*
Minimum Parking	18 spaces	24 spaces (Met)

**The site will either need to be redesigned or a variance will need to be obtained.*

Applicable Plans, Overlays, and Initiatives
Story Neighborhood Conservation Plan: Background Item No. 6
Tree and Shade Master Plan: Background Item No. 7.
Complete Streets Guidelines: Background Item No. 8.
Transportation Electrification Action Plan: Background Item No. 9.
Zero Waste PHX: Background Item No. 10.
Comprehensive Bicycle Master Plan: Background Item No. 11.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Gas station, convenience store and parking lot	C-1 SNSPD and R-5 SNSPD
North (across McDowell Road)	Retail and office uses	C-1 HP
West	Church and auxiliary uses	R-5 SNSPD
East (across 15th Avenue)	Commercial uses	C-1 SNSPD
South	Single-family residences	R-5 HP SNSPD, R-4 HP SNSPD, and R1-6 HP SNSPD

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.58 acres located at the southwest corner of 15th Avenue and McDowell Road from 1.09 acres of C-1 SNSPD (Neighborhood Retail, Story Neighborhood Special Planning District) and 0.49-acres of R-5 SNSPD (Multifamily Residence District, Story Neighborhood Special Planning District) to C-1 SNSPD (Neighborhood Retail, Story Neighborhood Special Planning District) for the purpose of retail convenience store with fuel sales.

   The subject site is currently occupied by a convenience store with fuel sales and a parking lot area. The redevelopment of this site would allow for the expansion of the convenience store and fuel sales business.

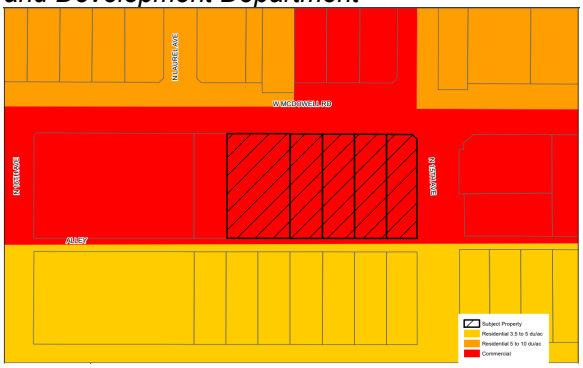
SURROUNDING LAND USES AND ZONING

2. The subject site is zoned C-1 SNSPD and R-5 SNSPD and is surrounded by a variety of uses. There are single family residences to the south zoned R1-6 HP SNSPD (Single-family Residence District, Historic Preservation Overlay, Story Neighborhood Special Planning District), R-4 HP SNSPD (Multifamily Residence District, Historic Preservation Overlay, Story Neighborhood Special Planning District), and R-5 HP SNSPD (Multifamily Residence District, Historic Preservation Overlay, Story Neighborhood Special Planning District). There are retail and office uses across McDowell Road to the north zoned C-1 HP (Neighborhood Retail, Historic Preservation Overlay) and commercial uses to the east across 15th Avenue zoned C-1 SNSPD. There is a church with auxiliary uses to the west zoned R-5 SNSPD.

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts the subject site and the properties to the east and west with a designation of Commercial. The property to the north across McDowell Road is designated as Commercial and Residential 5 to 10 dwelling units per acre. To the south is designated as Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation.

General Plan Land Use Map; Source: Planning and Development Department



PROPOSAL

4. The site plan attached as an exhibit, proposes a new retail convenience store with a fuel canopy and six fuel pumps, with parking adjacent to the new store.

Additionally, the new facility will provide an expanded parking area for ease of access and convenience of the customers, providing 24 total parking spaces, as compared to approximately 12 parking spaces at the current store.

To promote bicycling and transit use, staff is recommending Stipulation Nos. 2, 3 and 16 which require bicycle parking and a bicycle repair station on the proposed development. It also requires a new bus stop pad on southbound 15th Avenue.

5. The proposed building elevations include one building with a height of 17 feet, 4 inches to the top of the roof and a fuel canopy with a height of 18 feet, 6 inches. Staff recommends Stipulation No. 1, which limits building height to 23 feet. This height limitation will promote compatibility with the residential neighborhood to the south.

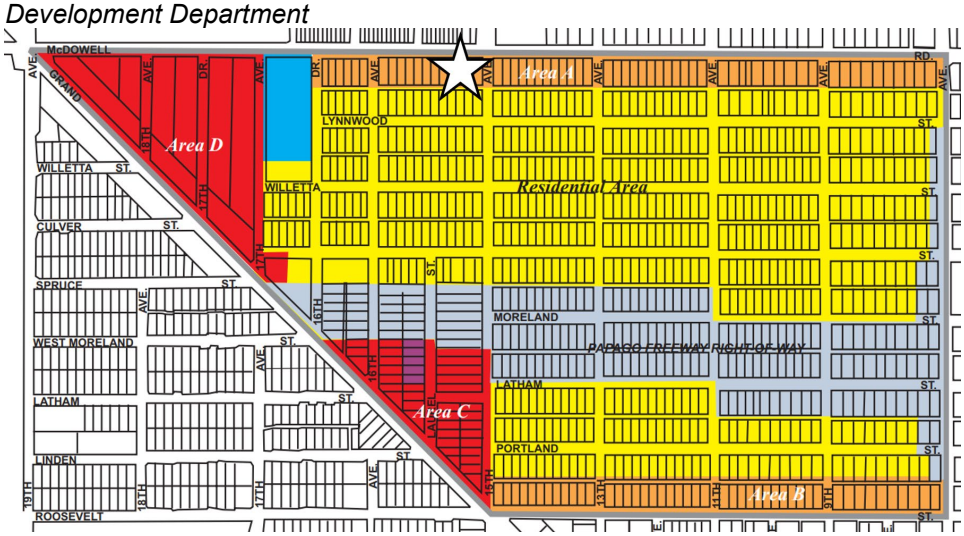
STUDIES AND POLICIES

6. **Story Neighborhood Conservation Plan:**

Approved by the Phoenix Council in 1987, the Story Neighborhood Conservation Plan covers an area bounded by 7th Avenue to the east, McDowell Road to the north, Roosevelt Street on the south and Grand Avenue on the west. The Story Neighborhood Conservation Plan lists several land use goals such as: ensure that new construction is compatible with existing uses, encourage local retail commercial services in acres already zoned commercial, and maintain the single-family residential character of the neighborhood.

The subject site is designated in Area A, which calls for low-scale commercial and office, and residential. The proposal is consistent with that designation and maintains the low-scale character of the area by limiting the height in Stipulation No. 1.

Story Neighborhood Conservation Plan, Proposed Land Use Map; Source: Planning and Development Department



7. **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.

The proposal, as stipulated, will create a streetscape environment with a shaded and detached sidewalk and the parking lot landscaping will include shade trees. The shaded detached sidewalks are addressed in Stipulation Nos. 11 and 12.

8. **Complete Streets Guidelines:**
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. The proposed development, as stipulated, will support walking, bicycling, and transit use by including bicycle parking on the site and a bicycle repair (fix-it) station and by constructing shaded and detached sidewalks along McDowell Road and 15th Avenue. These are addressed in Stipulation Nos. 2, 3, 11 and 12.

9. **Transportation Electrification Action Plan**
In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 4 which requires a minimum 5 percent of the required parking spaces to be EV installed.

10. **Zero Waste PHX:**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the

Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. Recycling containers will be provided as part of this project's waste management practices.

11. **Comprehensive Bicycle Master Plan**:
The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide a bicycle repair station and bicycle parking spaces per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. This is addressed in Stipulation Nos. 2 and 3.

COMMUNITY CORRESONDENCE

12. As of the writing of this report, staff has received one letter expressing concern with the business operations and safety of the existing commercial business establishment.

INTERDEPARTMENTAL COMMENTS

13. The Fire Department commented that they do not anticipate any problems with the case. However, the development must comply with the Phoenix Fire Code.

14. The Water Services Department commented that the proposed property has existing water and sewer mains that can potentially serve the development.

15. The Street Transportation Department requested that a sidewalk easement be dedicated on the south side along McDowell Road and a right-of-way dedication be made along the west side along 15th Avenue. These are addressed in Stipulation Nos. 9 and 10.

    A detached sidewalk will be required along both 15th Avenue and McDowell Road. The stipulations require enhanced landscaping with trees and live coverage. These are addressed in Stipulation Nos. 11 and 12.

    The department also stated that the number of access points along McDowell Road is limited to one and all other access points on McDowell Road shall be removed. This is addressed in Stipulation No. 13. The 15th Avenue access is limited to a right-in/right-out driveway as per Stipulation No. 14. Additionally, the developer shall construct street improvements and incidentals as required, and with ADA accessibility per Stipulation No 15.

16. The Police Department requested that the site be sufficiently illuminated, maintain video surveillance, complete an authority to arrest agreement, and post signs to discourage unlawful activity. These are addressed in Stipulation Nos. 5 through 8.

17. The Public Transit Department requested the dedication of right-of-way and construction a bus stop pad along southbound 15th Avenue. This is addressed in Stipulation No. 16.

OTHER

18. 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 applicant shall conduct a Phase I data testing and submit an archaeology survey report for review and approval prior to work commencing. If a Phase I data testing is required and the review of the results, the City Archaeologist, in consultation with a qualified archaeologist, determine data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations. 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 Stipulations Nos. 17 through 19.

19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 20.

20. Development and use of the site are 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 proposal is consistent with the General Plan Land Use Map designation of Commercial.

2. The proposal, as stipulated, will promote a strong pedestrian environment along 15th Avenue and McDowell Road with shaded and detached sidewalks that will convey residents safely and comfortably toward bus access and other amenities in the area.

3. The proposal will promote a mix of uses in the neighborhood which will provide goods and services to the local residents.

Stipulations

1. The maximum building height shall be 23 feet.

2. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

3. A bicycle repair station ("fix it station") shall be provided on the site. The station shall include but not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike, as approved by the Planning and Development Department.

4. A minimum of 5% of the required parking spaces shall be EV Installed.

5. Site lighting shall be provided at building entrances/exits and in the parking and refuse areas, as approved by the Planning and Development Department. All on-site lighting shall be shielded to prevent direct visibility of the light source from residential properties to the south.

6. Video surveillance shall be maintained to monitor activities in and around the store to discourage alcohol violations and unlawful activities.

7. An "authority to arrest" agreement shall be completed and maintained by the property owner. The agreement shall be signed and delivered to the Phoenix Police Department.

8. "No Trespassing" signs shall be posted per Phoenix City Code on the exterior of the building in both English and Spanish.

9. A 10-foot sidewalk easement shall be dedicated for the south side of McDowell Road, as approved by the Planning and Development Department.

10. The developer shall dedicate a minimum 40 feet of right-of-way for the west side of 15th Avenue, adjacent to the development, as approved by the Planning and Development Department

11. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the south side of McDowell Road, planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

    b. Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

12. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be provided along the west side of 15th Avenue, planted to the following standards, as approved by the Planning and Development Department.

    a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.

    b. Shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

    Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

13. The developer shall provide a singular, 40-foot-wide P-1255-2 access point on McDowell Road at the westernmost property line. All other existing access points on McDowell Road shall be removed.

14. The developer shall provide a limited access P-1243-2 right in/right out driveway on 15th Avenue.

15. 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.

16. The developer shall dedicate right-of-way and construct a new bus stop pad on southbound 15th Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from McDowell Road according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide a minimum 50% shade coverage to the bus stop pad at full maturity.

17. 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.

18. If Phase I data testing is required, and if, upon review of the results from 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.

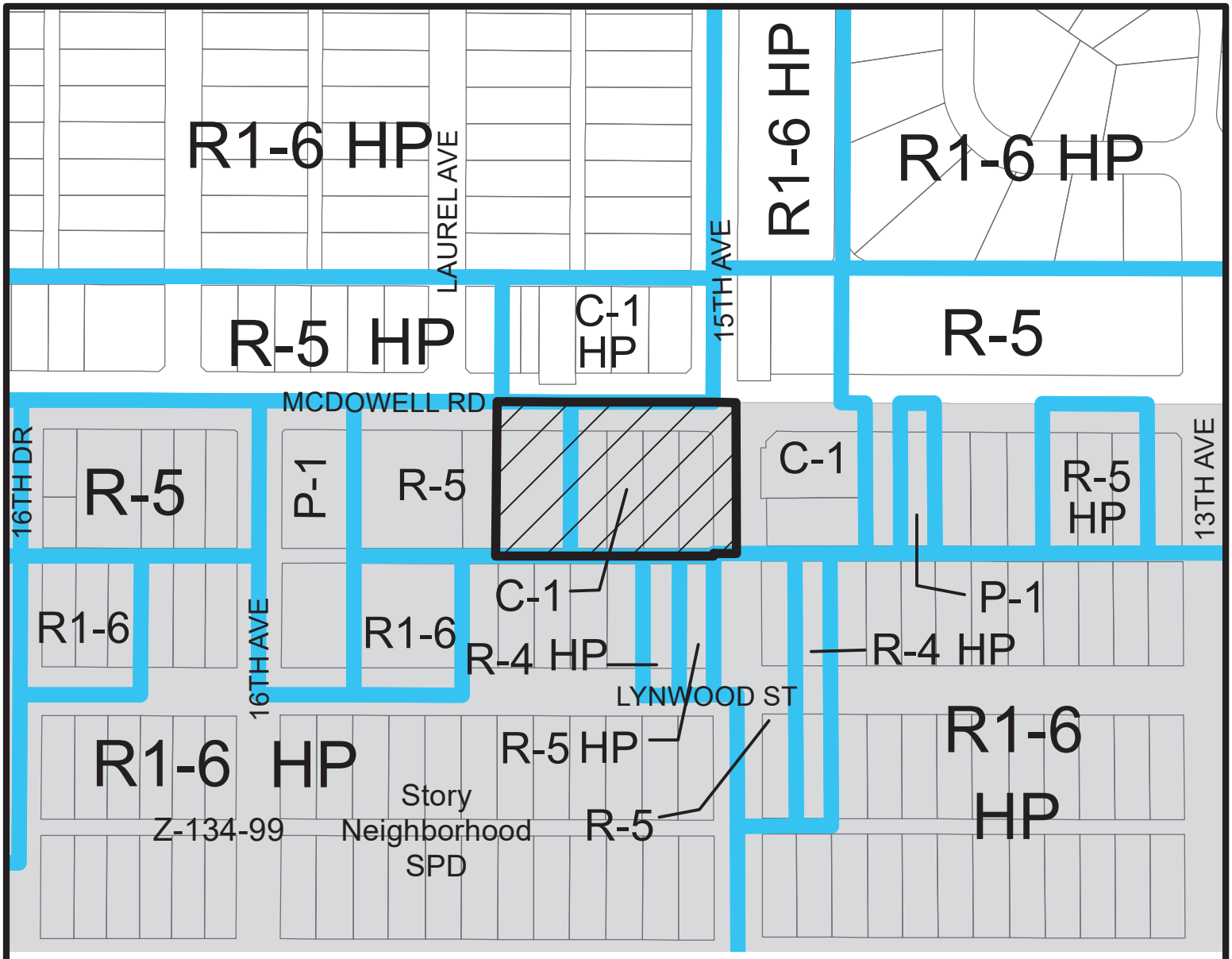
19. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

20. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer
Matteo Moric
September 1, 2023

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Conceptual Site Plan date stamped August 8, 2023
Conceptual Building Elevations date stamped February 21, 2023
Fuel Canopy Elevations date stamped February 21, 2023
Community Correspondence (2 pages)



Miles

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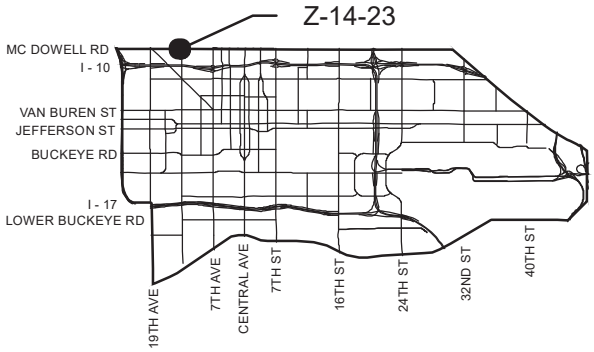
CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Circle K Stores Inc.	**REQUESTED CHANGE:**
APPLICATION NO. Z-14-23	DATE: 3/21/2023 REVISION DATES:
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.58 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 12-25 / ZONING MAP G-7
	FROM: R-5 SNSPD (0.49 a.c.) C-1 SNSPD (1.09 a.c.)
	TO: C-1 SNSPD (1.58 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
R-5 SNSPD, C-1 SNSPD	21, 16	25, 19
C-1 SNSPD	23	27

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

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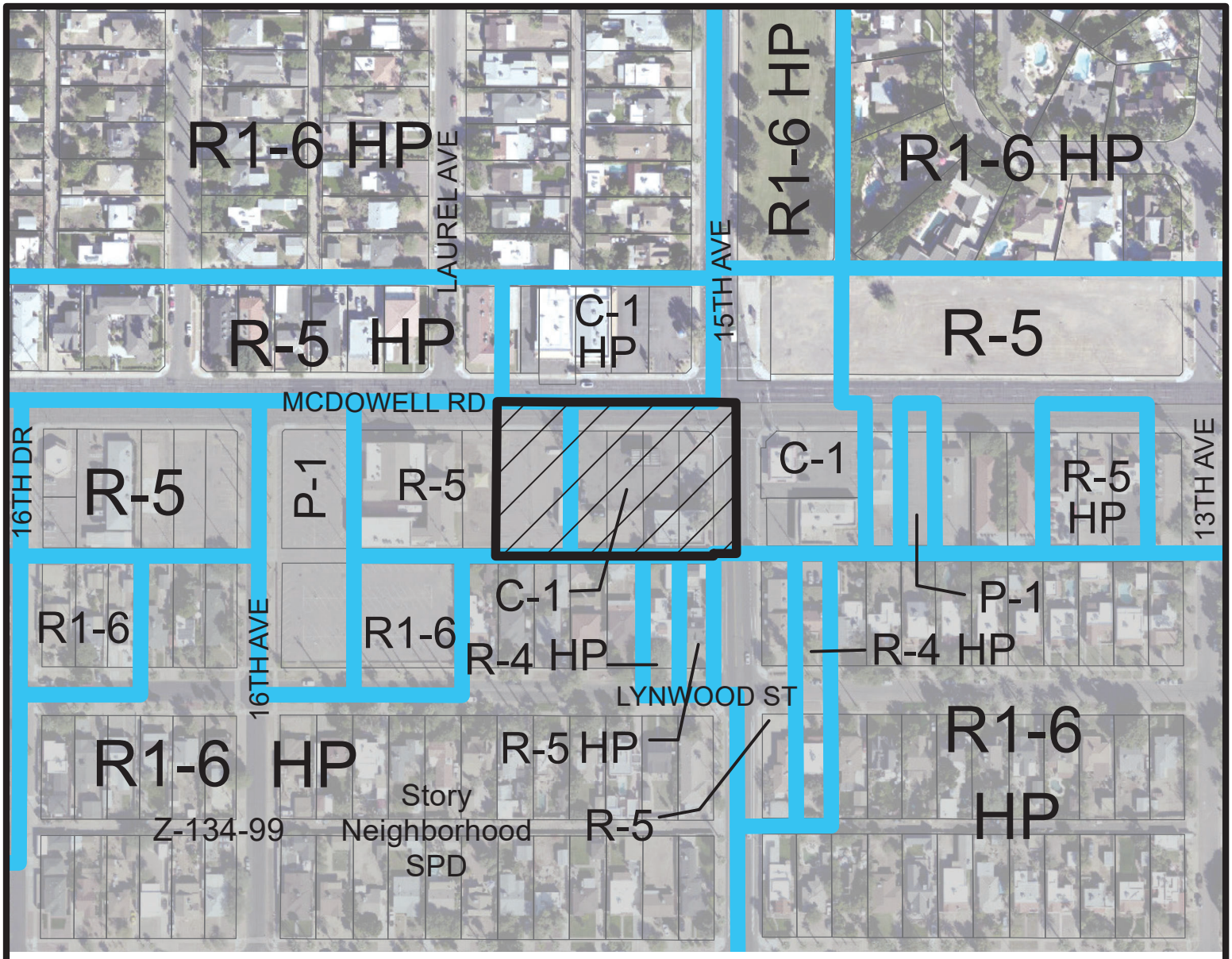

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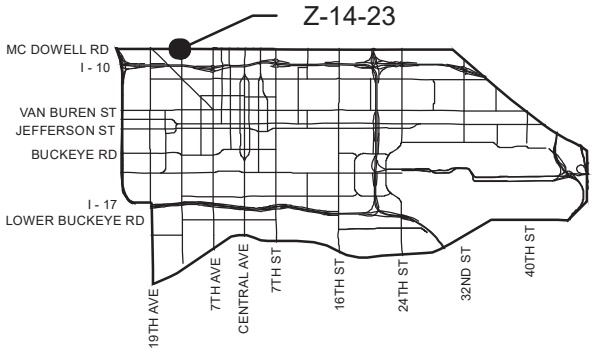
CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 4

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Circle K Stores Inc.
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* **Maximum Units Allowed with P.R.D. Bonus**

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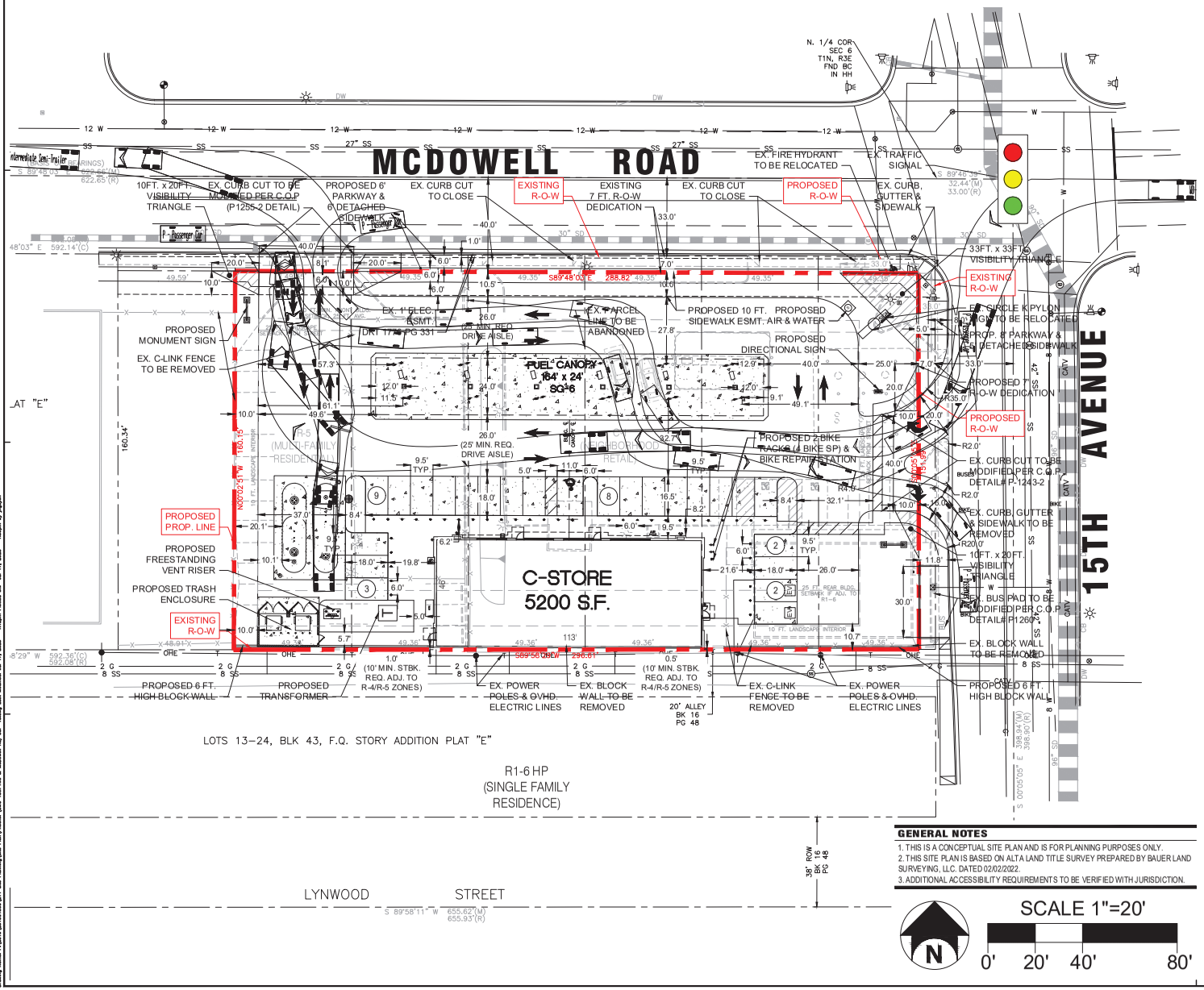
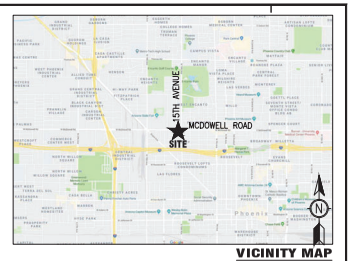
CIRCLE K STORE
SITE PLAN

SWC 15TH AVENUE & MCDOWELL ROAD, PHOENIX, AZ



GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON ALTA LAND TITLE SURVEY PREPARED BY BAUER LAND SURVEYING, LLC. DATED 02/02/2022.
3. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.



VICINITY MAP

OWNER:

CIRCLE K STORES INC.
1120 WEST WARNER ROAD
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE:

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. # 1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT :

GREENBERG FARROW
30 EXECUTIVE PARK, SUITE 100
IRVINE, CA 92614
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	SWC 15TH AVENUE & MCDOWELL ROAD, PHOENIX, AZ
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 6 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION:		PHOENIX, AZ
EXISTING ZONING:		C-1 (NEIGHBORHOOD RETAIL) R-5 (MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING:		C-1 (NEIGHBORHOOD RETAIL)
MAX. BLDG HEIGHT ALLOWED:	23'	BLDG HEIGHT PROVIDED: 21'-6"
SETBACKS:		
FRONT:	AVERAGE 25', MINIMUM 20'	
SIDE:	0' (ADJACENT TO C-1)	
REAR:	25' (ADJACENT TO R1-6)	
REAR:	10' (ADJACENT TO R-4/R-5)	

SITE DATA

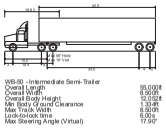
PARCELS:	APN: 111-18-113, 111-18-114, 111-18-115, 111-18-116, AND PART OF 111-18-117
CIRCLE K NET SITE AREA:	±1.06 AC (±46,154 SF)
R-O-W DEDICATION AREA:	±0.08 AC (± 3,921 SF)
TOTAL GROSS SITE AREA:	±1.14 AC (±49,693 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	5,200 SF
FUEL CANOPY AREA	3,936 SF
CIRCLE K SITE COVERAGE (BASED ON 9,136 SF BLDG PLUS CANOPY AREA AND ±1.06 AC OF NET SITE AREA)	±19.79% (8,619 SF/AC)

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED	
GENERAL RETAIL: 1 SP/300 SF	18
CIRCLE K PARKING PROVIDED	
STANDARD PARKING SPACES	23 SP
ACCESSIBLE PARKING SPACES	1 SP
TOTAL CIRCLE K PARKING PROVIDED	24 SP
BICYCLE PARKING PROVIDED	4 SP



WB-50 - Intermediate Semi-Trailer
Overall Length 65.00ft
Overall Width 8.50ft
Overall Body Height 12.092ft
Min. Ground Clearance 0.792ft
Max. Track Width 8.50ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 17.00°

CITY OF PHOENIX
AUG 0 8 2023
Planning & Development Department
PAPP:
KIVA:

30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
01/30/19	PREP SP–1
05/17/19	PREP SP–2
06/24/19	REV SP–2 TE
11/25/19	PREP SP–3
08/25/20	PREP SP–4
10/07/20	PREP SP–5
07/27/21	PREP SP–6
08/04/21	PREP SP–7
11/23/21	PREP SP–8
12/16/21	PREP SP–9
02/08/22	PREP SP–10 ALTA
02/22/22	PREP SP–11
07/12/22	PREP SP–12
10/04/22	PREP SP–13
01/26/23	PREP SP–14
07/17/23	PREP SP–15

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUG S. COUPER
PROJECT MANAGER
DC
QUALITY CONTROL

DRAWN BY
JN

PROJECT NAME
CIRCLE K STORES INC.
PHOENIX, ARIZONA
SWC 15TH AVENUE & MCDOWELL ROAD

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028

CIRCLE K STORES INC.

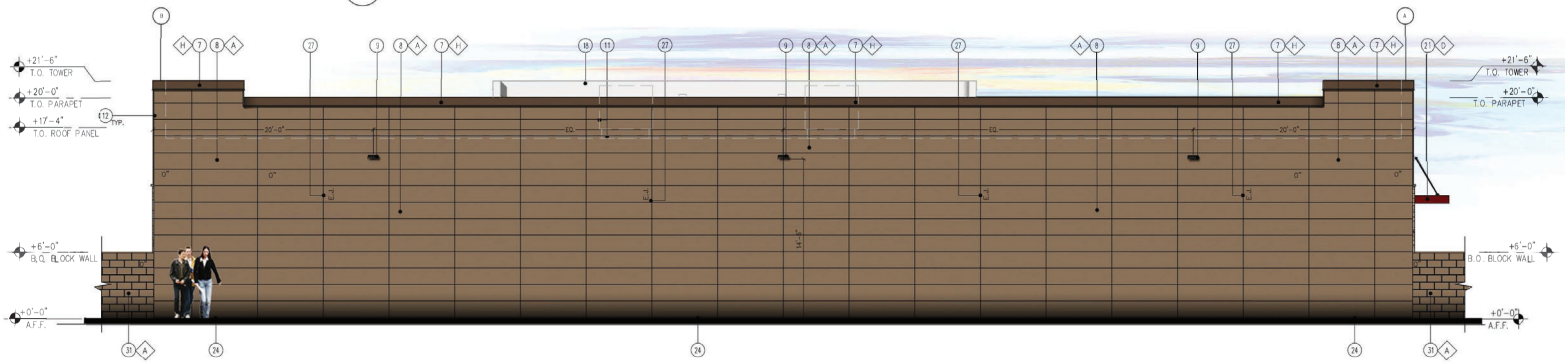
PROJECT NUMBER
20190156.0

SHEET TITLE
SITE PLAN

SHEET NUMBER
CSP 15.0T

Drawing Name: P:\JOB\20190156\311 Site Planning\Site Plan\Phoenix (SWC 15th Ave & McDowell Rd) CSP–15.dwg Last Modified: Jul 17, 2023 – 1:03pm Plotted on: Jul 17, 2023 – 1:03pm by Jaypaw

1 FRONT "NORTH" ELEVATION
SCALE: 3/16" = 1'-0"



2 BACK "SOUTH" ELEVATION
SCALE: 3/16" = 1'-0"

3 SIDE "WEST" ELEVATION
SCALE: 3/16" = 1'-0"

4 SIDE "EAST" ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS., SEE GLAZING SCHEDULE ON SHEET A6.0
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. DARK BRONZE ANODIZED DOOR W/ GRAY TINTED GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. PRE-FINISHED SIPs METAL FASCIA CORING
8. NICHIHA FIBER CEMENT WALL PANEL SYSTEM OVER SIPs / STRUCTURAL INSULATED PANELS SYSTEM
9. WALL MOUNTED LIGHT FIXTURE
10. SES PANEL LOCATION SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. 1- 1/2" STAINLESS STEEL CORNER KEY EDGE, TYP. TO ALL CORNERS
13. ROOF DRAIN TAL OVERFLOW
14. ADDRESSING LOCATION 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 1 3/8" THK. X 6" NICHIHA KURASTONE HIGH FIBER CEMENT WAINSCOT OVER SIPs / STRUCTURAL INSULATED PANELS SYSTEM
16. 1- 1/2" HIGH NICHIHA FIBER CEMENT CAP INSTALL PER MFR. SPECS.
17. NICHIHA ESSENTIAL "OVERHANG" FLASHING
18. SIPs PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. METAL PANEL CANOPY
22. EMERGENCY FUEL SHUT-OFF SWITCH
23. INSULATED METAL DOOR
24. NICHIHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
27. CONTROL/EXPANSION JOINT "E.J." LOCATION
28. HARDIESOFFIT FIBER CEMENT PANELS
29. WALL MOUNTED EMERGENCY LIGHT FIXTURE, COLOR: BRONZE
30. DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS
31. NEW 6' HIGH BLOCK WALL FLUSH WITH C-STORE BACK WALL

FINISH SCHEDULE

- A – ***NICHIHA TUFF BLOCK – COLOR TO MATCH JSW 4095 TOASTY
- B – ***NICHIHA TUFF BLOCK – COLOR TO MATCH JSW 6115 TOTALLY TAN
- E – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- G – *SHERWIN WILLIAMS JSW 4081 – **SAFETY RED
- C – *SHERWIN WILLIAMS JSW 7005 – CIRCLE K WHITE
- F – ***NICHIHA CHISELED SILL TAN
- D – ***NICHIHA LEDGESTONE BLUFF
- H – *SHERWIN WILLIAMS JSW 6010 – JAVA – FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- I – CIRCLE K ORANGE JPMS 144
- J – *NICHIHA TUFF BLOCK – COLOR TO MATCH JSW4081

* USE SHERWIN WILLIAMS MANUFACTURER ONLY.
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION.
*** PURCHASED BY CIRCLE K/INSTALLED BY C.C. G.C. TO COORDINATE WITH CK PM AND OWNER'S REP. circlek@nichiha.com

CITY OF PHOENIX
FEB 21 2023
Planning & Development Department

GF
30 Executive Park
Suite 100
Irvine, CA 92614
t: 949 296 0450

CIRCLE K STORES INC.
1120 W. Warner Road
Tempe, Arizona 85284
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CIRCLE K
SWC 15TH AVE. & MCDOWELL RD.
PHOENIX, AZ
20190156.1

C-STORE ELEVATIONS
SCALE: AS NOTED

A-2

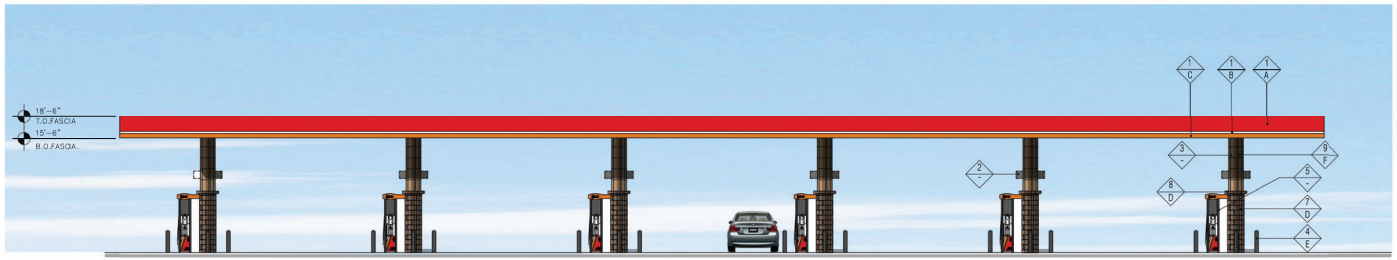
10.05.2022

4 "SIDE" EAST ELEVATION - STREET VIEW
SCALE: 1/8" = 1'-0"

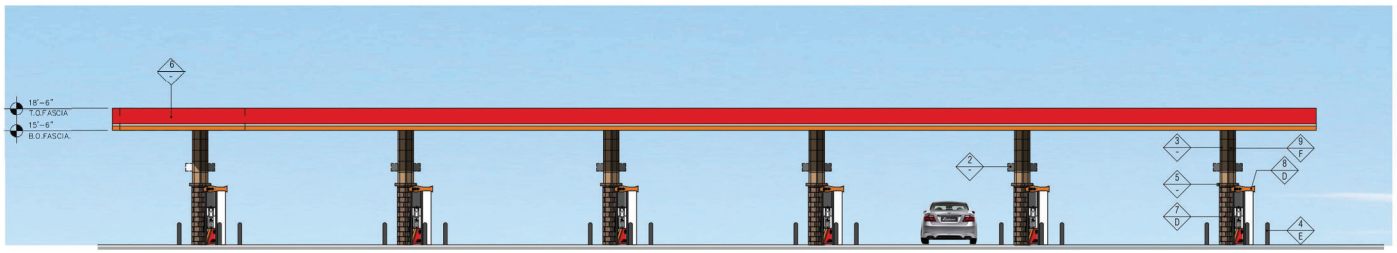
3 "SIDE" WEST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH SCHEDULE	
	FINISH MATERIAL
1	ACM PANEL
2	COLUMN FLAGS BY SIGNAGE VENDOR
3	LINE OF STEEL COLUMN WITHIN
4	6" Ø BOLLARD, 36" HIGH
5	FUEL PUMP
6	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
7	4X8X16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
8	4X8X16 SOLID CMU CAP, INSTALL PER MFR. SPECS.
9	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
	FINISH COLOR
A	CIRCLE K RED # PMS 485
B	CIRCLE K WHITE
C	CIRCLE K ORANGE # PMS 144
D	SUPERLITE BLOCK SPLITFACE CMU - "BOOT BROWN"
E	PVC BOLLARD SLEEVE "DARK GRAY"
F	NICHIHA TUFF BLOCK - COLOR TO MATCH SHERWIN WILLIAMS - SW6115 - TOTALLY TAN

Notes:
1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
2. The fascia panels are pre-finished by signage vendor.
3. All signs require a separate submittal.
4. All lighting on canopy to be flush mounted with fascia.



2 "REAR" SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 "FRONT" NORTH ELEVATION - STREET VIEW
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
FEB 21 2023
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CIRCLE K
SWC 15TH AVE. & MCDOWELL RD.
PHOENIX, AZ
20190156.0

FUEL CANOPY ELEVATIONS
SCALE: AS NOTED
A-4

09.09.2022

From: PDD Long Range Planning
To: Matteo Moric
Subject: FW: Circle K Rezoning Request 15th ave and McDowell
Date: Monday, March 27, 2023 10:18:47 AM

For you

Thank you,

Geno Koman
Secretary II
City of Phoenix Planning and Development Department
200 West Washington Street, 3rd Floor
Phoenix, Arizona 85003
Phone: 602-495-2076
geno.koman@phoenix.gov

From: Ivette Rodriguez <ivette@phoenixintacademy.org>
Sent: Monday, March 27, 2023 10:17 AM
To: jill@ldcaz.com; PDD Long Range Planning <pdd.longrange@phoenix.gov>
Cc: Andrew Hastings <andrew_hastings106@hotmail.com>
Subject: Circle K Rezoning Request 15th ave and McDowell

Dear Ms. Kaiser and Mr. Moric,

My name is Ivette Rodriguez. I reside at 1505 W. Lynwood St - one block south of the current Circle K and the proposed expansion.

I can't attend the meeting in person today, but I wanted to express some concerns with Circle K.

While I don't have particular concerns with the expansion of the property per se - I do not consider Circle K to be a good neighbor, and I am worried that these problems will persist or worsen.

1) **Transients**: There are consistent issues with the parking lot and the store itself being a place where transients hang out. They will drink in the parking lot, fight with the customers, and then come to our neighborhood.

Example: A few weeks ago, someone showed up on my front lawn because he allegedly attempted to stab a Circle K clerk. Other transients were trying to attack him because they were angry since that clerk reportedly was the one who gave them free food and drinks. My second grade daughter witnessed this and was terrified.

2) **Trash.** Every day I pick up cups and other trash that have landed on my lawn from the Circle K.

3) **Crime**. The Circle K has been robbed a few times. Also, the transients use that parking lot area to use drugs. We find needles and pipes there regularly.

My ask: <u>I wish for a requirement of this expansion to be that the owners of Circle K make a significant investment in security for the parking lot and the store.</u> The building expansion is not a concern for me - but I worry that the store is already not well taken care of and is attracting people who cause trouble for the community. If this worsens, it will impact our neighborhood and drop property values.

If you need to reach me for clarification, you can email me here or call me at 602.384.5155. I have also copied my landlord, Andrew Hastings, on this message.

Warmly,

Ivette Rodriguez