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PLANNING COMMISSION REPORT

MEETING DATE: September 27, 2006

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Safeway @ The Summit Fuel Sales - 19-UP-2006

REQUEST

Request to approve a conditional use permit for a gasoline service station on a 57,439 +/- square foot parcel (pad 4) located at 32515 N. Scottsdale Road with Central Business District, Environmentally Sensitive Lands (C-2 ESL) zoning.

Key Items for Consideration:

- This site is a pad site at The Summit shopping center that has been partially cleared.
- There are few locations for gasoline sales in the general area.
- The site is well buffered from nearby neighborhoods.

Related Policies, References:

The current zoning was established by Maricopa County long before this area was annexed in 1983. The retail center development was approved in case number 118-DR-1999.

OWNER

Donahue Schriber Realty Group
1-714-545-1400

APPLICANT CONTACT

Lynne Lagarde
Earl Curley & Lagarde PC
602-265-0094

LOCATION

32515 N. Scottsdale Road

BACKGROUND

Zoning.

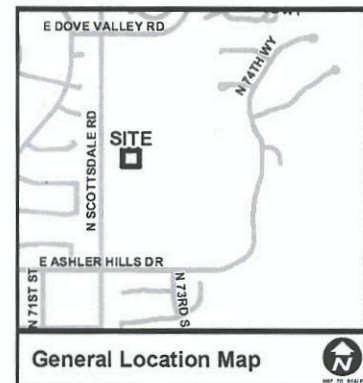
The site is zoned C-2 (Central Business District) ESL (in the Environmentally Sensitive Lands Overlay District). The C-2 zoning district allows for a wide range of retail, business and service uses. The ESL overlay includes a number of special standards that encourage development design that is sensitive to the desert setting.

General Plan.

The General Plan Land Use Element designates the property as commercial. This category includes various types of retail and service uses.

Context.

This site is located a short distance south of Dove Valley Road on the east side of Scottsdale Road.



Adjacent Uses and Zoning

- North C-2 ESL (Commercial uses in the ESL overlay)
- South R1-43 ESL (Single family uses in the ESL overlay – this parcel has been dedicated as NAOS to serve as an open space buffer)
- East R-5 ESL (Multi-family uses in the ESL overlay – this site is dedicated to the city as a future park)
- West R1-10 ESL (Single family uses in the ESL overlay – these neighborhoods are within the Terravita development)

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request**

The request is for the approval of a Use Permit for a service station as defined and detailed in the Zoning Ordinance. This gasoline sales facility would be operated in conjunction with the Safeway supermarket located to the east in the same retail center. The proposal includes a parking canopy over four islands with eight pumps and a small store. This is a relatively new operating program for supermarkets, such as the Albertson's at Thomas and Scottsdale Roads, but has been done at large discount stores such as COSTCO and Sam's Club for a number of years.

Development Information

- | | |
|----------------------------|--|
| • Existing Use | Vacant land and surplus parking area zoned for commercial uses |
| • Buildings/Description | Gasoline sales facility with a small store |
| • Parcel Size | 1.52 acres for the designated pad |
| • Building Height Allowed | 36 feet |
| • Proposed Building Height | 18.75 feet |
| • Floor Area | 250 square feet |
| • Other | 192 foot setback from Scottsdale Road |

IMPACT ANALYSIS**Traffic.**

The traffic that will be generated by this use should be typical for a larger retail center such as this. Given the distance this site is from the closest homes (over 350 feet), the traffic impacts of this proposed use will not be discernable from the general traffic of the retail center. Traffic will not be directed through any residential areas.

Parking

One space is required, seven are provided. The parking area currently on this parcel was intended for a future retail building on the parcel and is surplus to the rest of the center.

Police/Fire

The nearest Fire Station is two miles to the east on Pima Road. This use can be accommodated by existing emergency services and facilities.

Open space, scenic corridors

The site is adjacent to the Scottsdale Road scenic corridor, which is much

wider than normal (100 feet plus an additional 50 feet for a drainage basin that has been revegetated) The Summit retail center provides the required open spaces including NAOS on the west and south sides as well a various other open spaces internal to the center

Policy Implications

There are few sites in this general area that have zoning that would allow a gasoline service station use No other zoning of this nature is planned for in the area The other retail sites nearby in the City of Scottsdale, including Terravita Marketplace, El Pedregal and the new center to be built at the southeast corner of E Lone Mountain Road and N Scottsdale Road, are built out or fully committed to uses that do not include gasoline sales The nearest other commercial sites in Scottsdale are located south at Pinnacle Peak Road and N Scottsdale Road, in the Troon North development, and possibly at the southeast corner of E 56th Street and Carefree Highway Other commercial areas than have or can have gasoline sales include the downtown areas of Carefree and Cave Creek, the intersection of Carefree Highway and Cave Creek Road, and the Tatum Ranch development that is located roughly three miles to the southwest in the city of Phoenix

Use Permit Criteria

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows

- A That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors
 - 1 Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination
 - **This use will follow all applicable city, county and state codes and standards for fuel handling. The lighting in the canopy will be recessed and all fixtures will have horizontal cut-off characteristics.**
 - 2 Impact on surrounding areas resulting from an unusual volume or character of traffic
 - **The traffic generated by this use is the same in nature and general volume that would be expected for the retail shopping center of this size No traffic from this site is directed through a residential neighborhood. Scottsdale Road, as a major arterial, is a regional traffic route that carries significant volumes of traffic but has reasonable additional capacity in this location The original assumptions for traffic generated from this pad site were for either general retail or a restaurant use A restaurant use can have a similar or greater peak hour traffic generation rate**
 - 3 There are no other factors associated with this project that will be materially detrimental to the public
 - **As a part of a larger retail center, other potential impacts of**

development on this site, such as drainage, have been managed with the original approval of The Summit shopping center development plan

- B The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas
- The site is a designated development pad located in an existing retail center that has similar retail and service uses The closest residential areas are separated by a total distance of over 350 feet, including scenic corridors (220+ feet) and an arterial road (130 feet)
- C The additional conditions specified in Section 1 403, as applicable, have been satisfied
- This application complies with the provisions of Section 1.403 Q. Service Stations as well as the city's design standards for such a use**

Community Involvement.

The applicant has conducted substantial community involvement, including mail notification to all property owners within 750 feet, major homeowners associations in the vicinity and other groups that have been involved with the approvals of this retail center in the past Although there have been some concerns expressed, particularly by residents to the west, the general response has been to accept this use proposal

Community Impact.

This use will provide a service that has limited opportunity to occur in the general area Locating a gasoline service station on this site is not expected to set any precedent for other similar uses or any land use changes in the area

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff finds that this application meets the criteria established for a Service Station Use Permit as provided in the Zoning Ordinance and recommends approval subject to the attached stipulations


**RESPONSIBLE
DEPT(S)**

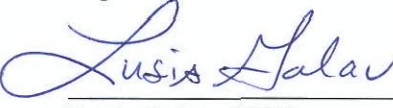
Planning and Development Services Department
Current Planning Services

STAFF CONTACT(S)

Don Hadder
Principal Planner
480-312-2352
E-mail dhadder@ScottsdaleAZ.gov

APPROVED BY


Don Hadder
Report Author


Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Stipulations
- 1A. Additional Information
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. Site Plan
8. Context Photos

STIPULATIONS FOR CASE 19-UP-2006

PLANNING/ DEVELOPMENT

- 1 CONFORMANCE TO DEVELOPMENT SUBMITTAL On site automobile circulation design and screening of service areas shall be consistent with the site plan and enlarged site plan submitted by Esencia with a City of Scottsdale received date of 8/2/2006 These stipulations take precedence over the above-referenced site plan Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council
- 2 DESIGN Building and structure architecture shall be the consistent with the existing Summit shopping center
- 3 DESIGN The particular massing, materials, colors, and finishes of screening treatments for service areas shall be subject to Development Review Board approval However, no wall section shall exceed six feet in height When greater height is required for screening, wall sections shall be separated horizontally by no less than six feet using terracing
- 4 LANDSCAPING Plant species shall be consistent with the palette of materials used throughout the existing Summit shopping center except that all species must come from the City's list of Indigenous Plants for Environmentally Sensitive Lands
- 5 LANDSCAPING Landscape frontage along Scottsdale Road shall include mature trees for the purpose of screening the gasoline sales pumps The trees shall be of quantity, specie, and location as determined by the Development Review Board
- 6 OUTDOOR LIGHTING All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for sign lighting
 - a The individual luminaire lamp shall not exceed 250 watts
 - b The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 15 feet
 - c All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze
 - d Incorporate into the project's design, the following
Parking Lot and Site Lighting
 - 1 The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles All exterior luminaries shall be included in this calculation
 - 2 The initial vertical illuminance at 6.0 foot above grade, along the south and west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles All exterior luminaries shall be included in this calculation
 - e All Service Canopy and Bay Lighting
 - 3 The maintained average horizontal illuminance level at grade under the canopy shall not exceed 20 foot-candles The maintained maximum horizontal illuminance level at grade under the canopy shall not exceed 50 foot-candles However, the Development Review Board may consider a modification of these standards up to plus or minus 25% if the City of Scottsdale Lighting Consultant determines that a greater or lesser amount of lighting is desirable for the task and context

4. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
 5. Bottom of canopy fascia shall be no less than eight inches below the bottom of fixture lenses.
 6. Lights shall not be mounted on the top or sides of the canopy.
 7. The sides or fascias of the canopy shall not be illuminated.
- f. Building Mounted Lighting:
8. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
 9. The maintained average horizontal illuminance at grade within 15 feet of the kiosk entries and windows, including any spill light from the kiosk interior, shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade within 15 feet of the storefront entries and windows, including any spill light from the store interior, shall not exceed fifteen (15) foot-candles.

CIRCULATION

1. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.

- (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Planning and Development Services staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Planning and Development Services Department, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Planning and Development Services Department.

- 2 NOTICE OF INTENT (NOI) With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a copy of the NOI
- 3 DUST CONTROL PERMITS Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control Call the county 602-507-6727 for fees and application information
- 4 UTILITY CONFLICT COORDINATION With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company
- 5 ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ) The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ In addition
 - a Before approval of final improvement plans by the Planning and Development Services Department, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD)
 - b Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD This evidence shall be on a document developed and date stamped by the MCESD staff
 - c Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD This evidence shall be on a document developed and date stamped by the MCESD staff
 - d Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings
 - e Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall
 - (1) Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD
 - (2) Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form
 - (3) Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities
 - (4) Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD

ADDITIONAL INFORMATION FOR CASE 19-UP-2006

PLANNING/DEVELOPMENT

- 1 **DEVELOPMENT REVIEW BOARD** The City Council directs the Development Review Board's attention to
 - a wall design,
 - b the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c scenic corridors and buffered parkways,
 - d walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - e signage,
- 2 **REVEGETATION OF SCENIC CORRIDORS** The Development Review Board may approve revegetation of the Scenic Corridors
- 3 **NATIVE PLANT PRESERVATION** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

ENGINEERING

- 1 **FEES** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
- 2 **CITY CONTROL OF ACCESS** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

SAFeway AT THE SUMMIT FUEL SALES
REVISED USE PERMIT NARRATIVE
19-UP-2006
Resubmitted August 2, 2006

Safeway is requesting a conditional use permit to add fuel sales to the services it provides to customers at The Summit Shopping Center at the northeast corner of Scottsdale Road and Ashler Hills. The site is zoned C-2 ESL. The fuel services facility will be located immediately south of the Safeway north entry drive into The Summit on a pad site just under one acre in size. The southernmost portion of the site was previously graded for a pad user and the remainder of the site is currently developed with a paved and lighted parking lot. The fuel pumps and a small, manned walk-up kiosk will be located on the paved area. The graded portion of the site will be re-vegetated and remain as open space. The proposed use is compatible with the existing community-level shopping center and will provide convenient fuel services for Safeway customers and others shopping or dining at The Summit.

Safeway has configured the site plan to be sensitive to neighbors to the west across Scottsdale Road as well as to the aesthetics of the Scottsdale Road scenic corridor. Substantial setbacks and screening of the facility are proposed. The fuel pumps and canopy are set back approximately 250 feet from Scottsdale Road. The walk-up kiosk building is approximately 192 feet from Scottsdale Road behind the scenic corridor and an additional retention area. The small kiosk facility together with two additional rows of trees and other vegetation will provide screening from Scottsdale Road. The 250 square foot kiosk will be manned and will offer only products that can be passed through the cashier's window, like soft drinks, candy, cigarettes, but no beer or alcohol. It will offer only a very limited range of products not the full range typically found at a convenience store.

The fuel service facilities themselves include four (4) islands with eight (8) fuel pumps, which could service up to sixteen (16) cars. The canopy complies with the Scottsdale height limitation of a minimum of 13 feet 9 inches and will incorporate recessed lighting. There will be no lighting on the canopy façade other than for signage. Additional light shielding of the recessed fixtures will be provided as necessary to reduce any impacts on homes to the west, which are approximately 375 feet from the canopy itself. The fuel service facilities and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit. Use of the same materials, stacked stone and others, as well as colors and accent features, such as the landscape pots, will integrate the new fuel services facilities with the shopping center's architecture and design theme. The fuel services and kiosk will be in operation only when the Safeway store is open. Safeway currently opens at 6:00 a.m. and closes at 11:00 p.m. During the hours the Safeway store is closed for business, the fuel station and kiosk will also be closed for business.

The site was designed to minimize any impact to neighboring residential properties to the west across Scottsdale Road and to maintain a minimal impact on Scottsdale Road itself. Separation of the fuel canopy into three distinct structures avoids the creation of long horizontal building lines. Separated by approximately three feet, the openings will allow light to pass through to the

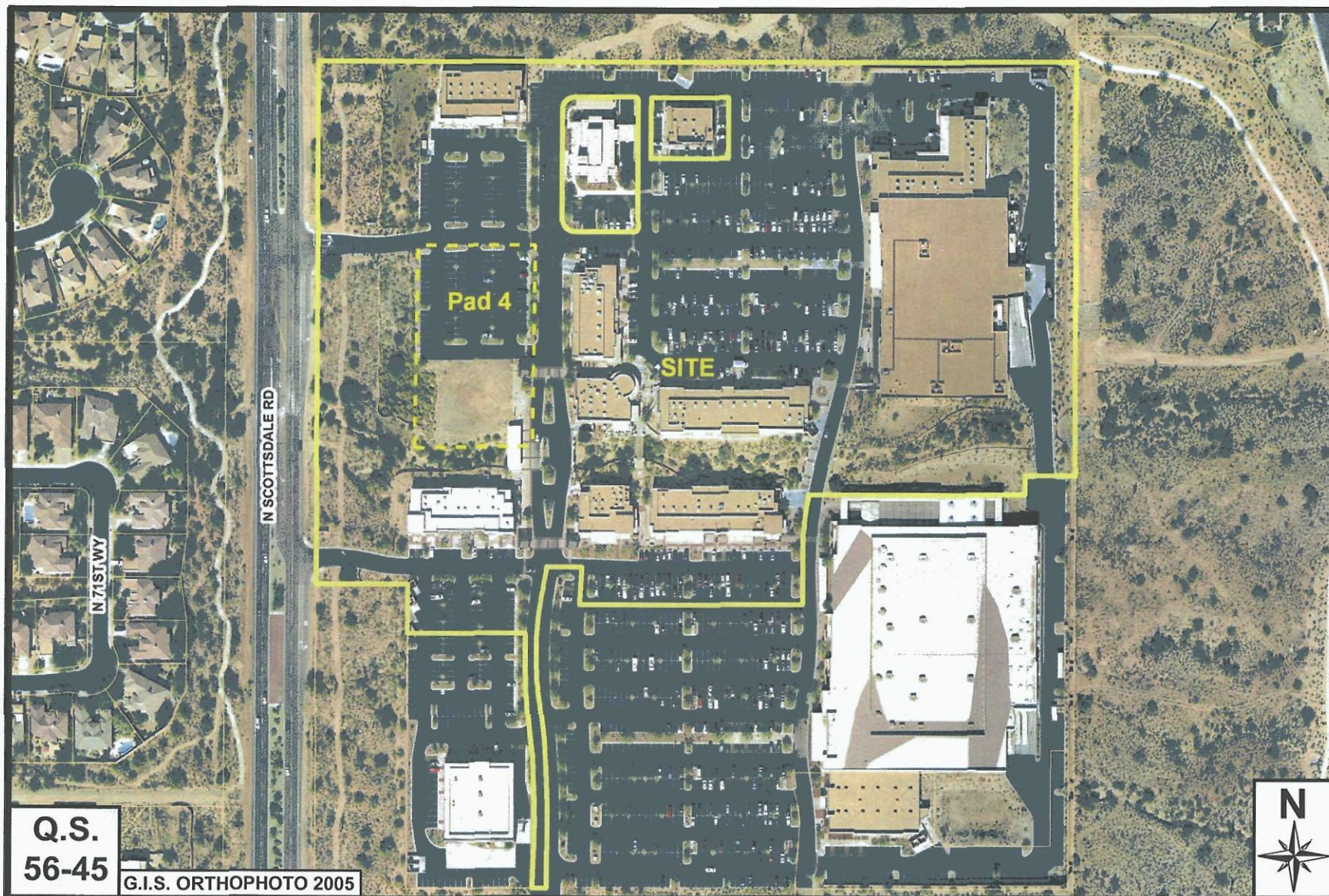
pump locations. The canopy fascia will be a stucco material, incorporating colors and details from the surrounding shopping center. Two tower elements were added to the central canopy to bring visual variety and character to the canopy. The 250 square foot walk-up kiosk is not proposed to be connected to the canopy as typically recommended in the fuel station design guidelines. The extension of the canopy to the small kiosk would make the canopy substantially larger and give it a disproportionately massive presence on the site. By isolating the kiosk building, the structures are kept open and their impact minimized. Unlike other typical larger fuel/convenience facilities, the small walk-up kiosk is placed with its back to Scottsdale Road. This placement will help screen the fuel pumps from Scottsdale Road and residences to the west. In addition to this building placement, a four foot masonry screen wall will block automobile headlights. A double row of 36" box native trees along the west boundary is proposed to further screen the facility.

Architecturally, the materials and design for the fuel services and kiosk match features selected from the surrounding Summit shopping center. Stucco, exposed steel, stacked stone veneer will create a unique and attractive fueling facility consistent with the architectural theme of existing buildings within the center. The proposed lighting complies with the Scottsdale's fuel station lighting requirements. The under canopy lights will be flush-mounted, and light will be directed on the fuel dispensers themselves. Site lighting will be minimal and maintain the current light levels of the parking lot while maintaining safe lighting conditions for fuel services operations. With the proposed screening along the western boundary and the setback well over 200 feet from Scottsdale Road, the impact to Scottsdale Road and to residences across the ultimately 6 lane major arterial with a landscaped median will be minimal.

The fuel services area has been designed in compliance with all Ordinance conditions for fuel station use permits and with the City's Gas Station and Convenience Store Design Guidelines. There is a detailed landscape plan showing plant type, size and spacing. The fuel services facilities are of a unique design character appropriate to The Summit shopping center architectural theme and renderings will be provided. As stated above there is a request for approval for the canopy not to be connected to the roof of the kiosk because of its extremely small size. No driveway extends into the curb radius. Lighting is shielded and designed to avoid spillage and glare. The site exceeds the minimum required lot area of 22,500 square feet. Plant screening and an additional 4' masonry screen wall are provided between the site and the residentially zoned property across Scottsdale Road. The site plan shows the building area and kiosk area, there is no repair or servicing of vehicles proposed.

The requested fuel service facilities also comply with all other use permit criteria. The site plan and structures have been designed to avoid negative impacts from noise, smoke, odor, dust, vibration or illumination. The traffic impact study confirms that there is no unusual volume or character of traffic associated with the fuel services, but rather the traffic impacts are generally consistent with those projected for the center in the original traffic study submitted at the time of The Summit Development Review Board (DRB) approval. As part of The Summit, which is a community level shopping center, the fuel sales use is compatible with the types of uses permitted in the surrounding area, and its compatibility with the area is enhanced by the more than generous setback from Scottsdale Road, the architecturally compatible design and the heavy landscape screening provided.

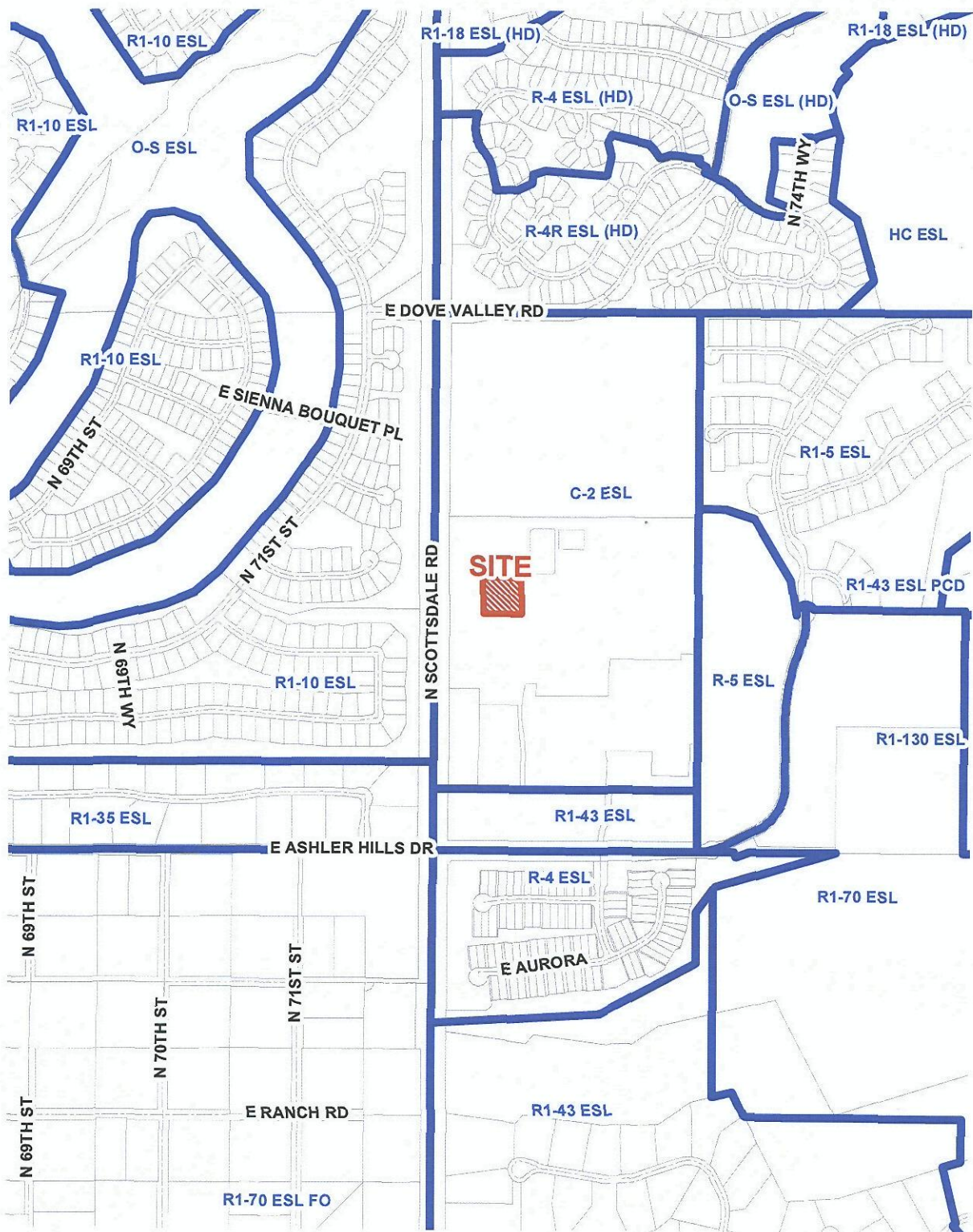
ATTACHMENT #3



Safeway/ Summit Fuel Sales

19-UP-2006

ATTACHMENT #3A



19-UP-2006

ATTACHMENT #4



March 27, 2006

TUMOLO DANIEL V/CAMILLE M
7056 E BURNSIDE TRL
SCOTTSDALE, AZ 85262

Parcel 216-50-630

RE Safeway at The Summit
Scottsdale, AZ

Dear Neighbor

We hope that you have been pleased with the ongoing improvements and additional services being offered at our Safeway store at The Summit. We want to let you know about an additional service that Safeway would like to offer its customers at The Summit to add to your shopping convenience. Safeway is applying for a Conditional Use Permit for Safeway fuel services to be located on the parking area immediately to the south of the Safeway entry drive over 200 feet from the Scottsdale Road right-of-way behind the scenic corridor and retention area. The proposed fuel services facility reflects The Summit's environmental sensitivity and high quality architectural design to assure compatibility with the area.

We would like to invite you to an Open House at the proposed fuel services site to review and discuss our proposal with you. Please join us at The Summit just south of the Safeway entry drive from 5:30 to 7:00 p.m. on Tuesday, April 11, 2006, for the Open House.

We look forward to getting together with you on the 11th, but if you are not able to attend or have any questions in the meantime, please feel free to give our zoning attorney Lynne Lagarde a call at 602-265-0094 or contact me directly at (480) 894-4201.

Sincerely,



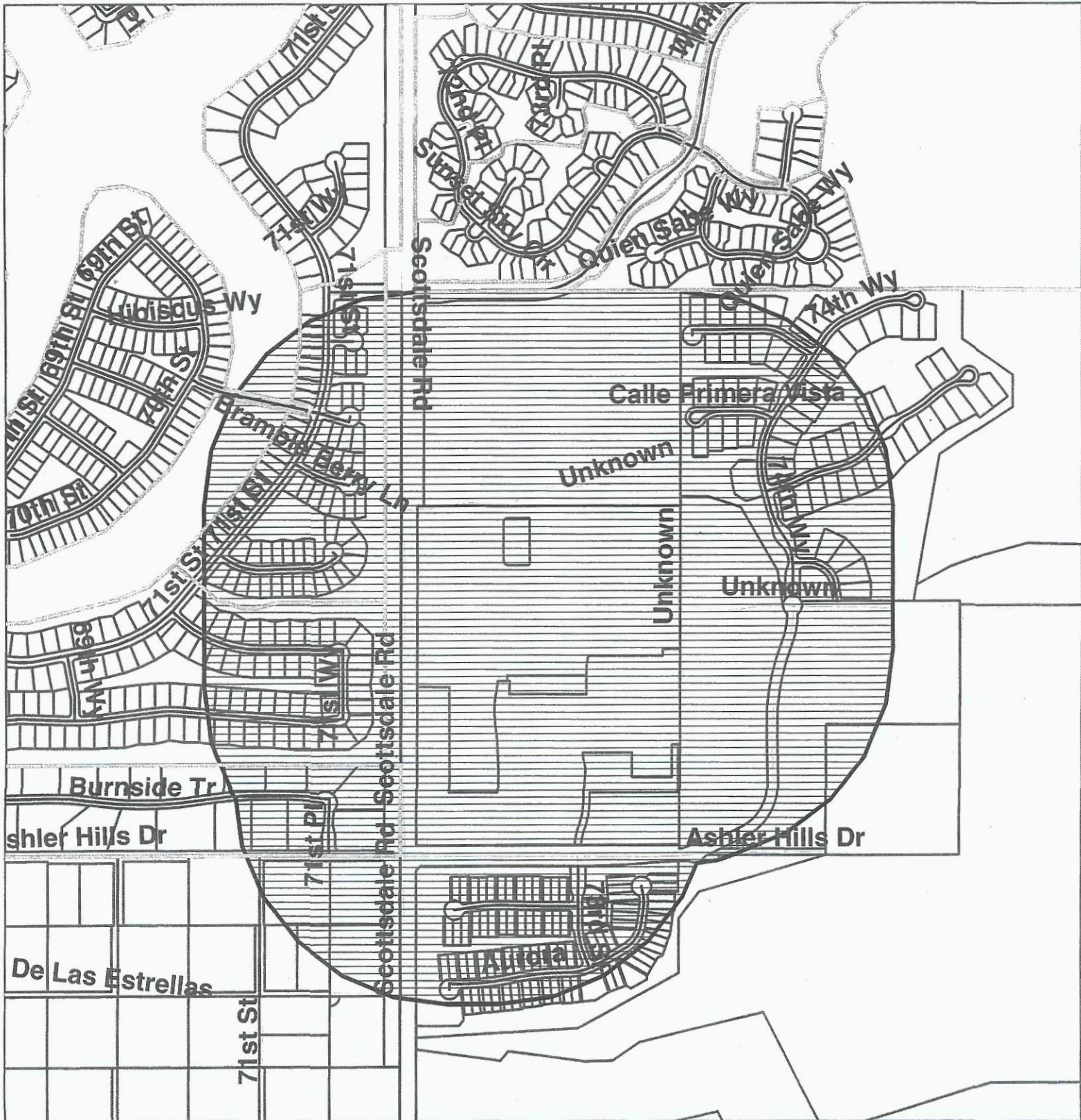
Jan L. Martin
Director, Real Estate

19-UP-2006
6/19/2006

Safeway Inc.
Phoenix Division
2750 S. Priest Drive
Tempe, AZ 85282

ATTACHMENT #5

County Parcels



<u>HOA Name</u>	<u>Contact Person</u>	<u>Address</u>	<u>City & State</u>
Coalition of Pinnacle Peak (C O P P)	Bob Vairo, President	10040 E Happy Valley Rd , #451	Scottsdale, AZ 85255
Coalition of Pinnacle Peak (C O P P)	Linda Whitehead, Vice-President	8912 E Pinnacle Peak PMB 275	Scottsdale, AZ 85255
Desert Property Owners Association	John Aleo	28625 N 83rd St	Scottsdale, AZ 85265
Desert Property Owners Association	Tony Nelssen	7736 E Redbird	Scottsdale, AZ 85262
Desert Property Owners Association	Howard Myers, President	6631 E Horned Owl Tr	Scottsdale, AZ 85262-8511
Friends of the Scenic Drive	Edie Shannon, President	30068 N 77th Pl	Scottsdale, AZ 85267
Ironwood Retreat Community Association	David Mass, President	32217 N 71st Pl	Scottsdale, AZ 85262
Ironwood Retreat Community Association -	Jack Leibert, Property Manager	8900 N Central Ave , Ste 213	Phoenix, AZ 85020
Terravita	Ron Roessler, President	6075 E Evening Glow Dr	Scottsdale, AZ 85262
The Club at Winfield	c/o Ms Susan Kuikman	33505 N Winfield Dr	Scottsdale, AZ 85262
Solstice at Sevano HOA / Ogden Real Estate	c/o Ms Mary Albrecht	5725 N Scottsdale Rd , #C-100	Scottsdale, AZ 85250
Las Piedras HOA / Premier Management	c/o Ms Phyllis Stewart	P O Box 12510	Chandler, AZ 85248



LAS PIEDRAS AT SEVANO VILLAGE HOA INC
PO BOX 12510
CHANDLER, AZ 85248 USA
Parcel 216-51-169

TUMOLO DANIEL V/CAMILLE M
7056 E BURNSIDE TRL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-630

AZIL4 LLC
7877 E HANOVER WY
SCOTTSDALE, AZ 85255 USA
Parcel 216-51-166

FULLER DOUGLAS H/EMILY GOTTSACKER
1603 WOODSIDE LN
SHEBOYGAN, WI 53081 USA
Parcel 216-50-482

DONAHUE SCHRIBER REALTY GROUP L P
2235 FARADAY AVE SUITE O
CARLSBAD, CA 92008 USA
Parcel 216-51-102

SATTLER JUERGEN/MARGIT
7067 E BUNSIDE TR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-650

JACKSON MICHAEL C/JACKSON ROBERT/JENNIFER M
7135 E SIENNA BOUQUET PL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-554

AWAN IHSAN H/AIASHA A
7159 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-425

LAS PIEDRAS AT SEVANO VILLAGE HOA INC
PO BOX 12510
CHANDLER, AZ 85248 USA
Parcel 216-51-167

REESE HARRY J/ROCHELLE F
7130 E SIENNA BOUQUET PL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-556

NOTTINGHAM JUDITH K TR
7140 E BRAMBLE BERRY LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-549

GITOMER JAMES J/SHELLEY B
11 SHADED GLEN CT
OWINGS MILLS, MO 21117 USA
Parcel 216-50-519

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-587

WOLK MARJORIE

7176 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-484

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-591

GOLBUS GLENN A/VIVIAN A
510 KINGSLEY
ARLINGTON HEIGHTS, IL 60004 USA
Parcel 216-50-580

KNAUSS CLARK TR
2255 BYARS LN
SPARKS, NV 89431 USA
Parcel 216-50-481

MELONI JOSEPH D
7168 E THIRSTY CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-435

ZIBELMAN ROBERT/SALLY
7115 E THIRSTY CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-477

TARGET CORPORATION
PO BOX 9456
MINNEAPOLIS, MN 55440 USA
Parcel 216-51-090-A

PENA YOLANDA C/DELOORO NORBERT CASTEL
7152 E MIGHTY SAGUARO WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-486

NEWMAN DAVID I/NAOMI G
13914 BORA BORA WY APT D209
MARINA DEL REY, CA 90292 USA
Parcel 216-50-566

FOX CAROL
7438 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-149

MADIGAN CHARLES J/MARILYN L
7092 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-491

SORAYA KRISTIN A
7470 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-147

STANOJLOVIC KATHLEEN K
7117 E HIBISCUS WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-560

DONAHUE SCHRIER REALTY GROUP L P
2235 FARADAY AVE SUITE O
CARLSBAD, CA 92008 USA
Parcel 216-51-101

ESKRA RUDOLPH TR

24 COUNTRY CLUB VILLAGE
PUEBLO, CO 81008 USA
Parcel 216-50-583

DVORAK & ASSOCIATES LLC
822 7TH ST
#540
GREELEY, CO 80631 USA
Parcel 216-50-551

WHITE BARBARA TR
7151 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-523

FIFLIS MICHAEL P/MCMAHON ALISA
7454 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-148

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-593

HAWKINS GORDON
PO BOX 26701
SCOTTSDALE, AZ 85255 USA
Parcel 216-50-536

POWELL CONSTANCE S TR
7146 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-535

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-511

HOICHEVAR JEROME L/LINDA L
7121 E BRAMBLE BERRY LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-540

FRANTZ MARIE
7152 E BRAMBLE BARRY LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-548

BAUMGARTHUBER MICHAEL
P O BOX 32
CAVE CREEK, AZ 85027 USA
Parcel 216-50-485

LOGAN WILLIAM R/JANE L
748 MILTON GROVE RD
ELIZABETHTOWN, PA 17022 USA
Parcel 216-50-475

AVERY STEPHEN A/FERNE D
1633 SECOND ST UNIT 106
HIGHLAND PARK, IL 60035 USA
Parcel 216-50-541

MALANDRO RUDOLPH TR
7116 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-489

WHITLEY SCOTT S/DONNA J
52 LASCELLES BLVD
TORONTO, ON M5P 2E7 CAN
Parcel 216-50-434

REX CORPORATION
12602 E DESERT COVE AVE
SCOTTSDALE, AZ 85254 USA
Parcel 216-51-002-R

RICHARDS RANDY
7183 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-527

DEITTE ROLLAND JOSEPH/SHARON JOY TR
7144 E THIRST CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-437

LOMBARDO ANDREW J
7169 E BRAMBLE BERRY LN
SCOTTSDALE, AZ 852627178 USA
Parcel 216-50-544

JOHNSON SIDNEY L/MAUREEN
7183 E MIGHTY SAGUARO WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-427

HILL LAWRENCE C/PATRICIA A
7110 E HIBISCUS WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-564

LIEBRECHT CLAUDIA
5105 ARDEN AVE
EDINA, MN 55424 USA
Parcel 216-50-441

CODDING JAMES W/SANDRA M
3520 MIDWAY DR
SANTA ROSA, CA 95405 USA
Parcel 216-50-565

COOK MARK T/SANDI J
7129 E HIBICUS WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-561

STALLARD SCOTT J/ALLAN MARLU TR
42242 N 107TH PL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-521

MATTSON WILLIAM W/OWEN
12035 IOKA WAY NW
SILVERDALE, WA 98383 USA
Parcel 216-50-555

DEMILLIANO ALAN/MARLENE
2015 WAVELAND AVE
CHICAGO, IL 60618 USA
Parcel 216-50-546

MISHRA PURNA C/PRANATI
7147 E BURNSIDE TRL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-652

KILSTROM RICHARD/EILEEN TR
10191 E FILAREE LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-545

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-514

SCOTTSDALE CITY OF
3939 CIVIC CENTER BLVD
SCOTTSDALE, AZ 85251 USA
Parcel 216-51-098

KINCADE DAVID A/KATHERINE
7139 E THIRSTY CACTUS
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-479

GOODRICH ROBERTA S TR
7114 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-539

CHERNER MARLA/LARRY
39 CHESTNUT TER
BUFFALO GROVE, IL 60089 USA
Parcel 216-50-424

MYERS LAFE H/CRISSEY HANNI
4372 POINT WHITE DR NE
BAINBRIDGE ISLAND, WA 98110 USA
Parcel 216-50-419

FREED ALLEN L/PATRICIA A
7423 E CAMINO RAY DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-153

BURKE FRANCES L TR
217-17 49TH AVE
BAYSIDE, NY 11364 USA
Parcel 216-50-573

7127 THIRSTY CACTUS LLC
PO BOX 3612
BARRINGTON, IL 600113612 USA
Parcel 216-50-478

BUDWIG HERBERT/STEPHANIE
8302 N CANTA REDONDO
PARADISE VALLEY, AZ 85253 USA
Parcel 216-51-162

SINGLETON JOHNNY M/BRENDA
7164 E BRAMBLE BERRY LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-547

ROTH ROBERT/CHARLOTTE
32890 N 71ST ST
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-570

KENNEDY MARK D/VALERIE A TR
8300 E DIXILETA DR 203
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-567

LAS PIEDRAS AT SEVANO VILLAGE HOA INC
PO BOX 12510
CHANDLER, AZ 85248 USA
Parcel 216-51-171

NICKAMIN JUDITH
7175 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-526

TOMITZ ROBERT E TR
8149 E HIGHPOINT DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-490

MCGOVERN NATALIE J TR
7103 E THIRSTY CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-476

KEITHLEY II JOHN L II/JUDY M
10770 W 205TH
LOWELL, IN 46356 USA
Parcel 216-50-559

HAUPT HAROLD W
7122 W ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-538

SEGAL WARREN J/SHIRLEE A TR
7084 E THIRSTY CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-442

VANDYCK MARY M TR
7132 THIRSTY CACTUS LANE
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-438

STELZER CAROLINE ANNE/BRADFORD A
1329 MOSS CREEK DR
JACKSONVILLE, FL 32225 USA
Parcel 216-50-480

ALEXANDER KENNETH A/ELZBIETA C
7422 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-150

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-590

GOLAY HENRY A/AMPARO
7199 E ALOE VERA
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-529

KOSTER JAMES EDWARD
7140 E MIGHTY SAGUARO WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-487

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-510

EICKE DONNA W
7186 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-531

MANDELA STANLEY F/REGINA B
7191 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-528

RITA ARAGONA TR
7425 E CALLE PRIMERA VISTA
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-164

WEAVER THOMAS KEITH/DEBRA W
7136 E BURNSIDE TRL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-629

JOHNSON BANK ARIZONA N A
3131 E CAMELBACK RD STE 100
PHOENIX, AZ 85016 USA
Parcel 216-51-089

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-595

IRONWOOD RETREAT L L C
8900 N CENTRAL AVE #213
PHOENIX, AZ 85020 USA
Parcel 216-50-653

CAMA THOMAS M
32471 N 71ST WAY
SCOTTSDALE, AZ 852627315 USA
Parcel 216-50-432

MURPHY RAM/JUBB KENDAHL JAN
910 MONROE ST
MISSOULA, MT 59802 USA
Parcel 216-50-430

GROSSMAN LARRY
1901 N ROSELLE RD UNIT 800
SCHAUMBERG, IL 60195 USA
Parcel 216-50-582

REEKE ELIZABETH A TR
6820 E NIGHTENGALE STAR CIR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-577

BAKER FREDERICK/ARNA
2966 ACORN LN
NORTHBROOK, IL 60062 USA
Parcel 216-50-488

RADER MARTHA TR
7111 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-421

BROCK JACK L JR/EMI NAKAMURA
7152 E BURNSIDE TR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-628

COUNTRYMAN JOEY D/DEBRA S
7167 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-525

WURDACK DENNIS J/JOLEEN
2225 TAMARISK CT
HUDSON, OH 44236 USA
Parcel 216-50-575

KANARISH SHELBY H/SHEILA J
1730 SETON RD
NORTHBROOK, IL 60062 USA
Parcel 216-51-161

PERRONE ROSARIO A TR/GAMBS THERESA TR
7407 E CAMINO RAYO DEL LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-152

BROWN PAUL L/PATRICIA
6137 SHERMAN CIR
EDINA, MN 53436 USA
Parcel 216-50-572

LUCCHESI DONNA
7472 E CALLE PRIMERA VISTA
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-158

HANSON JEROME/DIANNE
15496 VILLAGE WOODS DR
EDEN PRARIE, AZ 55347 USA
Parcel 216-50-579

IOSET PHILLIP R/JANICE E
7154 E ALE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-534

WOLF GARY/EMILY J
7108 E THIRSTY CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-440

BLACK MOUNTAIN GOLF CLUB INC
34034 N 69TH WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-49-972-B

ISAAK DONALD/RUTH
7409 E CALLE PRIMERA VISTA
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-163

GFI INVESTMENTS LLC
6826 E SUNSET SKY CIR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-558

MORSE DAVID E/DEBORAH J
2609 SAXON PLACE
ROCKFORD, IL 61114 USA
Parcel 216-50-553

WILBON MICHAEL R/WATKINS SHERYL A
7440 E CALLE PRIMERA VISTA
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-160

GOLD EDWARD D/FRANCINE S
3600 BROOKSIDE DR
BLOOMFIELD HILL, MI 48302 USA
Parcel 216-50-542

MAASS ERIC D
8960 W ACAPULCO LN
PEORIA, AZ 85381 USA
Parcel 216-50-627

MITCHELL JAMES R/ANNE M
15 CEDAR CREST
ST LOUIS, MO 63132 USA
Parcel 216-50-574

HECOX MORRIS B/YANOVER MELISSA J
1937 MARKET ST
DENVER, CO 80202 USA
Parcel 216-50-563

KYLES ASTARTE M
7456 E CALLE PRIMERA
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-159

CT AJ INVESTMENTS LLC
7377 E DOUBLETREE RANCH RD STE 100
SCOTTSDALE, AZ 85258 USA
Parcel 216-51-100

KOLTONOW LINDA M
627 STANLEY
BIRMINGHAM, MI 48009 USA
Parcel 216-50-552

SCHMELZ AL/MARY ANN
7406 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-151

MICHAEL JOSEPH E/MARGARET R
7131 BURNSIDE TRAIL
SCOTTSDALE, AZ 852626315 USA
Parcel 216-50-651

CHANAY JOHN F/BERTHA H
1922 FIVE IRON DRIVE
CASTLE ROCK, CO 80104 USA
Parcel 216-50-517

ROTCHFORD J STUART III/GERALDINE H
7135 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-423

FONG CHRISTOPHER C
7134 E HIBISCUS WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-562

BERENT MARK E
7118 E SIENNA BOUQUET
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-557

LAMB RALPH/RAE
7162 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-533

RIETH KATHRYN
32449 N 71ST WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-431

HAGEN KENNETH P/JOAN J
715 CHELSEA CIR
WEST CHESTER, PA 19380 USA
Parcel 216-50-422

MAUDSLEY PATRICK EDWIN/MARY KEADY
7192 E THIRSTY CACTUS LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-433

CARR MICHAEL L
32872 N 71ST ST
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-571

CAMPBELL ANNA LOUISA
7099 E MIGHTY SAGUARO WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-420

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-381

HINSHAW PAUL B
7130 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-537

REYES NORIEL/MICHELLE/ERLITA
32405 N 71ST WY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-429

MAASS DAVID R/JACQUELINE E TR
32217 N 71ST PL
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-626

GORDON RONALD J/LISA M
32638 N 71ST ST
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-584

C F LLC
17421 SW BLUE HERON RD
LAKE OSWEGO, OR 97034 USA
Parcel 216-50-439

GROSSMAN LARRY A
32692 N 71ST ST
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-581

BIGLER ROBERT C/GILLIAN J
7128 E BRAMBLE BERRY LN
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-550

MEDWIN FERN
7178 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-532

MCCRONE DENNIS M/CAROL F
317 TWO HOLES OF WATER RD
EAST HAMPTON, NY 11937 USA
Parcel 216-50-585

KRAT LESLIE
32782 N 71ST ST
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-576

BOWEN MARK/DENISE
10510 SW HOODVIEW DR
TIGARD, OR 91224 USA
Parcel 216-50-578

TAMBELLINI ROGER/STARCK ALEXA VON
7439 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-154

DIANE C VAN NOORD REVOCABLE TRUST
17 E EIGHTH ST
HOLLAND, MI 49423 USA
Parcel 216-50-568

KELLEY DENNIS
7159 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-524

LOWE MARIOLA A
7441 E CALLE PRIMERA VISTA
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-165

SACHAROFF HOWARD/HOPE W TR
7143 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-522

GREENFIELD MARK S
20728 CHURCH LAKE DR E
SUMNER, WA 98390 USA
Parcel 216-50-518

TURNER JANA LYNN TR
409 BAY HILL DR
NEWPORT BEACH, CA 92660 USA
Parcel 216-50-436

MELODY H JAMES
7171 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-426

no Owner Address for
Parcel 216-50-569

PARRISH PHILIP E/MARTHA W
7455 E CAMINO RAYO DE LUZ
SCOTTSDALE, AZ 85262 USA
Parcel 216-51-155

WILLIAMS RICHARD T/COVEY VIRGINIA M
7157 E BRAMBLE BERRY WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-543

CALEY DON T/BARBARA A
7127 E ALOE VERA DR

SCOTTSDALE, AZ 85262 USA
Parcel 216-50-520

SEIM WILLARD/SHARRON M
32454 N 71ST WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-483

ZABRISKI JOSEPH C/DOLORES
7195 E MIGHTY SAGUARO WAY
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-428

DONAHUE SCHRIBER REALTY GROUP L P
2235 FARADAY AVE SUITE O
CARLSBAD, CA 92008 USA
Parcel 216-51-090-B

TERRAVITA COMMUNITY ASSOCIATION INC
34109 N 69TH WAY
SCOTTSDALE, AZ 85254 USA
Parcel 216-50-594

STOUT ALLEN/JEAN M TR
7194 E ALOE VERA DR
SCOTTSDALE, AZ 85262 USA
Parcel 216-50-530

}

HOA's within 1000' of project name Safeway at the Summit Fuel Sales
77-PA-2006

<u>Name</u>	<u>Title</u>	<u>Last Name</u>	<u>First Name</u>	<u>Address</u>	<u>City</u>	<u>ST</u>	<u>Zip Code</u>
Coalition of Pinnacle Peak (C O P P)	President	Vairo	Bob	10040 E Happy Valley Rd # 451	Scottsdale	AZ	85255
Coalition of Pinnacle Peak (C O P P)	Vice-President	Whitehead	Linda	8912 E Pinnacle Peak PMB 275	Scottsdale	AZ	85255
Desert Property Owners Association	Other	Aleo	John	28625 N 83rd St	Scottsdale	AZ	85262
Desert Property Owners Association	Other	Nelssen	Tony	7736 E Redbird	Scottsdale	AZ	85262
Desert Property Owners Association	President	Myers	Howard	6631 E Horned Owl Tr	Scottsdale	AZ	85262-8511
Friends of the Scenic Drive	President	Shannon	Edie	30068 N 77th Pl	Scottsdale	AZ	85267
Ironwood Retreat Community Association	President	Mass	David	32217 N 71st Pl	Scottsdale	AZ	85262
Ironwood Retreat Community Association	Property Manager	Leibert	Jack	8900 N Central Av Ste 213	Phoenix	AZ	85020
Terraviva	President	Roessler	Ron	6075 E Evening Glow Dr	Scottsdale	AZ	85262

SAFEWAY / Scottsdale Road & Dove Valley

April 11, 2006

PLEASE SIGN IN

Name (please print)	Address / City & State / Zip	Phone
Gil & Helene Lustig	7466 E QUINCY Sage Way Scottsdale, AZ 85262	480-575-9175
Mark McGraw & Wiane	6955-E-Brymble Berry Ln Scottsdale, AZ 85282	
Bob Varco	10040 E Happy Valley Rd #451 Scottsdale, AZ 85262	
Rick Thinel	6521 CRESTED SAGUARO SCOTTSDALE AZ 85262	480 595 8874
Paul Adam	6574 E. CRESTED SAGUARO SCOTTSDALE, AZ 85282	
Bill Annan	7059 E. SHOOTING STAR DR SCOTTSDALE AZ 85242	
Tom Gruener	6868 E. Nightingale Star Cr Scottsdale az 85262	
Martha & Steve Goode	7533 E Camino Salida Del Sol Scottsdale, AZ 85262	
Keith Wanner	7136 E. BURNSIDE TRAIL SCOTTSDALE, AZ 85262	
ALEX KLEIN	7355 E. EAGLE FEATHER RD SCOTTSDALE, AZ 85262	480-595-3976

SAFEWAY / Scottsdale Road & Dove Valley

April 11, 2006

PLEASE SIGN IN

[illegible]

Glen Ford

32015 N. 71ST STREET ,

SCOTTSDALE, AZ 85262

KAREN FORD

32015 N. 71ST STREET

SCOTTSDALE, AZ 85262

Bob London

7042 E Shooting Star Way

Scottsdale, AZ 85262



SAFeway AT THE SUMMIT PROPOSED FUEL SERVICES

- **The Summit shopping center is zoned C-2, and a service station is allowed by the zoning upon the approval of a Conditional Use Permit application after public hearings by the Scottsdale Planning Commission and City Council. The application and public hearing process is expected to take several months.**
- **The Safeway fuel services are to be located on the parking lot area immediately south of the existing Safeway driveway (North Summit Driveway) on a site identified for an additional pad tenant on the approved Summit site plan.**
- **The existing graded pad site will be revegetated to add more desert open space, and substantial landscaping is also proposed to be added to screen the fuel services from Scottsdale Road and neighbors to the west.**
- **The fuel service facilities, including eight (8) fuel pumps (could service up to 16 cars) and a small walk-up kiosk, will be located over 200 feet from the Scottsdale Road right-of-way behind the existing scenic corridor and retention basin.**
- **The fuel service islands and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit including materials, stacked stone and others, colors and accent features such as the plant pots, to make it compatible with the area.**
- **The walk-up kiosk has been reduced to approximately 250 S.F. It will offer very limited items for sale and be open and operating during the same hours that Safeway is open (6:00AM to 11 00PM). During the hours the Safeway store is closed for business, the fuel station and kiosk will also be closed for business.**
- **The fuel service canopies will be limited to 17' 9" in height with recessed lighting and meet all other City requirements.**

April 10, 2006

SAFEWAY / Scottsdale Road & Dove Valley

WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
GLORIA + DAVID TALBERT	7963 E Evening Glow Dr Scottsdale AZ 85262	
Janet Giannini	7439 Sunset Sky Cir Scottsdale 85262	
Harlan - Betty Woelfel	33269 N. 78th Pl Scottsdale, AZ 85262	
Robert & Lynn McAlhany	7277 E. CHAMSON SKY SCOTTSDALE 85262	
Beverly & George Ribar	7489 E. Soaring Eagle Scottsdale 85262	
Stanley and Renee Babik	7455 E. Sunset Sky Circle Scottsdale, AZ 85262	
Ronald Robert Suzanne Robert	33580 N. 78th PLACE SCOTTSDALE AZ 85262-4250	
Marie Doherty	7344 E Evening Glow Dr Scottsdale, AZ 85262	
L. K. MELNICK Helena Melnick	7979 E. Evening Glow Dr SCOTTSDALE, AZ 85262	
Wes Stock	33597 N. 79th St. Scottsdale, 85262	

SAFEWAY / Scottsdale Road & Dove Valley

WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
<i>W. J. Huber</i>	<i>7675 E. Airport Blvd Scottsdale AZ 85262</i>	
Martell Hilmer & Pauline	7312 E Soaring Eagle Way Scotts, AZ 85262	
Nina & Bill Lerner	33625 N. 79th St. Scottsdale, AZ 85262	
Stan & Roberta Marks	33118 N. 74th Place Scottsdale, AZ 85262	
<i>A. Haulman</i>	<i>7667 Shooting Star Way Scottsdale</i>	
Neil & Bonnie Coffey	7423 E. Sunset Rk Cir 85262	
IRA CRIDER	33094 N. 74th Pl Scottsdale, AZ 85262	480 595 6823
Betty Zempfer	7267 E Sunset Sky Circle Scottsdale AZ 85262	
Steve Klein	7338 E Sunset Sky Dr Scottsdale AZ 85262	
Joe Kelly	7344 E Soaring Eagle Way Scottsdale, AZ 85262	

SAFEWAY / Scottsdale Road & Dove Valley

WINFIELD HOMEOWNERS ASSOCIATION

April 6, 2006

PLEASE SIGN IN

Name	Address / City & State / Zip	Phone
Bill Krummel	7396 E. Cameron St. JK Scottsdale AZ 85262	
Harry King + Barbara King	7315 E. SUNSET SKY CR. SCOTTSDALE, AZ, 85262	
IRA FERTIK	33624 N 78 TH PLACE SCOTTSDALE, AZ 85262	
ROBERT T MC NIECE	7614 E. SHOOTING STAR WAY SCOTTSDALE, AZ 85262	
BOB MCGILMUIS	7493 E. EVENING GLOW DR SCOTTSDALE, AZ 85262	
JIM & KATHY DAY	7718 E EVENING GLOW DR SCOTTSDALE, AZ 85262	
JACK GARDNER	7805 E. SHOOTING STAR	
IK COOK	7739 EVENING DR	
P. P. POOW	7459 E QUELISABE	
W. T. O'Donnell	33144 N 72 ND WAY	

3-29-06

Safeway / Saddle + Pine Valley
has Piehan / Salstice

NAME	ADDRESS	PHONE
David Lowe	7444 E. Calle Primavera Vista, Scottsdale	480 353 355
Ran Coates	32838 N. 74th way, Scottsdale	480-419-5679
Jean Coates	32838 N, 74th Way, Scottsdale	480-419-5679
Richard Rhoads	32803 N 74 WAY	" "
Wynne J. Prokett	32874 W 74th Way Scottsdale	480 773 1493
Gil Lustig	7466 E Queen Sabe Way, Scottsdale	480-575-9175
Linda Whitehead	9681 E Chuckwagon Ln Scottsdale	85262 480 488 709
Jos Vazice	10040 E Happy Vancay Rd #451, 85255	
Martha & Steve Goode	7533 E Camino Salida del Sol Scottsdale	
Ray Klock	7551 E " " " " " "	" "
AL - Maryann Schmelz	7406 E Camino Rayo De Luz Scottsd	85255 480 502-19

3/7/06
Veronica

BRUCE BARTFELD 6222 E. AMBER SUN DR.
LEN WOLIN 6719 E AMBER SUN DR

SAM FRANK 33863 N 70th WAY
Stanley Tutman 6087 E EVENING GLOW DR

PAUL SCHARR 6574 E. CROSSED
SAGUARO LN.

JERRY GONYO 6528 E WHISPENMESQUITO TR

PAUL GRUENER 6868 E. NIGHTINGALE STAR CIR

MATTHEW BEZEL 6876 E. EAGLE FEATHER RD

Olga Geryak 7040 E. Eagle Feather Rd.

John Geryak 7040 E. Eagle Feather Rd.

Oscar Hawley 7018 E Canyon View Circle

Robert Walker 33803 N 68TH WAY

Jane + John GUILD 33052 N. 71st Street

Doris Meyers 7125 E. Nicholas Way

William M Brown 6751 E Amber Sun Dr 595-9131

Dorothy Fred Westlund 6934 E Bramble Berry

RICHARD KRAUS 32656 NO 70th S

MRS ANN Sewell 6547 E Night Glow Circle 85262 | 4/15-12/1 427 W 21st ST NY 107

Julie Ivey 6262 E EVENING GLOW DR

KEN LAVER 71007 E THIRSTY CACTUS LN

1000 1. 7000 + 71 1 1 1

Mike + Jan Stephenson 9836 E Sidewinder Tr
Lee Englund 6519 E Amber Sun Dr.

Patrick Maudsley

REALTOR®

Cell 480-223-2677

Business 480-437-9100

Fax 480-437-9104

www.patrickmaudsley.com

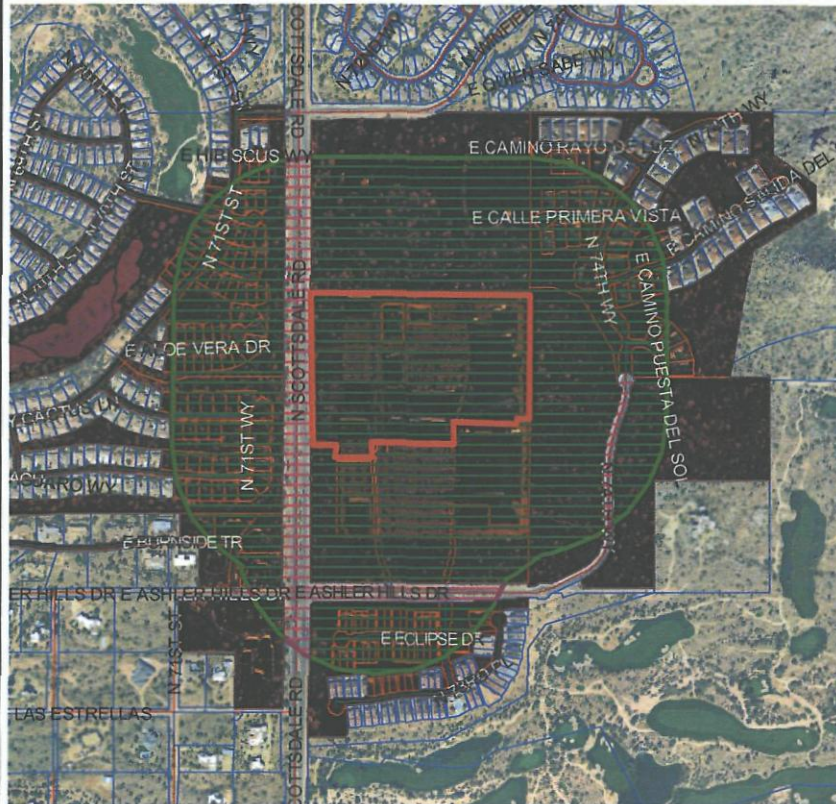
E-mail pmaudsley@windermere.com


Windermere

North
Scottsdale

Windermere Sonoran Properties
32687 North Scottsdale Road
Scottsdale, Arizona 85262

City Notifications – Mailing List Selection Map



**Q.S.
56-45**

Labels pulled 7/10/06



Map Legend:



Site Boundary



Properties within 750-feet

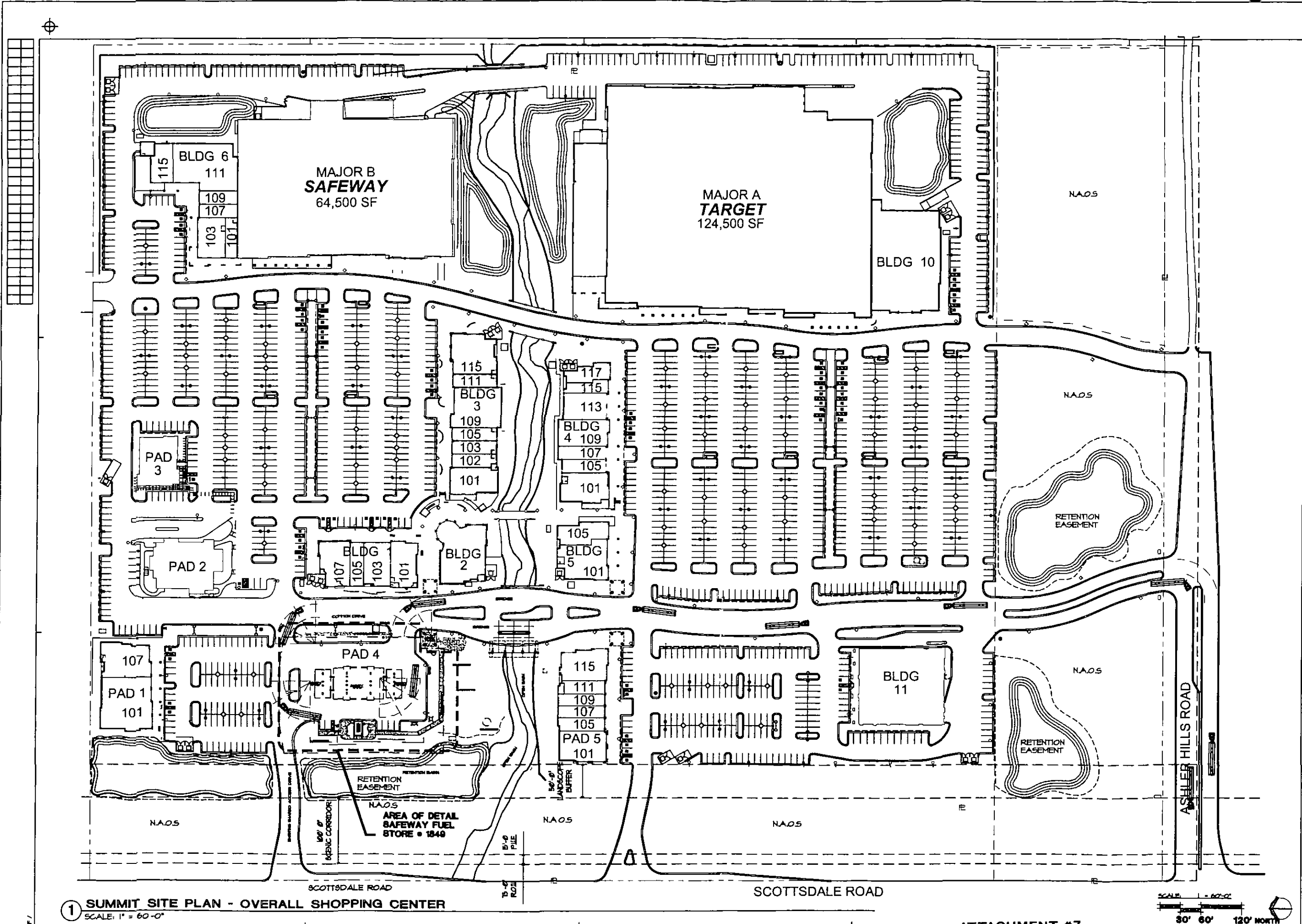
Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- Desert Property Owners Association
- Friends of the Scenic Drive
- Ironwood Retreat Association
- Terravita

Safeway @ The Summit Fuel Sales

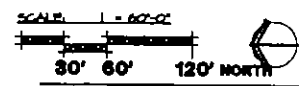
19-UP-2006

ATTACHMENT #6



① SUMMIT SITE PLAN - OVERALL SHOPPING CENTER
SCALE: 1" = 60'-0"

ATTACHMENT #7



esencia

1702 E. McNaught Drive, Suite 200
Tempe, Arizona 85283
1 480 755 0959

Project	JW
Drawn by	JW
Checked by	ES
Project Number	04024



SAFEWAY INC.
5915 STONERIDGE MALL ROAD
PLEASANTON, CALIFORNIA 94588-3229

SAFEWAY FUEL SITE #1849

A FUELING FACILITY FOR

32551 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA

PAD 4 OF SUMMIT AT SCOTTSDALE

Sheet	8-1-06
Submitted to	CITY SUBMITTAL

OVERALL SITE PLAN D
SUMMIT AT SCOTTSDALE

A-10

19-UP-2006
RFV 8/2/2006

September 18, 2006

City of Scottsdale
7447 E. Indian School Road
Scottsdale, Arizona 85251

Regarding:

Safeway Fuel #1849
The Summit
32551 N. Scottsdale Road
Scottsdale, Arizona

Attached are several photos and images of the proposed Safeway Fuel Services Site located at the Summit Shopping Center. These photos and images illustrate the proposed fuel facilities minimal impact to the surrounding site, Scottsdale Road scenic corridor and the surrounding neighborhoods. Several photo's were taken of the current conditions along Scottsdale Road as well as we have superimposed the fuel canopy on the current photos to illustrate the future condition. The photo angles, north, west and south of the property, were selected where the existing vegetation allowed the least obstructed views of our proposed site.

The images provided convey the bottom of the fuel canopy at 13'-9" above the site. We used the existing site lights at the parking lot as a guide since they are 14' - 15' high. This allowed us to estimate the fuel canopy height accurately. You will see two images from each photo angle. The first image will show the fuel canopy with no additional screening. The second image will show the proposed two rows of 36" box desert trees along the western boundary of our site. These 36" box tree's are estimated to have a 16' height when planted or within one year.

Attached Photo's:

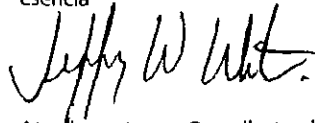
Site Plan Index	Site Plan Key Plan
Photo 1	Scottsdale Road looking south
Photo 2	Scottsdale Road looking south
Photo 3	Rear residential property fence looking east to site
Photo 4	Rear residential property fence looking east to site
Photo 5	Rear property fence looking east to site (see image D)
Photo 6	Looking East across Scottsdale Road to site
Photo 7	Looking Northeast across Scottsdale Road to site
Photo 8	Scottsdale Road looking North
Photo 9	Looking Northeast from median of Scottsdale Road to site
Photo 10	Looking Northeast from median of Scottsdale Road to site
Photo 11	Looking Northeast from median of Scottsdale Road to site
Photo 12	Looking Southeast from Scottsdale Road to site.

Attached Images

Image A	(See location 6 on Site plan)
With trees	Looking Northeast across Scottsdale Road
Without trees	Looking Northeast across Scottsdale Road
Image B	(See location 12 on site plan)
With trees	Looking East from Scottsdale Road
Without trees	Looking East from Scottsdale Road
Image C	(see location 12 on site plan)
With trees	Looking Southeast across Scottsdale Road
Without trees	Looking Southeast across Scottsdale Road
Image D	(see location 5 on site plan)
With trees	Looking east from west residential property fence (approximately 500')
Without trees	Looking east from west residential property fence (approximately 500')

Thank you

Jeff Winter
esencia



Attachments Overall site plan
Current Photos
Images A through D



Common Drive

Scottsdale Road

Navteq
DigitalGlobe

Google™

Pointer 33°46'53.57" N 111°55'24.18" W

Streaming 100%

Eye alt 1196 ft



Photo 1

8/30/06



Photo 2



Photo 3

8/30/06



Photo 4

8/30/06



Photo 5

8/30/06

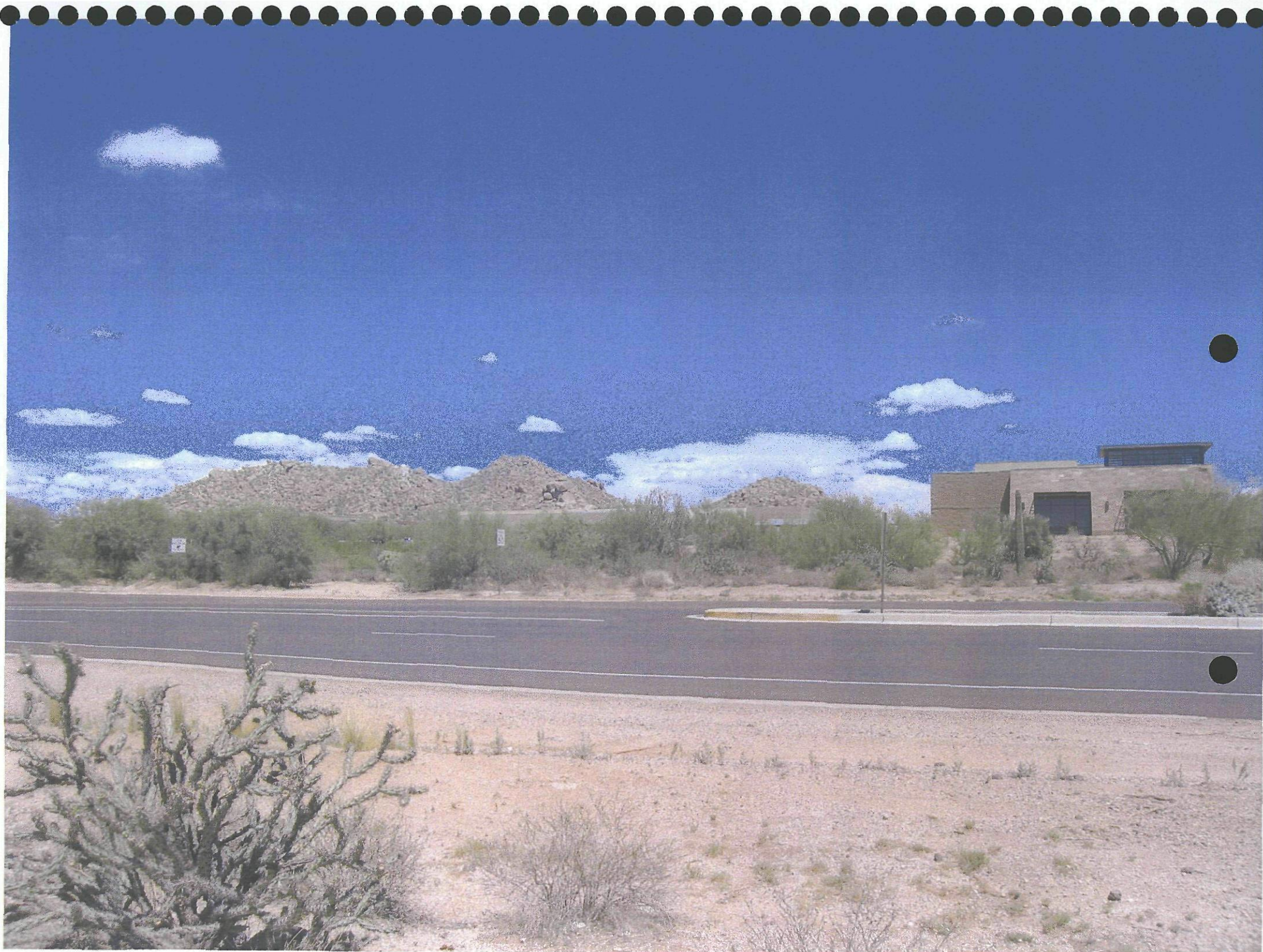


Photo 6

8/30/06



8/30/06

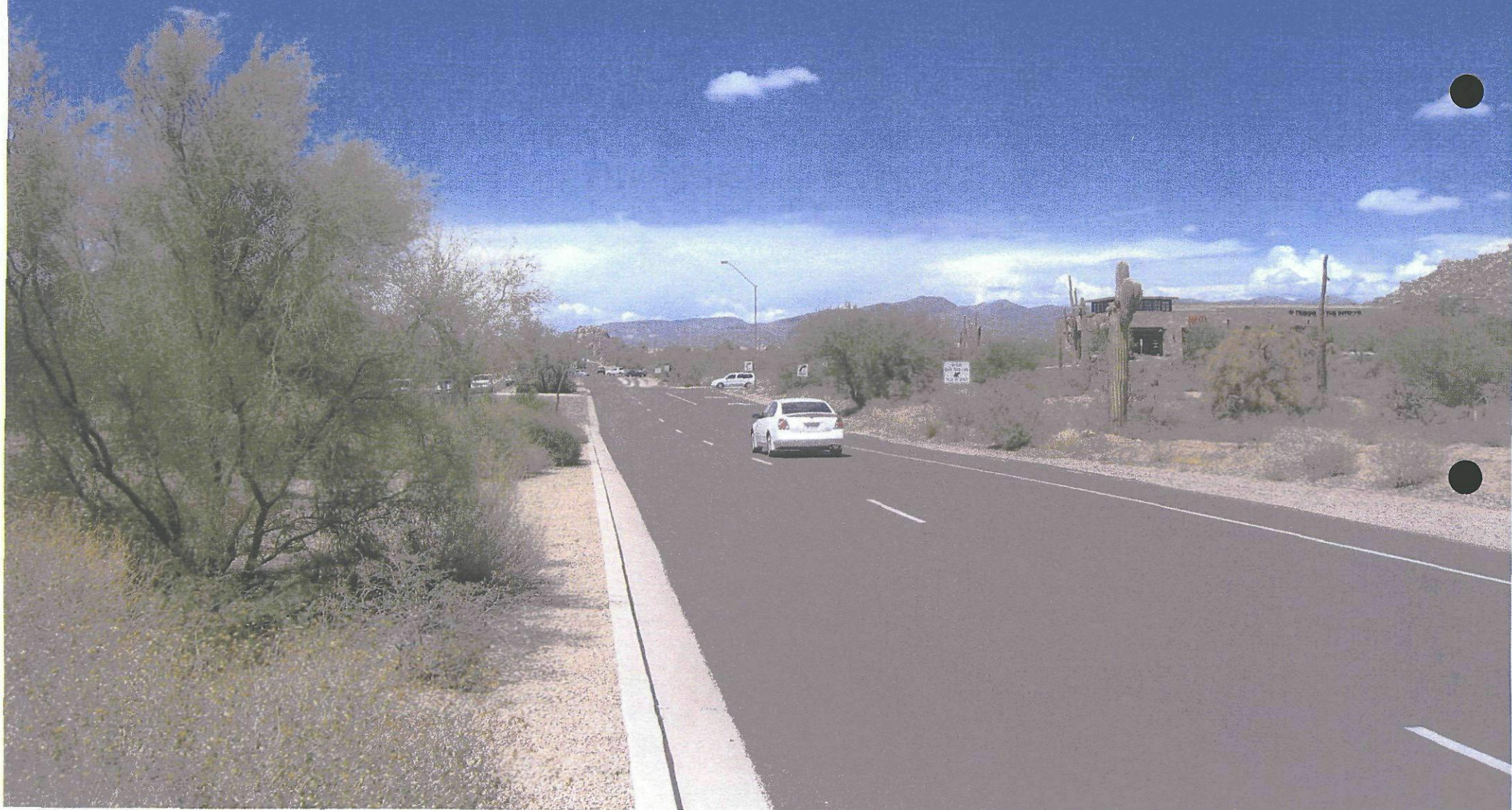


Photo 8

8/30/06



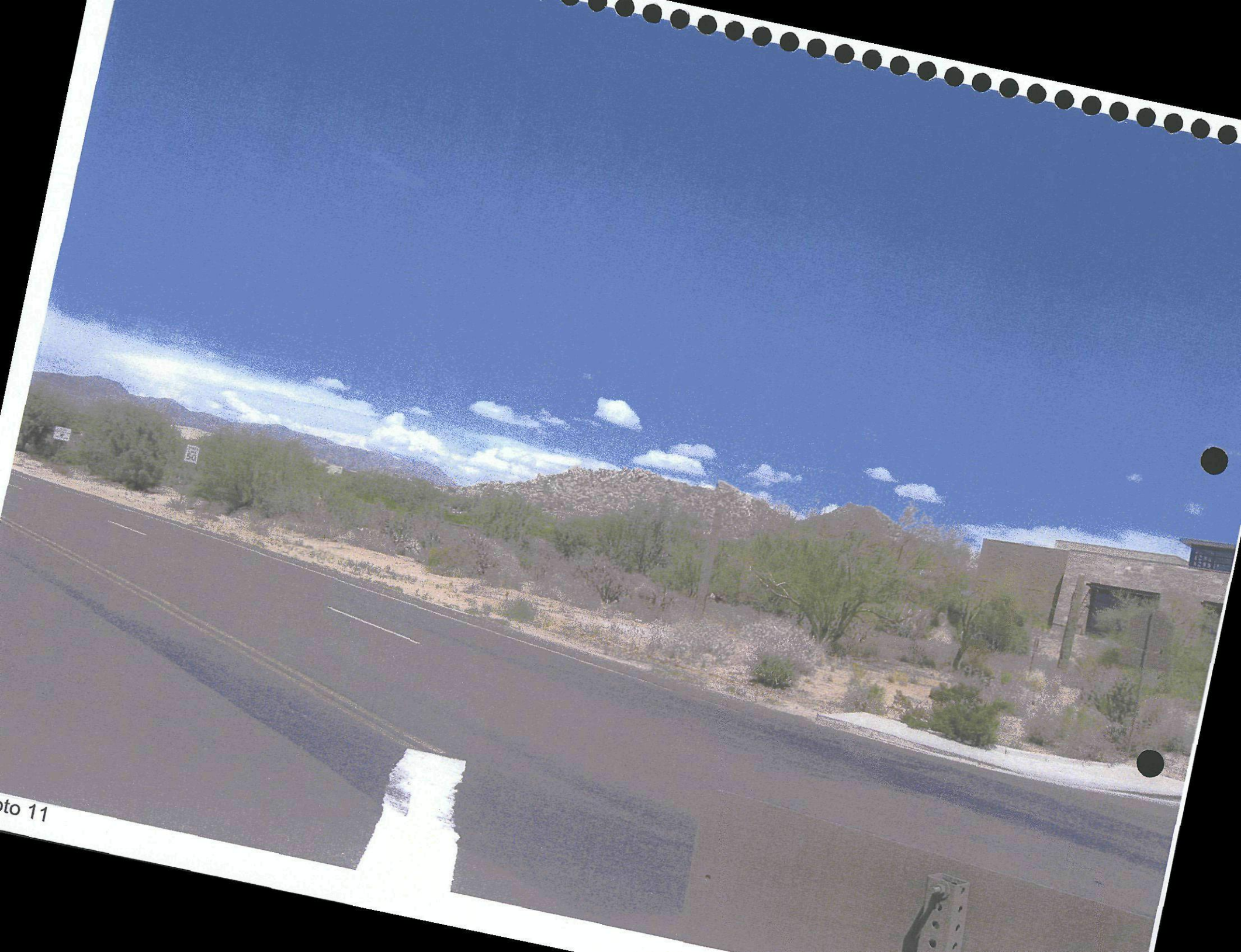
Photo 9

8/30/06



Photo 10

8/30/06

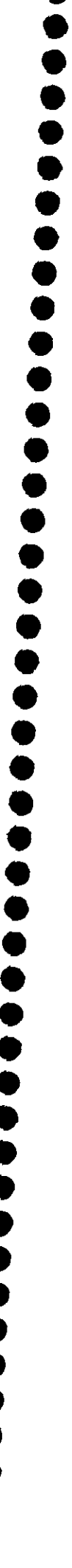


oto 11



Photo 12

8/30/06



Images A - D



Safeway Fuel at the Summit

Image A

8/30/06



Safeway Fuel at the Summit

Image A
without trees

8/30/06



Safeway Fuel at the Summit

Image B

8/30/06



Safeway Fuel at the Summit

Image B
without trees

8/30/06



Safeway Fuel at the Summit

Image C

8/30/06



Safeway Fuel at the Summit

Image C
without trees

8/30/06



Safeway Fuel at the Summit

Image D
without trees

8/30/06



Safeway Fuel at the Summit

Image D

8/30/06