

## Attachment B



### City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

#### Staff Report Z-75-21-2 February 9, 2022

North Gateway [Village Planning Committee](#) Meeting Date:

February 10, 2022

[Planning Commission](#) Hearing Date:

March 3, 2022

Request From:

[C-2 M-R NBCOD](#) (0.60 acres), [CP/GCP M-R PCD NBCOD](#) (0.48 acres), [CP/GCP M-R NBCOD](#) (0.18 acres)

Request To:

[C-2 NBCOD](#) (1.26 acres)

Proposed Use:

Automotive service facility

Location:

Approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road

Owner:

Quick Quack Car Wash Holdings, LLC

Applicant

Neil Feaser, RKAA Architects Inc.

Representative

Greg Clark, KCAS II, LLC

Staff Recommendation:

Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Primary Village Core, Mixed Use (Commercial/Commerce/Business Park)	
<a href="#">Street Map Classification</a>	North Valley Parkway	Major arterial	70-foot west half street
	Unnamed Street (South)	Not classified	30-foot north half street

**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 proposes to maintain commercial zoning within a designated Village Core, with direct access to an arterial street. The proposed commercial development is consistent with the scale of other developments in the surrounding area and will maintain the character by removing the Mid-Rise Overlay designation on the site.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND 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 the residential properties.**

Rezoning to C-2 (Intermediate Commercial) will maintain a commercial designation on the site, while allowing for increased commercial intensity that is sensitive to the scale of surrounding neighborhoods. Development standards, including the maximum building height, are appropriate at this location given that Village Core designation and similar development along Dove Valley Road.

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

The development, as stipulated will add shade trees and landscaping along adjacent streets and incorporate shade within the site, including along street frontages. This will help reduce the heat island effect and increase thermal comfort for pedestrians to encourage walking and bicycling.

#### **Applicable Plans, Overlays, and Initiatives**

[North Gateway Village Core Plan](#): See Background Item No. 6.

[North Black Canyon Corridor Plan](#): See Background Item No. 7.

[North Black Canyon Overlay District](#): See Background Item No. 8.

[Tree and Shade Master Plan](#): See Background Item No. 12.

[Complete Streets Guiding Principles](#): See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 14.

**Zero Waste PHX:** See Background Item No. 15.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD
<b>North</b>	Vacant	C-2 M-R NBCOD
<b>West</b>	Vacant	C-2 MR NBCOD and CP/GCP M-R NBCOD
<b>East (across North Valley Parkway)</b>	Multifamily residential	R-3A PCD NBCOD
<b>South</b>	Vacant	CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD

<b>C-2 (Intermediate Commercial) NBCOD – Village Core</b>		
<b><u>Standards</u></b>	<b><u>C-2 Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	1.26 acres
Maximum Lot Coverage	50%	16% (Met)
Maximum Building Height	4 stories and 56 feet	1 story and 28 feet (Met)
<b><i>MINIMUM BUILDING SETBACKS</i></b>		
Front yard (East – Adjacent to North Valley Parkway)	25 feet (May be reduced to 12 feet if parking is not located in the front yard and other provisions)	36 feet (Met)
Side yard (North, and West – Adjacent to C-2 zoning)	0 feet	North: Not specified West: 20 feet (Met)

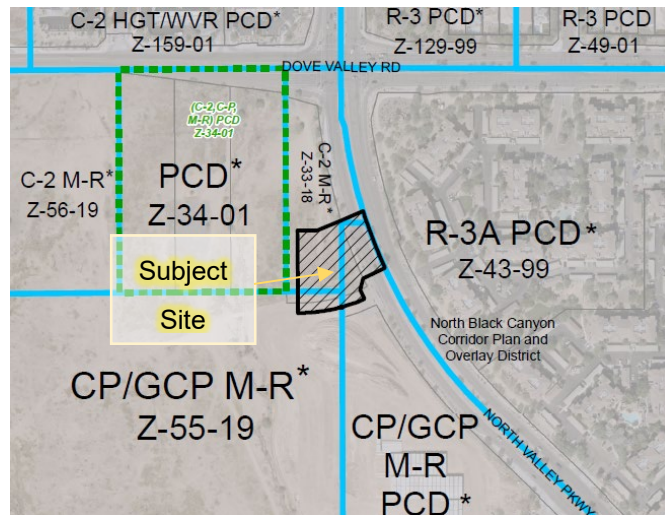
<b><u>Standards</u></b>	<b><u>C-2 Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Side yard (South – Adjacent to street)	10 feet	25 feet (Met)
<b><i>MINIMUM LANDSCAPE SETBACKS</i></b>		
Front yard (East – Adjacent to North Valley Parkway)	8 feet times the lot frontage between the property line abutting public right-of-way and the principal building or structure with a minimum 5-foot landscape strip between the property line and parking area	25 feet (Met)
Side yard (North, and West – Adjacent to C-2 zoning)	0 feet	North: Not specified West: 0 feet (Met)
Side yard (South – Adjacent to street)	0 feet	25 feet (Met)
<b><i>MINIMUM PARKING REQUIREMENTS</i></b>		
Parking	16 spaces (2 spaces per service bay)	27 (Met)

\*Variance or Site Plan modification needed.

## **Background/Issues/Analysis**

### **REQUEST**

1. This is a request to rezone a 1.26-gross acre site located approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District), CP/GCP M-R PCD NBCOD (Commerce Park/General Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District), and CP/GCP M-R NBCOD (Commerce Park/General Commerce Park, Mid-Rise, North Black Canyon Overlay District) to C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District) to allow an automotive service facility.



Zoning Map, Source: City of Phoenix  
Planning and Development Department

### **PRIOR ZONING AND MID-RISE OVERLAY**

2. The site has three rezoning designations from prior rezoning cases. Rezoning Case No. Z-43-99, the Sonoran Foothills Planned Community District (PCD), established the CP/GCP M-R PCD NBCOD zoning on the southeast portion of the site. Rezoning Case No. Z-33-18 established the C-2 M-R NBCOD zoning on the north portion of the site. Rezoning Case No. Z-55-19 established the CP/GCP M-R NBCOD zoning on the southwest portion of the site.
3. The prior rezoning cases, Z-43-99, Z-33-18, and Z-55-19, all included the Mid-Rise (M-R) Overlay. The M-R designation was intended to promote high intensity development within the North Gateway Village Core. As recommended by staff, removal of the Mid-Rise Overlay is consistent with stipulated heights in the area and heights included with the proposal.

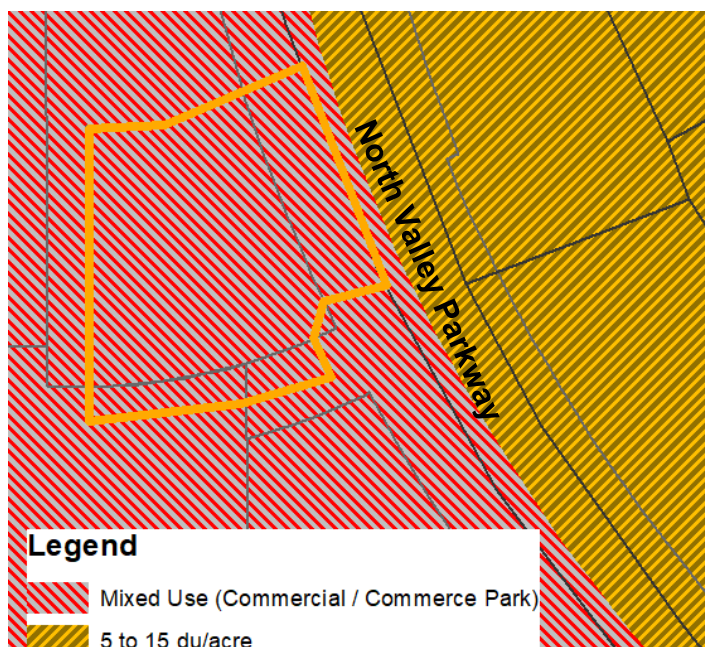
#### GENERAL PLAN LAND USE MAP DESIGNATION

4. The General Plan Land Use Map designation for the subject site is Mixed Use (Commercial/Commerce/Business Park). The area to the north, south, and west of the site is designated as Mixed Use (Commercial/Commerce/Business Park).

The area to the east, across North Valley Parkway is designated as Residential 5 to 15 dwelling units per acre.

The requested C-2 NBCOD zoning is consistent with the Mixed Use General Plan Land Use Map designation and compatible with existing and future land uses envisioned in the area.

The subject site is also within the North Gateway Village Core and further discussed in Background Item No. 6.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

#### SURROUNDING USES AND ZONING

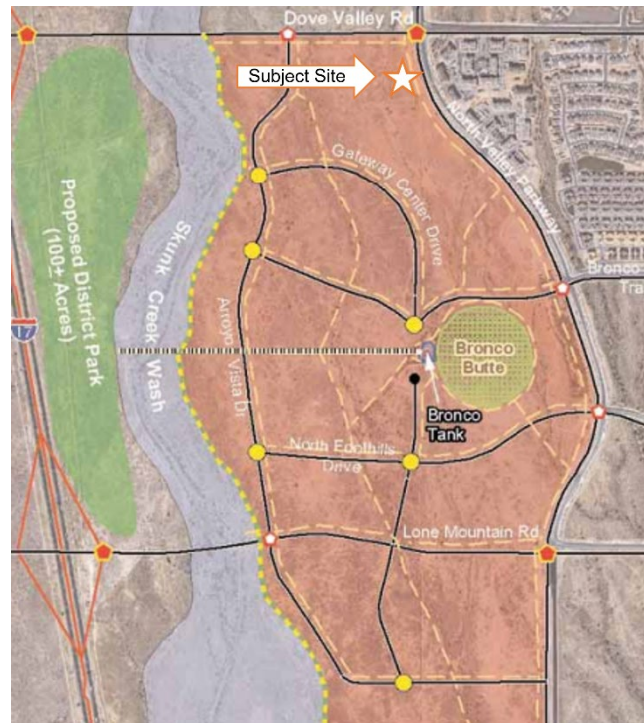
5. North of the site is vacant and zoned C-2 M-R NBCOD. The property is currently going through the development review process and planned to develop as a carwash. West of the site is vacant and zoned C-2 M-R NBCOD and PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD). South of the site is vacant and zoned CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD. East of the site, across North Valley Parkway, is a multifamily residential development zoned R-3A PCD NBCOD.



#### NORTH GATEWAY VILLAGE CORE

6. The subject site is within the North Gateway Village Core. Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities.

This request aligns with the plan's principles of providing a mixture of uses, including commercial, in the Village Core. The North Gateway Village Core Plan envisioned the site as Commercial Center/Commerce Park, which accommodates the primary employment activity for the North Gateway Village Core – including commercial services, retail, entertainment, recreational, and mixed residential uses. The rezoning request proposes an automotive service facility in close proximity to future and existing commercial and employment opportunities.



North Gateway Core Map; Source: City of Phoenix Planning and Development North Gateway Village Core Plan

#### NORTH BLACK CANYON CORRIDOR PLAN

7. The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the planned area. The proposal is consistent with the intent of the following goals from the plan:

- *Goal 1: Promote the North Black Canyon Corridor as a regional employment center.*

The proposed development is within a commercial node at the northwest and southwest corners of North Valley Parkway and Dove Valley Road. The area, which includes proposed and existing commercial uses, will act as a destination where residents can seek services.

- *Goal 2: Achieve a balance between employment and housing.*

The proposed development enhances a mixture of uses within the area by locating a commercial service within close proximity to existing and future residential opportunities. The site is also located within the North Gateway Village Core, which is envisioned as a high-density, mixed use urban environment.

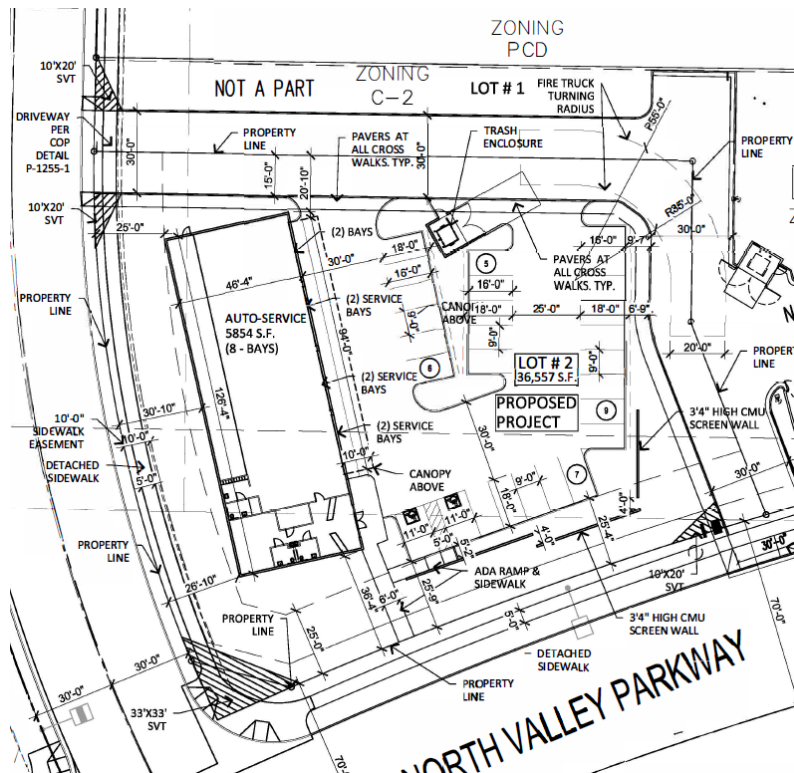
#### NORTH BLACK CANYON OVERLAY DISTRICT

8. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The development will be consistent with the NBCOD guidelines by developing buildings with a desert color palette, as depicted in the building elevations submitted by the applicant. Building design is further discussed in Background Item No. 10.

#### PROPOSAL

9. The conceptual site plan proposes one building on the site for an automotive service facility with eight service bays along the north façade. The conceptual site plan also depicts vehicular access from North Valley Parkway and the unnamed street to the south of the site. Additionally, landscape setbacks will be provided along public street frontages to help provide screening and shade.

Staff is recommending Stipulation No. 1, regarding general conformance to the site plan to ensure the site is developed as proposed.



Proposed Site Plan; Source: RKAA Architects, Inc.



10. The conceptual building elevations depict a single building with multiple colors and building materials, including masonry block, stucco, painted steel, and aluminum. The north and east elevations depict architectural interest with textural changes, glazing, variations in roof height, and overhangs. The conceptual building elevations depict a maximum height of one story and 24 feet to the top of the parapet.



Conceptual Building Elevations, North and East Elevations; Source: RKAA Architects, Inc.



Conceptual Building Elevations, South and West Elevations; Source: RKAA Architects, Inc.

Staff is not recommending general conformance to the conceptual building elevations provided by the applicant because the south and west elevations do not include the same level of finish as the north and east elevations. Staff recommends Stipulation No. 2, to ensure each side of the building contains a minimum of three building materials and contain building enhancements such as detailing or textural changes. Staff is also recommending Stipulation No. 3, to ensure colors and materials are in compliance with the NBCOD to promote consistency with other developments in the Village Core.

11. The conceptual landscape plan depicts various pedestrian connections throughout the development, including detached sidewalks along North Valley Parkway and the south side of the site. There are also sidewalks to the entrance of the building and adjacent to the site's driveways along the south and north. Stipulation No. 4 requires pedestrian pathways be connected using the most direct route for pedestrians. Stipulation No. 5 requires that alternative paving material be utilized where pedestrian paths and vehicular drives intersect to promote pedestrian safety. Stipulation No. 6 requires walkways, including public sidewalks, be shaded a minimum of 75 percent to promote thermal comfort and walkability.



Proposed Landscape Plan; Source: RKA Architects, Inc.

## CITYWIDE STUDIES AND POLICIES

### 12. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on 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. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending that a minimum of 75 percent of the pedestrian circulation be shaded by structures or landscaping, which is addressed in Stipulation No. 6.

### 13. **Complete Streets Guiding Principles**

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. Staff recommends Stipulation No. 7 to require bicycle parking to promote various methods of transportation.

14. **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. Bicycle lanes have been designated within Dove Valley Road and North Valley Parkway, offering connectivity within the area. Staff recommends bicycle parking be provided for both employees and guests. Bicycle parking is addressed in Stipulation No. 7.

15. **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. The application documents submitted by the applicant did not address recycling facilities for this project.

COMMUNITY INPUT SUMMARY

16. At the time the staff report was written, staff had not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department provided the following comments:
- The developer shall provide a minimum 75 percent shading of sidewalks. This is addressed in Stipulation No. 6.
  - The developer shall provide bicycle infrastructure for employees. This is addressed in Stipulation No. 7.
  - North Valley Parkway is an A-Section classified roadway on the Street Classification Map and requires detached sidewalks. The right-of-way dedication of 70 feet already exists, and the roadway has been constructed, including the detached sidewalk and landscaped median island. Any median openings along North Valley Parkway are prohibited unless otherwise approved by the Street Transportation Department. This is addressed in Stipulation No. 8.
  - The developer shall provide the appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 9 and 10.
18. The Fire Department indicated that the site, buildings, and water supply will comply with the Phoenix Fire Code.

19. The Floodplain Management Division of the Public Works Department and the Public Transit Department had no comments regarding the request.

**OTHER**

20. 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. This is addressed in Stipulation Nos. 11, 12, and 13.
21. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

**Findings**

1. The development is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial/Commerce/Business Park).
2. The C-2 NBCOD zoning district will allow development that is consistent in character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposed development furthers the goals of the Tree and Shade Master Plan by providing 75 percent shading for pedestrian pathways.

**Stipulations**

1. The development shall be in general conformance with the site plan date stamped November 22, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the building shall contain a minimum of three building materials as well as architectural embellishments and detailing such as textural changes,

pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

3. All buildings, wall colors, and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks using the most direct route for pedestrians, as approved by the Planning and Development Department.
5. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. A minimum of 75 percent of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping at maturity, or a combination of the two, as approved by the Planning and Development Department.
7. A minimum of two inverted U-bicycle spaces for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
8. Median openings along North Valley Parkway are prohibited unless otherwise approved by the Street Transportation Department.
9. The developer shall provide conduit and junction boxes at the northwest corner of the southern (east/west) collector street and North Valley Parkway for future traffic signal equipment, as approved by the Street Transportation Department.
10. 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.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology 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.

12. 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, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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**

Julianna Pierre

February 9, 2022

**Team Leader**

Samantha Keating

**Exhibits**

Sketch map

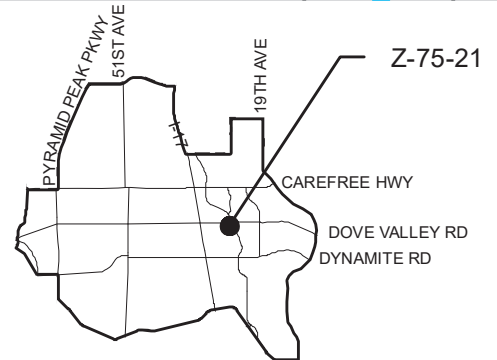
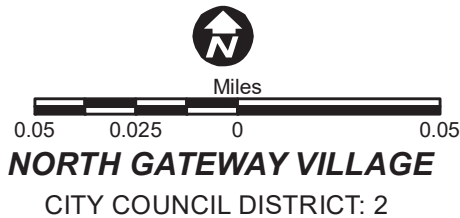
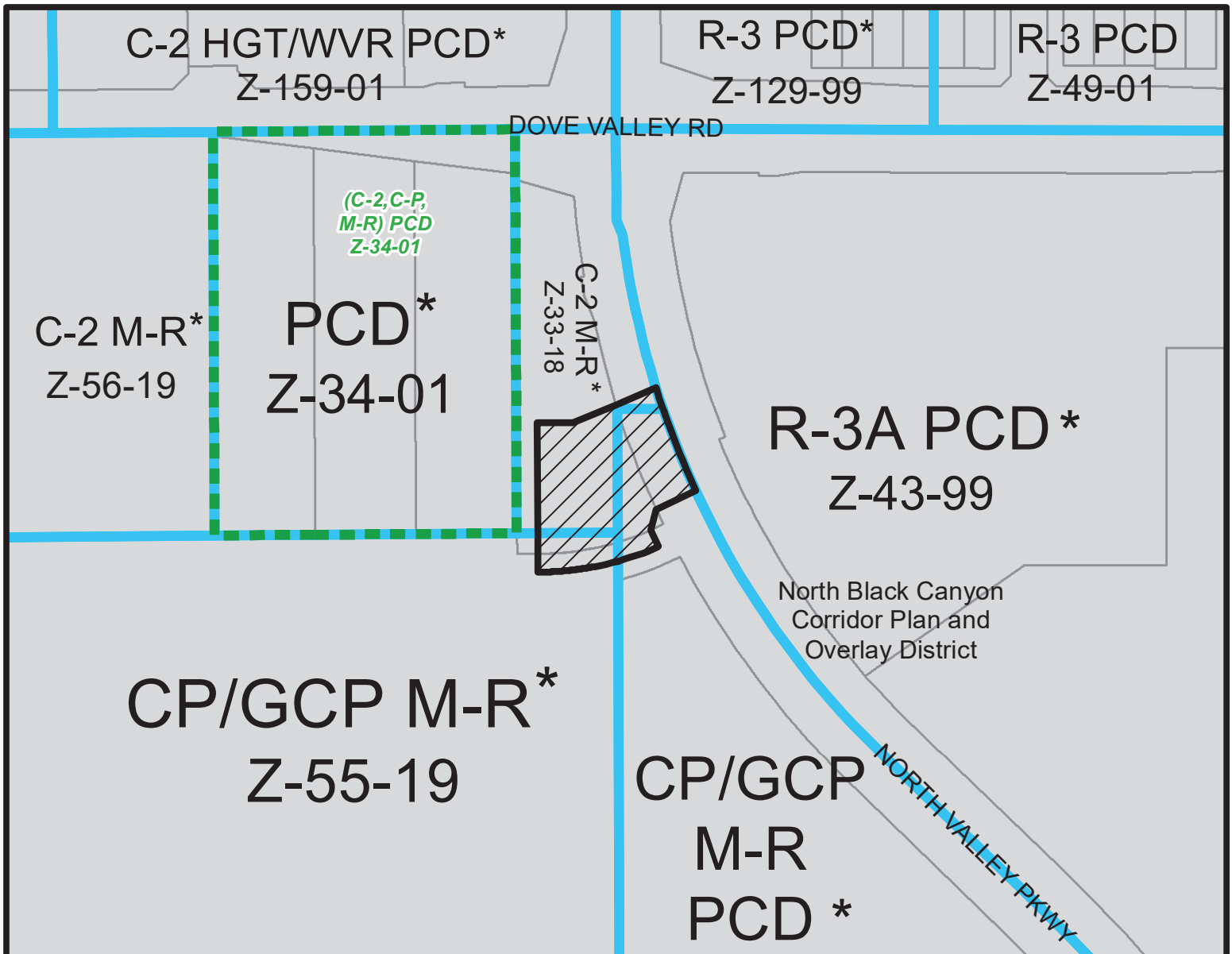
Aerial sketch map

Conceptual site plan date stamped November 22, 2021

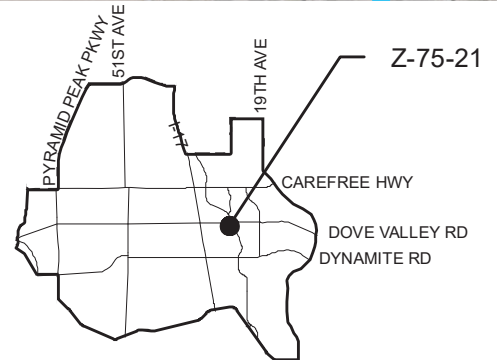
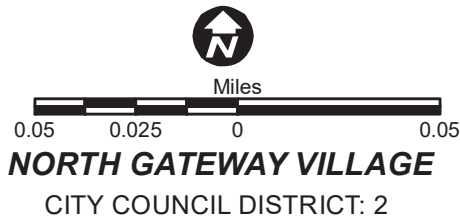
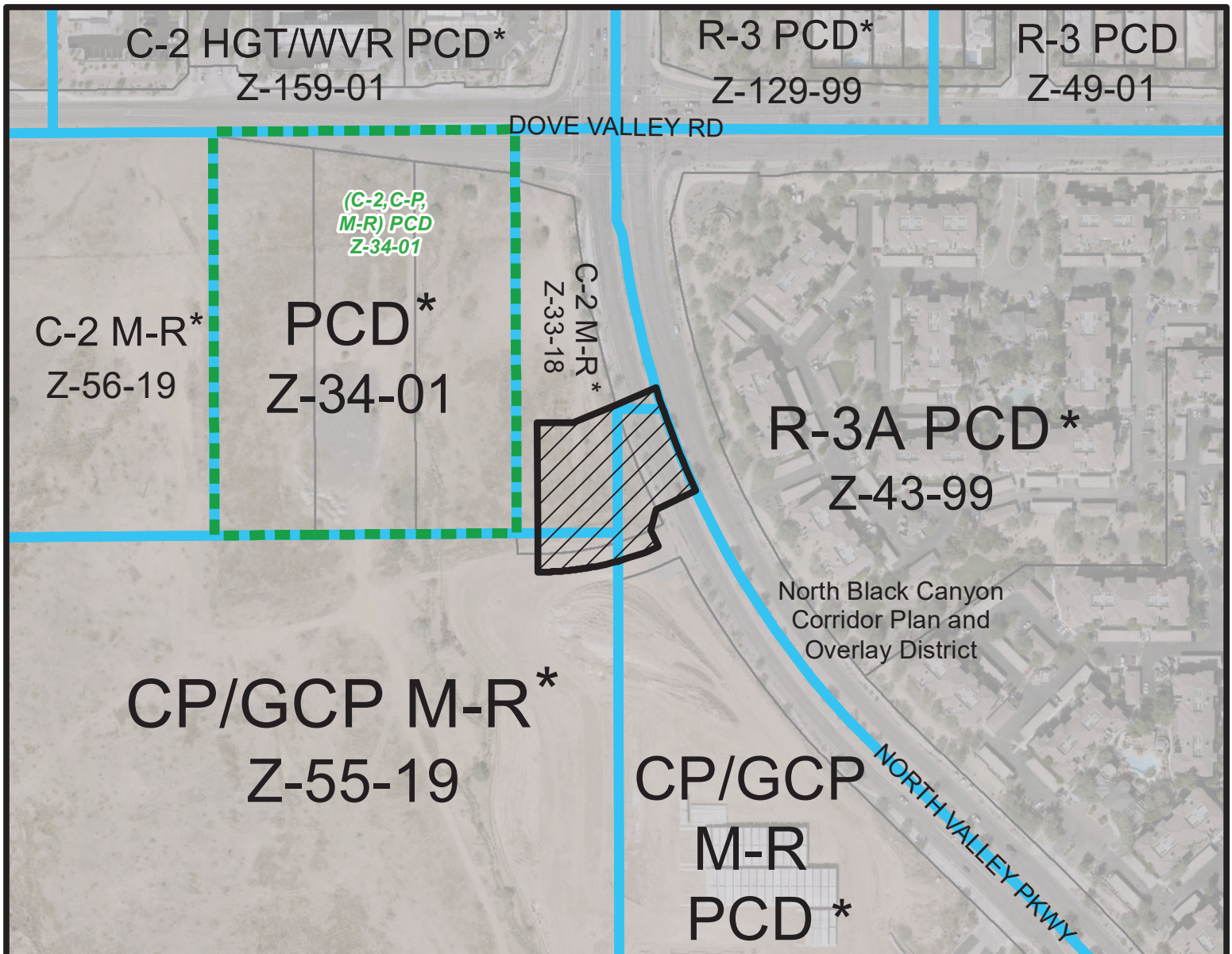
Conceptual building elevations date stamped November 22, 2021

Conceptual landscape plans date stamped November 22, 2021





<b>APPLICANT'S NAME:</b> Neil Feaser, RKAA Architects Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-75-21	<b>DATE:</b> 1/6/2022 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 M-R NBCOD ( 0.60 a.c.) CP/GCP M-R PCD NBCOD ( 0.48 a.c.) CP/GCP M-R NBCOD ( 0.18 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 1.26 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 56-22, 56-23	<b>ZONING MAP</b> R-7	<b>TO:</b> C-2 NBCOD ( 1.26 a.c.)
<b>MULTIPLES PERMITTED</b> C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD C-2 NBCOD	<b>CONVENTIONAL OPTION</b> 8 N/A, N/A N/A, N/A 18		<b>* UNITS P.R.D. OPTION</b> 10 N/A, N/A N/A, N/A 22
* Maximum Units Allowed with P.R.D. Bonus			



<b>APPLICANT'S NAME:</b> Neil Feaser, RKAA Architects Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-75-21	<b>DATE:</b> 1/6/2022 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 M-R NBCOD ( 0.60 a.c.) CP/GCP M-R PCD NBCOD ( 0.48 a.c.) CP/GCP M-R NBCOD ( 0.18 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  1.26 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 56-22, 56-23	<b>ZONING MAP</b> R-7	<b>TO:</b> C-2 NBCOD ( 1.26 a.c.)
<b>MULTIPLES PERMITTED</b> C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD C-2 NBCOD	<b>CONVENTIONAL OPTION</b> 8 N/A, N/A N/A, N/A 18		<b>* UNITS P.R.D. OPTION</b> 10 N/A, N/A N/A, N/A 22
* Maximum Units Allowed with P.R.D. Bonus			

PROJECT DIRECTORY

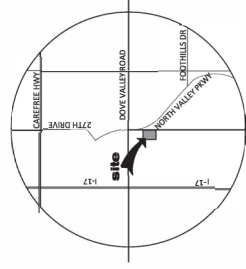
ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FRASER  
PHONE: (602) 955-8900  
FAX: (602) 955-0888  
E-MAIL: nfraser@rkaa.com

SITE DATA

PARCEL NUMBER: 204-11-006  
EXISTING ZONING: C-2 MHR & CP/GCP MHR PCD  
PROPOSED ZONING: C-2  
OVERLAY ZONE: NORTH BLACK CANYON  
NET SITE AREA: 0.839 ACRES (36,557 S.F.)  
GROSS SITE AREA: 1.31 ACRES  
MAX. BUILDING HEIGHT: 56'-0"  
MAX. LOT COVERAGE: 50%  
PROPOSED USE: AUTO SERVICE/TIRE STORE  
PROPOSED BUILDING HEIGHT: 28'-0" MAX.  
BUILDING AREA: 5,854 S.F.  
TOTAL BUILDING AREA: 5,854 S.F.  
BUILDING FLOOR COVERAGE: 16.0%  
TOTAL COVERED AREA: 6,794 S.F.  
TOTAL SITE COVERAGE: 18.58%  
NO. OF BAYS: 8 BAYS  
BUILDING TYPE: 2 SPACES PER BAY  
TOTAL PARKING REQUIRED: 16 SPACES  
TOTAL PARKING PROVIDED: 20 SPACES  
ACCESSIBLE SPACES REQUIRED: 02 SPACES  
ACCESSIBLE SPACES PROVIDED: 02 SPACES

PARKING REQUIRED:  
- 2 SPACES PER BAY  
- PLUS 1 SPACE PER 300 SF OFFICE AND SALES  
TOTAL PARKING REQUIRED:  
TOTAL PARKING PROVIDED

ACCESSIBLE SPACES REQUIRED:  
ACCESSIBLE SPACES PROVIDED:



VICINITY MAP  
SCALE: N.T.S.

CITY OF PHOENIX

NOV 2 2021

Planning & Development  
Department

SP-1

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REGISTERED PROFESSIONAL ARCHITECT  
1000 NORTH AVENUE, SUITE 100  
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WWW.RKAA.COM

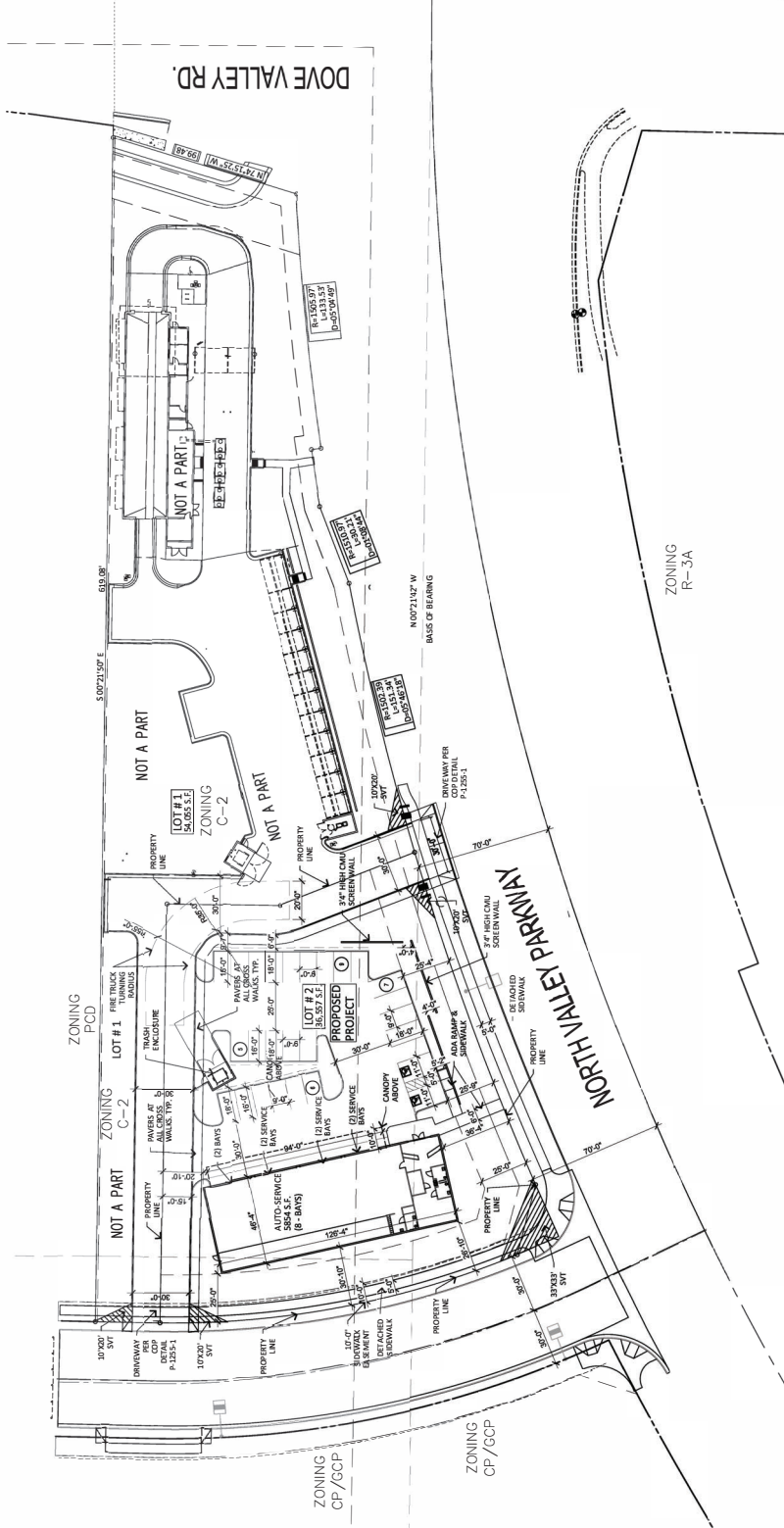
RKAA#20027.50

GREG CLARK AUTOMOTIVE

S OF SWC OF NORTH VALLEY PKWY & DOVE VALLEY RD

PHOENIX, ARIZONA, 85085

DATE: 11-08-2021 (PRELIMINARY)

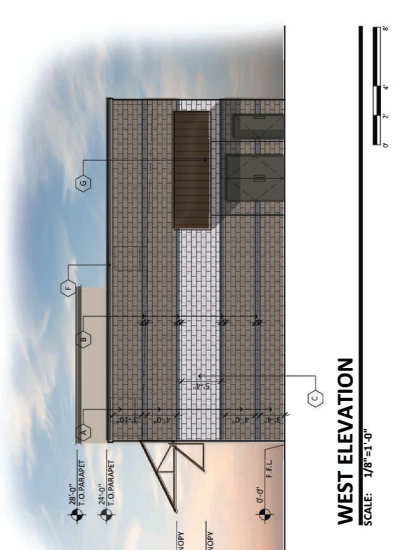
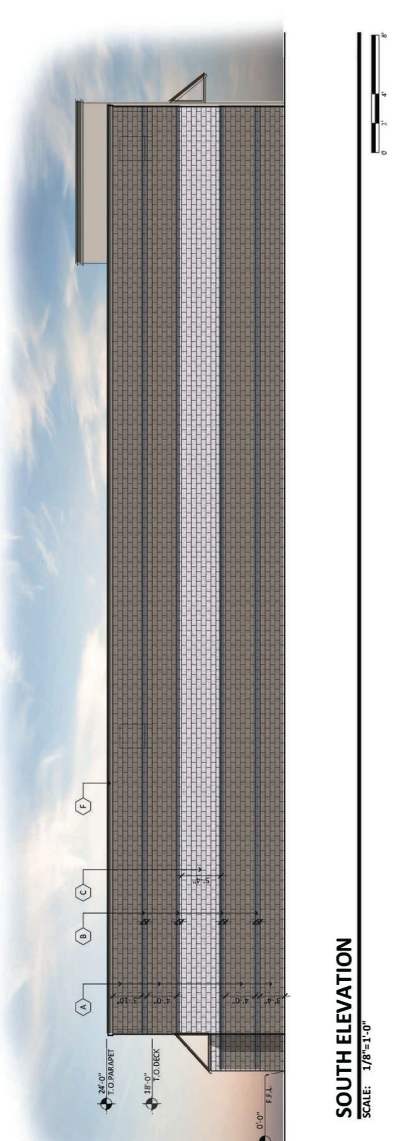
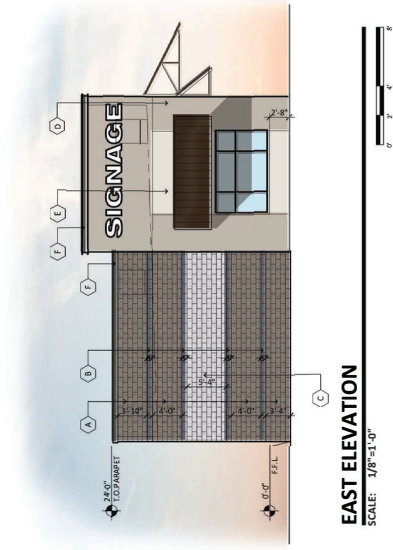
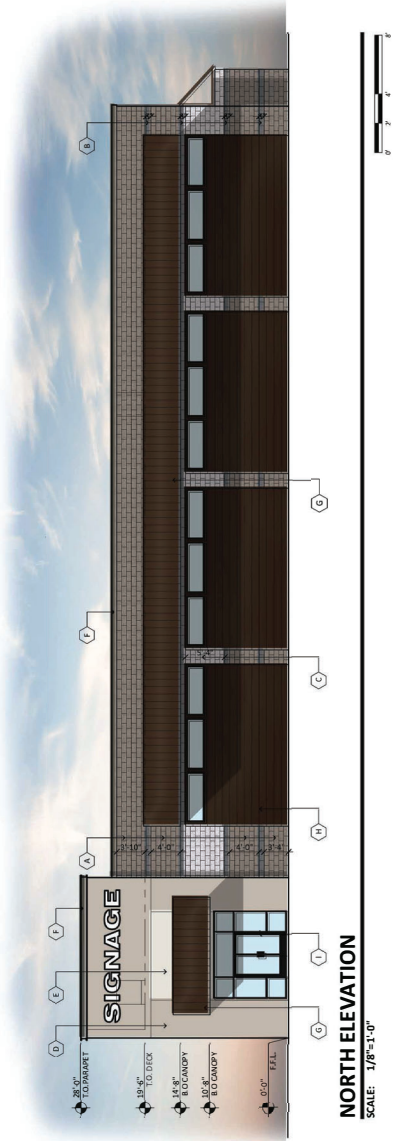


SITE PLAN  
SCALE: 1" = 30'-0"



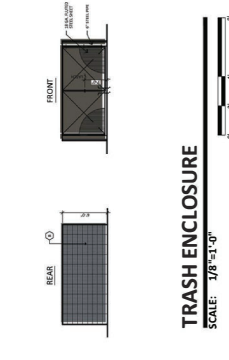
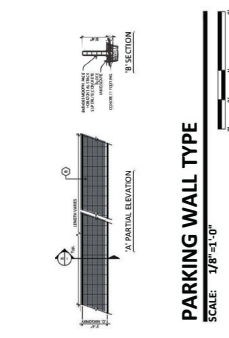
KVA # 18-3691,  
PLANNING PRE-APP #2015829, DT:01/04/21  
REZONING PRE-APP #21-129, DT: 10/19/21  
VILLAGE: NORTH GATEWAY  
ZONING HISTORY: Z-43-99 & Z-33-18

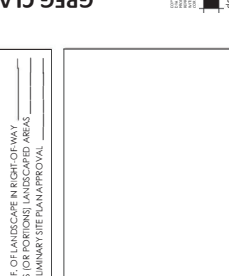
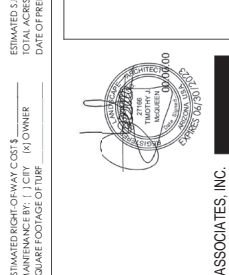
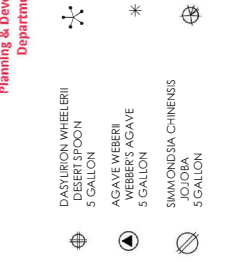
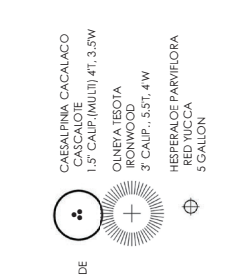
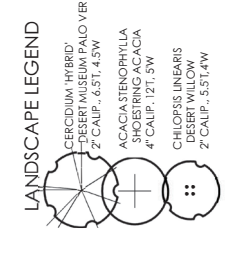




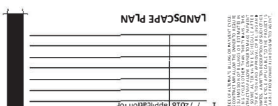
**MATERIALS & COLORS** SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT

<b>1</b> BRICK CMU BLOCK : MFG: SUPERLITE BLOCK FINISH: SPUT FACE COLOR: HOPI SANDSTONE	<b>2</b> BRICK CMU BLOCK : MFG: SUPERLITE BLOCK FINISH: SPUT FACE COLOR: MISSION WHITE	<b>3</b> STUCCO : MFG: ATLAS COLOR: MEDIUM BRONZE SPEC: COLONIAL SEAM FINISH: SMOOTH	<b>4</b> ALUMINUM STOREFRONT : MFG: KAWNEER FINISH: BLACK
<b>5</b> BRICK CMU BLOCK : MFG: SUPERLITE BLOCK FINISH: SPUT FACE COLOR: CHARCOAL	<b>6</b> STUCCO : MFG: ATLAS COLOR: JANUS SPEC: SW 6027 FINISH: SMOOTH	<b>7</b> PAINTED STEEL : MFG: SHERWIN WILLIAMS COLOR: JANUS SPEC: SW 6027 FINISH: SMOOTH	<b>8</b> ROLLER DOORS : MFG: JANUS COLOR: BRONZE





**CITY OF PHOENIX GENERAL LANDSCAPE NOTES:**  
THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES, GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.  
THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY INSPECTOR AND NOT IN DETAIL.  
CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR INFORMATION ONLY AND SHALL NOT PREVENT THE CITY FROM REQUESTING CORRECTION OF ERRORS IN THE PLANS, WHERE SUCH ERRORS ARE SUBSTANTIAL, TO BE IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS.  
CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST ARIZONA NURSERYMAN ASSOCIATION (ANMA) OF GOVERNMENT (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.  
FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AN APPROVED ASSURANCE IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.  
NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602.262.7811.  
ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.  
ALL RIGHT-OF-WAY AND CITY-REQUIRED PERIMETER, RETENTION AND PARKING PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES' LOW WATER USE PLANT LIST.  
CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602.262.4662 TO VERIFY OWNERSHIP OF ANY MATERIAL IN THE PUBLIC ROW PRIOR TO ANY PLANT RELOCATION OR REMOVAL. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO STREET CLOSURE OR REMOVAL OF ANY CITY PLANT MATERIAL ON EQUIPMENT.  
CONTACT THE STREET TRANSPORTATION DEPARTMENT FORESTRY SUPERVISOR AT 602.262.4294 PRIOR TO THE RELOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. ROW. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL, OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RELOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.  
ALL EXISTING TREES AND SHRUBS IN RIGHT OF WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.  
THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT OF WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT OF WAY Y ARE NOT APPROVED BY THE CITY OF PHOENIX LANDSCAPE SECTION AT 602.262.7811.  
PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.  
WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.  
TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'8") PER SECTION 10.5.1.11.5 OF THE CITY OF PHOENIX ZONING ORDINANCE.  
PVC PIPE LATERALS ARE REQUIRED A MINIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL & ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.  
PLANT QUANTITIES AND CAULDER SIZE PER THE ZONING REQUIREMENTS FOR THE SITE PROVIDED IN THE LEGEND ON THE APPROVED PLAN. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.  
SPECIFIED THEN THE BOX SIZE MUST BE INCREASED TO MEET CAULDER REQUIREMENTS.  
PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PROVIDED TO THE CITY OF PHOENIX FOR REVIEW AND APPROVAL. THE CITY OF PHOENIX LANDSCAPE SECTION, AND THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.  
**MISC. LANDSCAPE NOTES** THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.  
- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH  
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'8"  
- CAULDER WITH A MINIMUM 6.5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.  
- TREES AND CAULDER SHALL BE PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.  
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 7' MINIMUM CLEAR CANOPY (MINIMUM 6.5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED).  
- PLANT MATERIAL WITHIN THE CITY OF PHOENIX RIGHT-OF-WAY SHALL BE MAINTAINED AT A MINIMUM CLEAR CANOPY.  
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL.  
- NO SLOPES ARE GREATER THAN 4:1.  
- NO SLOPES ARE GREATER THAN 1:1.  
- NO SLOPES ARE GREATER THAN 1:1.  
- NO SALVAGED PLANT MATERIAL.



**GREG CLARK AUTOMOTIVE**  
509 SW OF NORTH VALLEY PARKWAY AND DOVE VALLEY RD  
PHOENIX, ARIZONA 85008

**LANDSCAPE ARCHITECT** **CITY OF PHOENIX** **DATE**  
**ESTIMATED RIGHT-OF-WAY COST \$** **ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY**  
**SQUARE FOOTAGE OF TURF** **DATE OF PRELIMINARY SITE PLAN APPROVAL**

**KIVA NO:**  
**CCPR NO:**  
**SEV NO:**  
**LSPN:**  
**G-S NO:**

**T.J. McQUEEN & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
SITE PLANNING  
10450 N 74th Street, Suite 120  
Scottsdale, AZ 85258  
P: 602.983.4330  
EMAIL: tmcqueen@tjma.net

**La.01**  
Project: 20027  
DATE: 11.15.21