



## STAFF APPROVAL LETTER

36-SA-2012

Circle K Store #0127 Elevation

### STEP 1

#### STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

**Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.**

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

#### PROJECT INFORMATION

LOCATION: 4440 N Miller Rd  
PARCEL: 173-40-188A  
Q.S.: 17-45  
CODE VIOLATION #:

APPLICANT: Zygmunt Kwasnica  
COMPANY: K Engineering & Design LLC  
ADDRESS: 1743 E Mcnair Dr Ste 100 Tempe, AZ 85283  
PHONE: 480-839-9207

Request: Modification to the exterior of the building.

#### STIPULATIONS

1. The elevation shall comply with the plan dated 02/02/2012 by City Staff.
2. The colors and material shall of the building shall comply with the samples dated 02/02/2012 by City Staff.
3. Any new exterior lighting shall be fully contained and screened within the canopy on the east elevation.
4. The maintained maximum and average maintained horizontal luminance at grade shall not exceed 8.0 and 2.0, respectively, below the canopy on the east elevation.
5. The accessible parking stall shall be reconfigured to have a minimum width of 11 feet wide and an access aisle of 5 feet.
6. The accessible parking stall shall be relocated to the north so that vehicular movement area is not east of the existing trash enclosure.
7. The trash enclosure shall be paint to match the building.

Related Cases: 36-SA-2012

SIGNATURE: \_\_\_\_\_

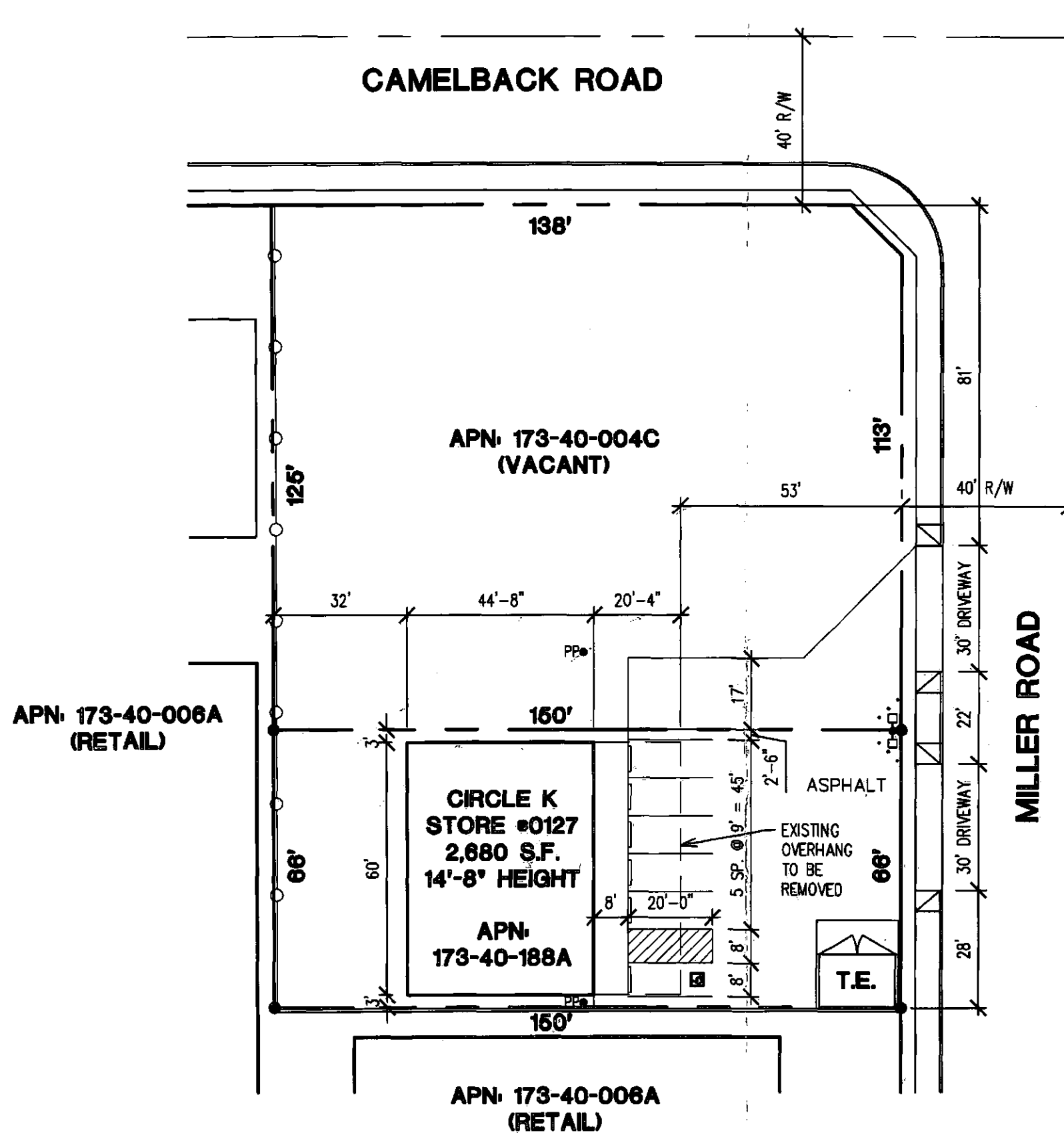
Dan Symer, AICP

DATE APPROVED: February 2, 2012

#### FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for 15-day plan review:

ARCHITECTURAL: ☒ 4 sets of architectural plans and 1 additional site plan and elevation



ADDRESS:  
CIRCLE K STORE #0127  
4440 N. MILLER ROAD  
SCOTTSDALE, AZ 85257

APN: 173-40-188-A

ZONING: C-3

SITE AREA: 9,900 S.F. (0.23 AC)  
BUILDING AREA: 2,680 S.F.  
SINGLE STORY

PARKING REQUIRED:  
 $2,680 / 250 = 11$  SPACES  
PARKING PROVIDED:  
6 SPACES (1 H.C. SPACE)

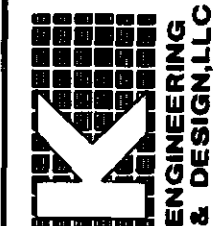
SCOPE OF WORK:  
REMOVE EXISTING 20' OVERHANG AT  
FRONT OF EXISTING CONV. STORE.  
REFINISH EXTERIOR PER ELEVATIONS.

ALL SITE ELEMENTS ARE EXISTING TO  
REMAIN, UNLESS NOTED OTHERWISE.



0 15' 30' 60'  
SCALE: 1" = 30'-0"

Zygmunt M. Kwasnica, P.E.  
1743 E. McNair Dr. #100  
Tempe, Arizona 85283  
480-839-9207  
FAX 480-491-7464  
zkwasnica@k-eng.com



EXTERIOR RE-IMAGING FOR  
**CIRCLE K STORE #0127**  
4440 N. MILLER ROAD, SCOTTSDALE, AZ 85257



**SITE PLAN**

PROJECT NO: 11091

DATE: 12/20/11

## Symer, Daniel

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**From:** Michael Scarbrough [mike@mdpartnersaz.com]  
**Sent:** Thursday, February 02, 2012 11:33 AM  
**To:** Symer, Daniel  
**Cc:** TRoedel@CircleK.com  
**Subject:** Re: Circle K Store #0127 and Expansion

Daniel,

That is correct - we have withdrawn our pre-application submittal for the proposed expansion to the north.

Sent from my iPhone

On Feb 2, 2012, at 11:00 AM, "Symer, Daniel" <[DSymer@scottsdaleaz.gov](mailto:DSymer@scottsdaleaz.gov)> wrote:

Mr. Roedel and Mr. Scarbrough,

My name is Dan Symer. As you may know, Bob Hults for whom you have been working with is no longer in our department. You pre-application for elevation modification to 811-PA-2011, and the proposed expansion to the parcel to north (7555 E CAMELBACK RD), pre-application 49-PA-2012 have been assigned to me. Based on the direction I received, please confirm that the pre-application 49-PA-2012 for Circle K Store expansion to the parcel to north (7555 E CAMELBACK RD) has been withdrawn. Once I have received this conformation, I will proceed with the approval process for the pre-application for elevation modification to 811-PA-2011 of the existing store.

Thanks

Dan Symer, AICP  
Senior Planner  
City of Scottsdale  
Community & Economic Development Division  
Current Planning Services  
480-312-4218  
[dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov)

Keeping you informed!

Subscribe to the Scottsdale Planning and Zoning newsletter at the following link:

<https://eservices.scottsdaleaz.gov/listserve/default.asp>

You may also find us on Facebook:

<http://www.facebook.com/ScottsdalePZLink>

or on,

Twitter:

<http://twitter.com/ScottsdalePandZ>



Please consider the environment before printing this e-mail.

## Symer, Daniel

---

**From:** Symer, Daniel  
**Sent:** Thursday, February 02, 2012 11:01 AM  
**To:** 'MIKE@MDPARTNERSAZ.COM'; 'TRoedel@CircleK.com'  
**Subject:** Circle K Store #0127 and Expansion

Mr. Roedel and Mr. Scarbroagh,

My name is Dan Symer. As you may know, Bob Hults for whom you have been working with is no longer in our department. You pre-application for elevation modification to 811-PA-2011, and the proposed expansion to the parcel to north (7555 E CAMELBACK RD), pre-application 49-PA-2012 have been assigned to me. Based on the direction I received, please confirm that the pre-application 49-PA-2012 for Circle K Store expansion to the parcel to north (7555 E CAMELBACK RD) has been withdrawn. Once I have received this conformation, I will proceed with the approval process for the pre-application for elevation modification to 811-PA-2011 of the existing store.

Thanks

Dan Symer, AICP  
Senior Planner  
City of Scottsdale  
Community & Economic Development Division  
Current Planning Services  
480-312-4218  
[dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov)

Keeping you informed!

Subscribe to the Scottsdale Planning and Zoning newsletter at the following link:

<https://eservices.scottsdaleaz.gov/listserve/default.asp>

You may also find us on Facebook:

<http://www.facebook.com/ScottsdalePZLink>

or on,

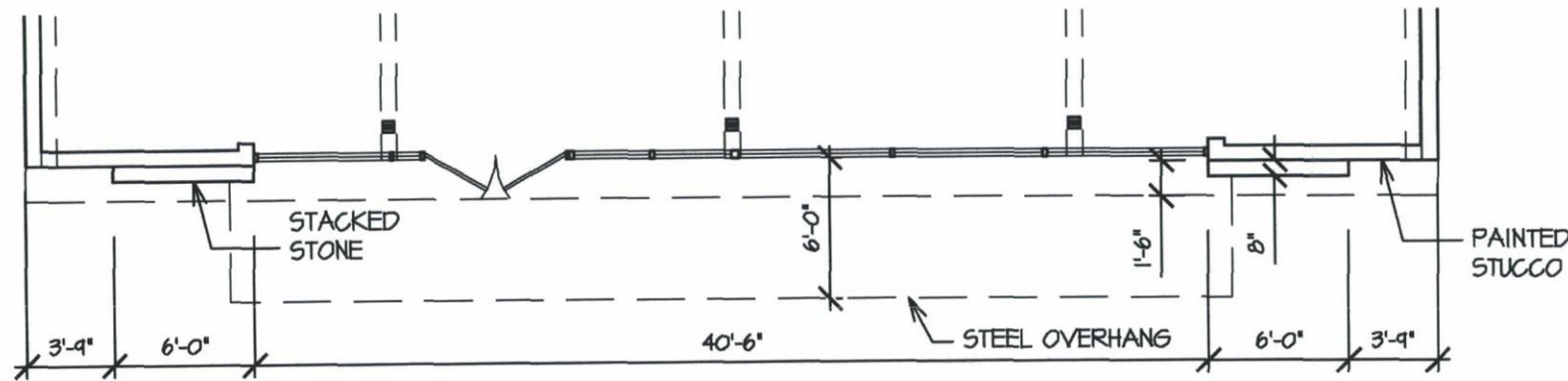
Twitter:

<http://twitter.com/ScottsdalePandZ>

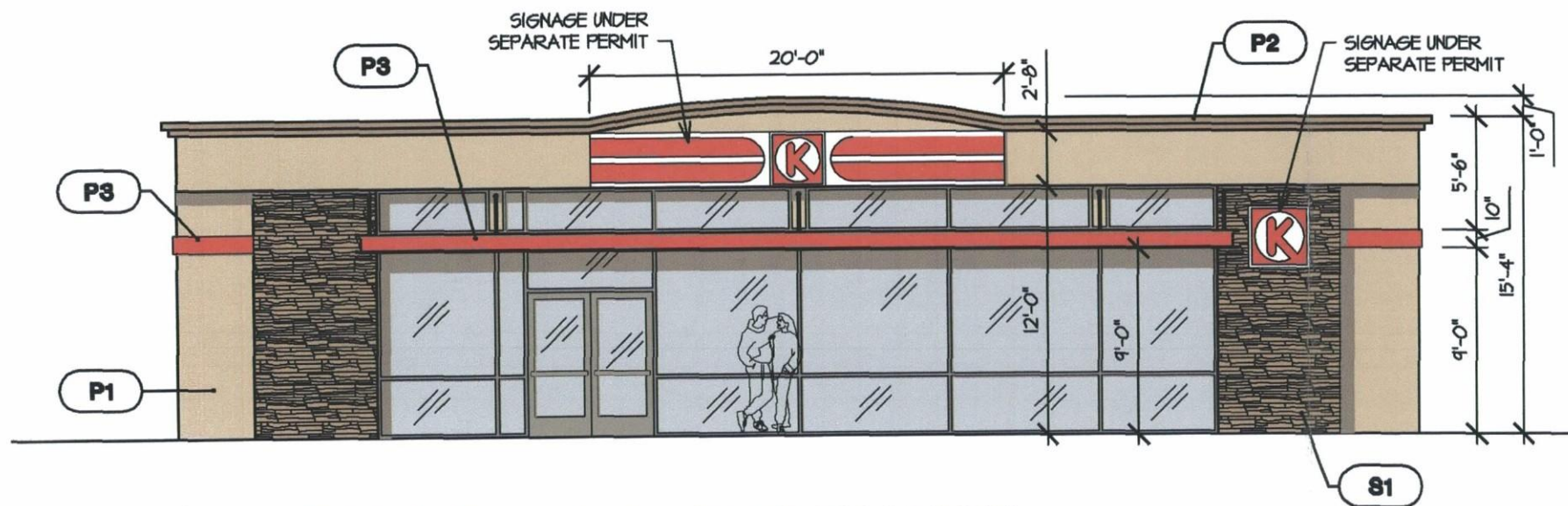


Please consider the environment before printing this e-mail.

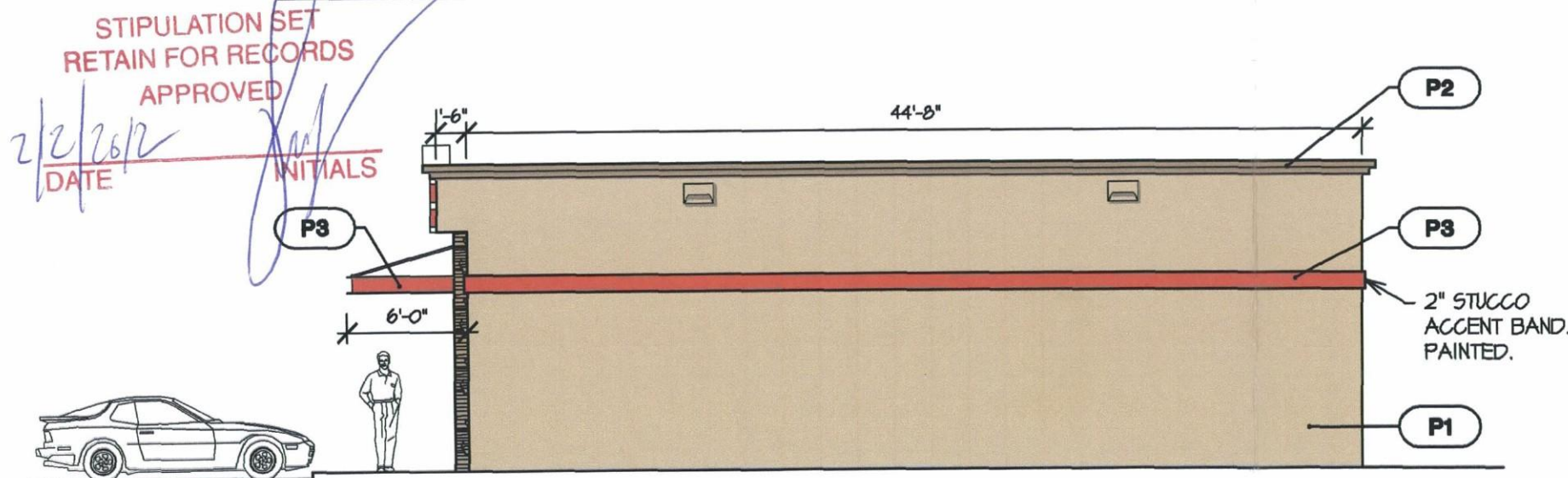




**PROPOSED PARTIAL PLAN VIEW**



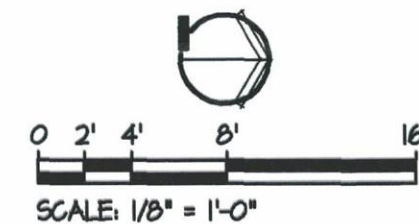
**PROPOSED FRONT ELEVATION**



**PROPOSED NORTH SIDE ELEVATION**

**COLOR LEGEND**

- S1** CULTURED STONE 60-40 BLEND  
60% CHARDONNAY SOUTHERN LEDGESTONE  
40% CHARDONNAY DRESSED FIELDSTONE
- P1** PAINT - SHERWIN WILLIAMS  
# SW 6115 "TOTALLY TAN"
- P2** ACCENT PAINT - SHERWIN WILLIAMS  
# SW 6095 "TOASTY"
- P3** ACCENT PAINT - CIRCLE K RED



Zygmunt M. Kwasnica, P.E.  
1743 E. McNair Dr. #100  
Tempe, Arizona 85283  
480-839-9207  
FAX 480-491-7464  
zkwasnica@k-eng.com



PROJECT NO: 11091

DATE: 12/20/11

EXTERIOR RE-IMAGING FOR  
**CIRCLE K STORE #0127**  
4440 N. MILLER ROAD, SCOTTSDALE, AZ 85257

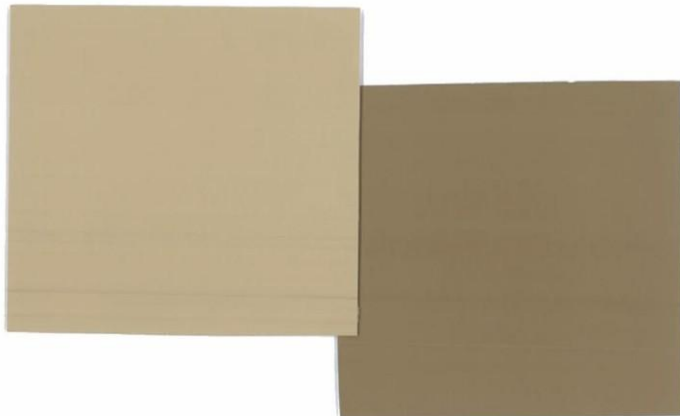


**PROPOSED ELEVATIONS**



**P1** PAINT - SHERWIN WILLIAMS  
# SW 6115 "TOTALLY TAN"

**P2** ACCENT PAINT - SHERWIN WILLIAMS  
# SW 6095 "TOASTY"



**S1** CULTURED STONE 60-40 BLEND  
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## COLOR LEGEND

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# SW 6095 "TOASTY"
- P3** ACCENT PAINT - CIRCLE K RED

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

2-2-2012  
DATE

INITIALS

Zygmunt M. Kwasnica, P.E.  
1743 E. McNair Dr. #100  
Tempe, Arizona 85283  
480-839-9207  
FAX 480-491-7464  
zkwasnica@k-eng.com



ENGINEERING  
& DESIGN, LLC

PROJECT NO: 11091

DATE: 12/20/11

EXTERIOR RE-IMAGING FOR

CIRCLE K STORE #0127

4440 N. MILLER ROAD, SCOTTSDALE, AZ 85257



# PROPOSED COLOR BOARD

## Assignment / Direction

811 -PA- 2011

Case Type \_\_\_\_\_

Coordinator Bob H.

Invite to PA \_\_\_\_\_

**SA / PA**

- ☒ Possible Staff Approval (Contact Applicant)
- ☐ Related Projects \_\_\_\_\_
- ☐ Speak with \_\_\_\_\_
- ☐ Schedule to AB/LD
- ☐ Schedule to DIRT
- ☐ Schedule to Tech Screening

- ☐ Check History
- ☐ Be Mindful of Neighbors / HOA Approval
- ☐ Airport influence area \_\_\_\_\_
- ☐ General Plan Land Use \_\_\_\_\_
- ☐ Design Guidelines \_\_\_\_\_
- ☐ Check Landscaping
- ☐ Bring to discuss at area team meeting
- ☐ Schedule PA meeting after \_\_\_\_\_

☐ Contact other disciplines: Engineering, Drainage, Transportation, Water/Sewer, Fire, Building

☐ Additional Notes \_\_\_\_\_

Scheduled 12/09 @ 330p

Applicant given SA app. Recommended stronger pop-out for red stripes, landscape, & remove exterior vending

Zygmunt M. Kwasnica, P.E.

Phone: 480-839-92  
Fax: 480-491-74  
E-mail: zkwasnica@k-eng.co

December 20, 2011

City of Scottsdale  
Planning, Neighborhood, and Transportation Division  
7447 E. Indian School Road  
Scottsdale, AZ 85251

Regarding: Pre-Application Submittal  
Project Narrative  
Circle K Store #0127  
4440 N. Miller Road, Scottsdale, AZ 85257  
(S. W. C. Miller Road & Camelback Road)

We would like to request the City Planning Department approval for an exterior re-imaging project for the existing Circle K convenience store mentioned above. The scope of work is to remove the existing 20' overhang at the front of the store and re-finish the front and side elevations with new stucco, stone veneer, paint, and accents.

This 0.23 acre site contains an existing convenience store and is surrounded by existing commercial development. The South and West sides have adjacent commercial buildings located very close to the property lines. The property to the North is currently vacant.

Currently, this store appearance is outdated and is desperately in need of a more improved façade. Our proposal would replace the old painted masonry façade with new stucco and stone veneer, a more appealing color scheme, modern looking metal overhang, and signage that complies with current zoning requirements. We are also proposing to remove the large overhang at the front of the building, which currently presents a safety hazard and has a history of being hit by large vehicles and delivery trucks.

We are not proposing any additional site or building alterations or change to building size.

We are submitting the following items for consideration: Pre-Application Questionnaire, site plan, context photos, existing elevations, colored proposed elevations, and proposed color board.

We appreciate your help and consideration of this project. Please contact us if you have any questions or comments. Thank you.

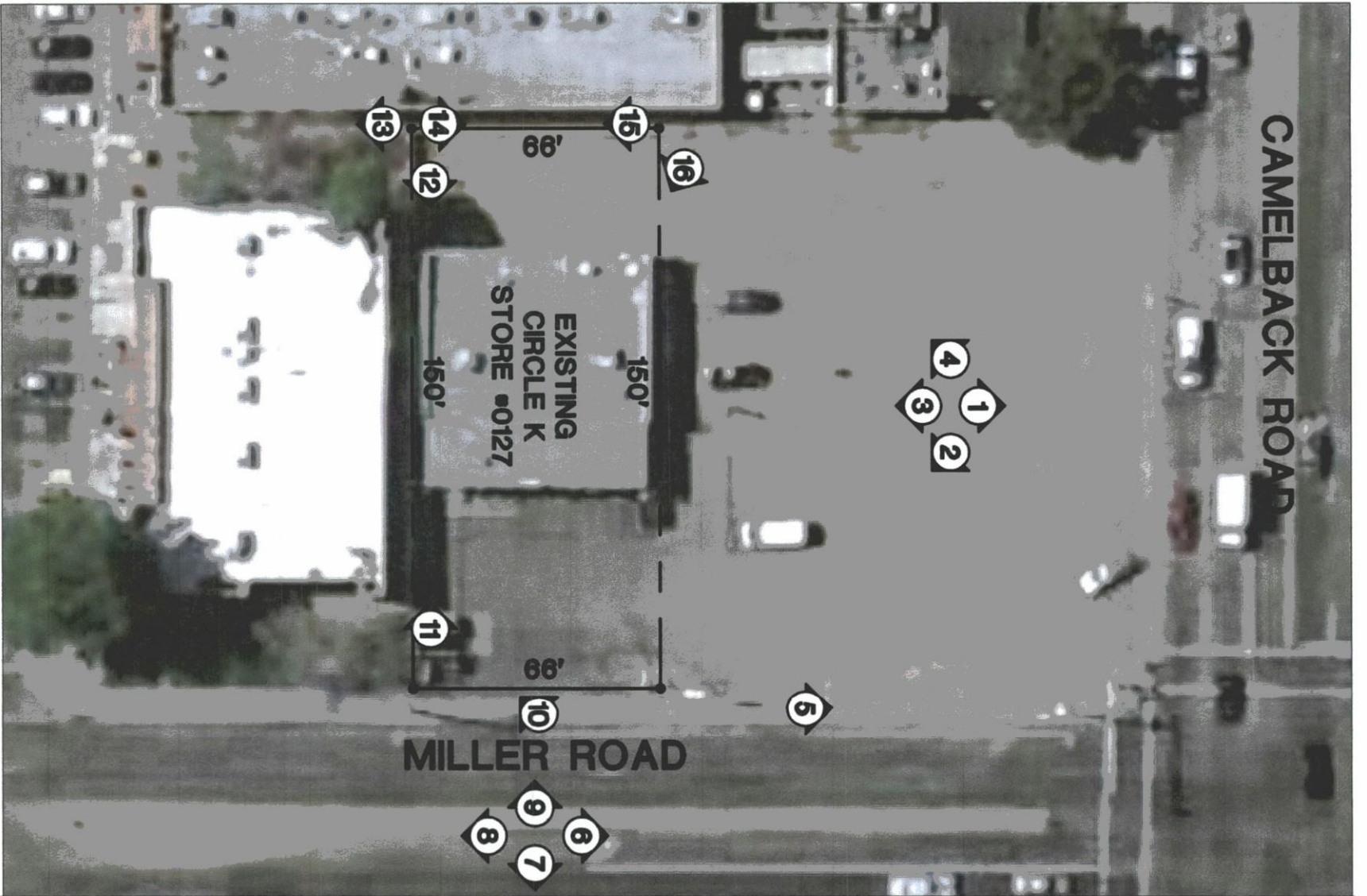
Sincerely,



Zygmunt M. Kwasnica, P.E.  
K Engineering & Design, LLC



CAMELBACK ROAD



**LEGEND**



PHOTOGRAPH NUMBER,  
LOCATION & DIRECTION



0 10' 20' 40' 80'  
SCALE: 1"=0" = 40'-0"



EXTERIOR RE-IMAGING FOR  
**CIRCLE K STORE #0127**  
4440 N. MILLER ROAD, SCOTTSDALE, AZ 85257



Zygmunt M. Kwasnica, P.E.  
1743 E. McNair Dr. #100  
Tempe, Arizona 85283  
480-839-9207  
FAX 480-491-7464  
zkwasnica@k-eng.com

**SITE CONTEXT PHOTO KEY**

PROJECT NO: 11091

DATE: 12/20/11



PHOTO #2



PHOTO #4



PHOTO #1



PHOTO #3



PHOTO # 14



PHOTO # 16



PHOTO # 13



PHOTO # 15



PHOTO #6



PHOTO #8



PHOTO #5

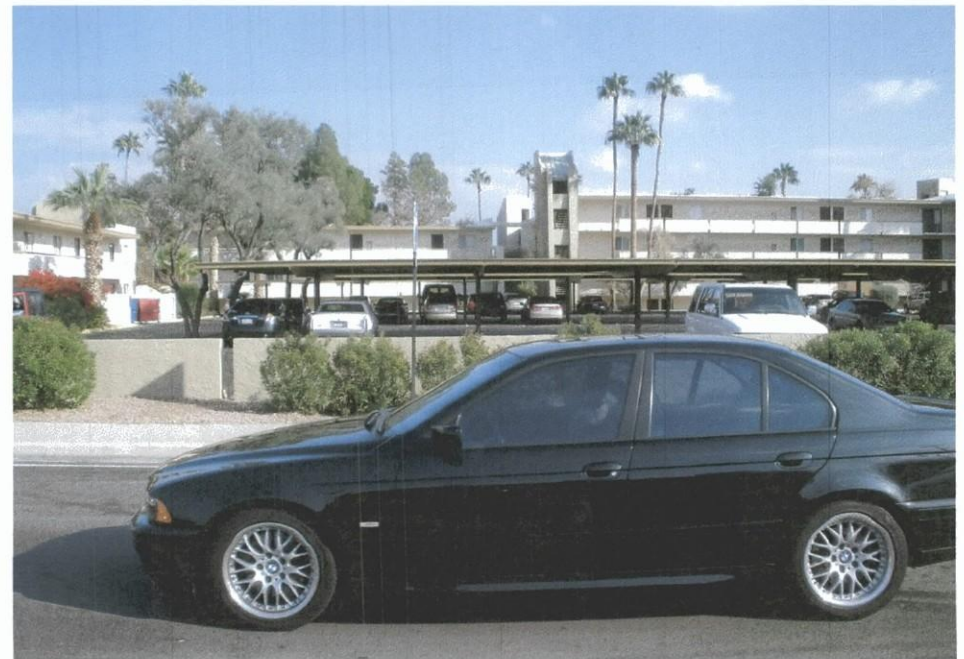


PHOTO #7



# City of Scottsdale Cash Transmittal

# 89059

DUPLICATE

89059  
6 00419321  
12/22/11 PLN-1STOP  
SYANEZ HPD0858004  
12/22/2011 1:52 PM  
\$108.00

**Received From :**

K ENGINEERING & DESIGN LLC  
1743 E MCNAIR DR STE 100  
TEMPE, AZ 85283  
480-839-9207

**Bill To :**

K ENGINEERING & DESIGN LLC  
1743 E MCNAIR DR STE 100  
TEMPE, AZ 85283  
480-839-9207

DUPLICATE

**Reference #** 811-PA-2011  
**Address** 4440 N MILLER RD  
**Subdivision**

**Issued Date** 12/22/2011  
**Paid Date** 12/22/2011  
**Payment Type** CREDIT CARD

**Marketing Name**

**MCR**  
**APN** 173-40-188A

**Lot Number**  
**County** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area**  
**Number of Units** 1  
**Density**

**Cost Center**  
**Metes/Bounds** No--  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 17-45

**Owner Information**

CIRCLE K STORES INC  
1130 W WARNER RD BLDG B  
TEMPE, AZ 85284  
602-728-4583

Code	Description	Additional	Qty	Amount	Account Number
3168	PRE-APPLICATION / DR		1	\$87.00	100-21300-44221
3199	RECORDS PACKET FOR PREAPPS		1	\$21.00	100-21300-44221

SIGNED BY ZYGMUNT KWASNICA ON 12/22/2011

Total Amount

**\$108.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 89059**





# Project Pre-Application Questionnaire

The purpose of the Pre-Application process and this questionnaire is to provide preliminary information to the City's Planning Department on your proposed development project. This information and a Pre-Application meeting facilitate discussion on the development review process and related issues most likely applicable to your development project.

## Pre-Application Process

Most development proposals are required to go through one or more application and/or entitlement processes, some of which involve public hearings. To process your pre-application and to enable your meeting to be productive, the attached forms and all required materials must be provided. At the pre-application meeting, city staff will highlight areas where you may need to pay particular attention, and which, if any, public hearing process(es) you will be required to go through. More information can be found at [www.scottsdaleaz.gov/BldgResources/DevProcess](http://www.scottsdaleaz.gov/BldgResources/DevProcess)

**Completed pre-application application forms, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 E. Indian School Road. Make checks payable to "City of Scottsdale."**

After the pre-application packet has been accepted, the request is routed for assignment and scheduling. A staff member will contact you to schedule a pre-application meeting with staff.

Submittal Date: \_\_\_\_\_

Project No.: 811 -PA- 2011

Project Name: Circle K Store #0127 Elevation

Parcel No(s): 173-40-188-A

Address: 4440 N. Miller Road, Scottsdale, AZ

Quarter Section(s): 17-45

## Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial ☐ Other

Lot Size: 9,900 s.f. Current Zoning: C-3 Current Use(s): Comm. Retail

Has a 'Notice of Compliance' been issued? ☒ No ☐ Yes If yes, provide a copy with this submittal

## Application Type:

☐ Abandonment (AB) ☐ In-Lieu Parking Request (IP) ☐ Rezoning (ZN)  
☒ Development Review (DR) ☐ Master Plan (MP) ☐ Text Amendment (TA)  
☐ ESLO Hardship Exemption (HE) ☐ Master Sign Program (MS) ☐ Use Permit (UP)  
☐ ESLO Wash Modification (WM) ☐ Notice of Compliance ☐ Variance (BA)  
☐ General Plan Amendment (GP) ☐ Preliminary Plat Subdivision (PP) ☐ Other \_\_\_\_\_

Owner: Circle K Stores, Inc. (Contact: Craig Boswell)

Applicant: Zygmunt Kwasnica

Company: Circle K Stores, Inc.

Company: K Engineering & Design, LLC

Address: 1130 W. Warner Rd., Bldg. B, Tempe, AZ 85284

Address: 1743 E. McNair Drive, Ste. 100, Tempe, AZ 85283

Phone: (602) 728-4583 Fax: (602) 307-4583

Phone: (480) 839-9207 Fax: (480) 491-7464

E-mail: cboswell@circlek.com

E-mail: zkwasnica@k-eng.com

Signature (circle one): Owner ☐ Applicant ☒

12/21/11  
Date

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

*ok to submit*  
*Chad Allen* 12/21/11





# Project Pre-Application Questionnaire

Submittal Date: \_\_\_\_\_

Project No.: \_\_\_\_\_ -PA- \_\_\_\_\_

**Please Note:** All projects require a legally-assigned address; if an address is not currently assigned to your project, please submit a site plan to Records Division staff to obtain one. **This may take up to 5 days.** The Address Request form is available on-line at [www.scottsdaleaz.gov/bldgresources/records](http://www.scottsdaleaz.gov/bldgresources/records).

**All items listed below must be submitted to constitute a complete submittal.**

## Submittal Requirements:

☒ 1. **Completed Project Pre-Application Questionnaire & Fee** \$87  
(Fees subject to change every July)

☒ 2. **Records Packet Fee** \$21  
The Records Packet Fee will be processed by staff. The applicant need not visit the Records desk to obtain the packet.  
(Fees subject to change every July)

☒ 3. **Conceptual Drawing(s)** – One (1) copy of conceptual site plan, plot plan, or schematic drawing representing your request (not required for Abandonments). If requesting Development Review Board approval, include elevations showing architectural character.  
(24" x 36", 11" x 17", or 8.5" x 11" paper sizes only)

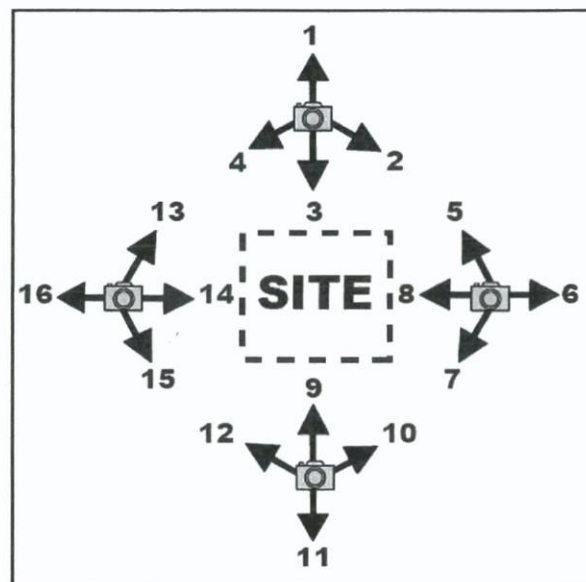
☒ 4. **Project Narrative** – Attach a detailed descriptive narrative of the site layout that includes the following information:

- Purpose of this request
- Describe any and all pertinent information related to the request including, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.
- Any improvements and uses that currently exist on the property or on neighboring properties.
- Explain how your proposal is compatible with the surrounding area.
- Describe any unusual characteristics that may restrict or affect your development.
- Targeted date to begin construction.

☒ 5. **Site / Context Photographs**

Provide color photographs showing the site and the surrounding buildings/properties in order to provide city staff with a visual impression of the current site conditions. Use the guidelines below for photos.

- Photos are to be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Refer to photograph number and direction of view.
- If your site is greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Do not mount photos on large poster boards, cork boards, etc.



## FOR ADMINISTRATIVE USE ONLY

☐ A Pre-application meeting with Planning Staff has already occurred with \_\_\_\_\_. Date: \_\_\_\_\_

## Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



PHOTO # 10



PHOTO # 12



PHOTO # 9

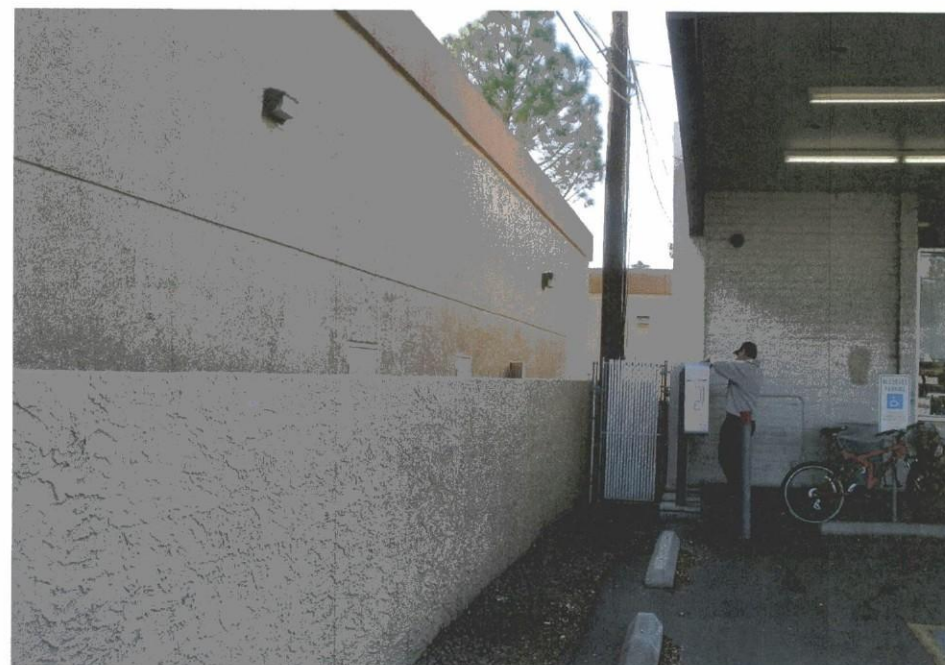
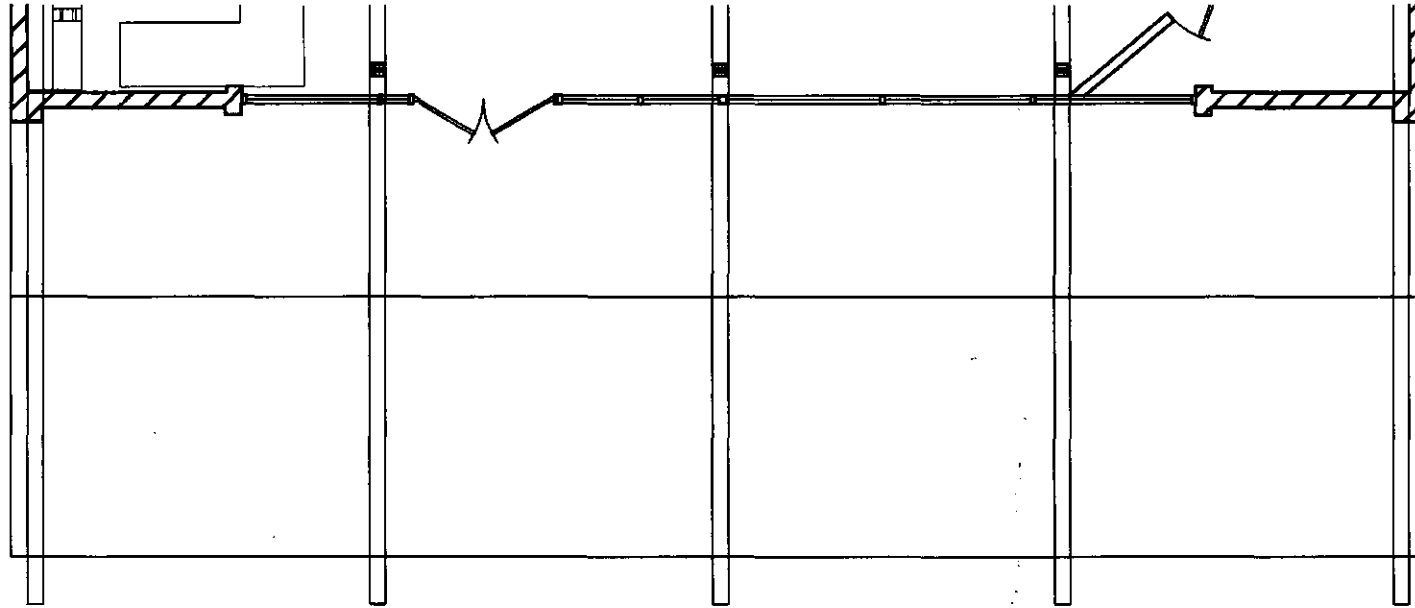
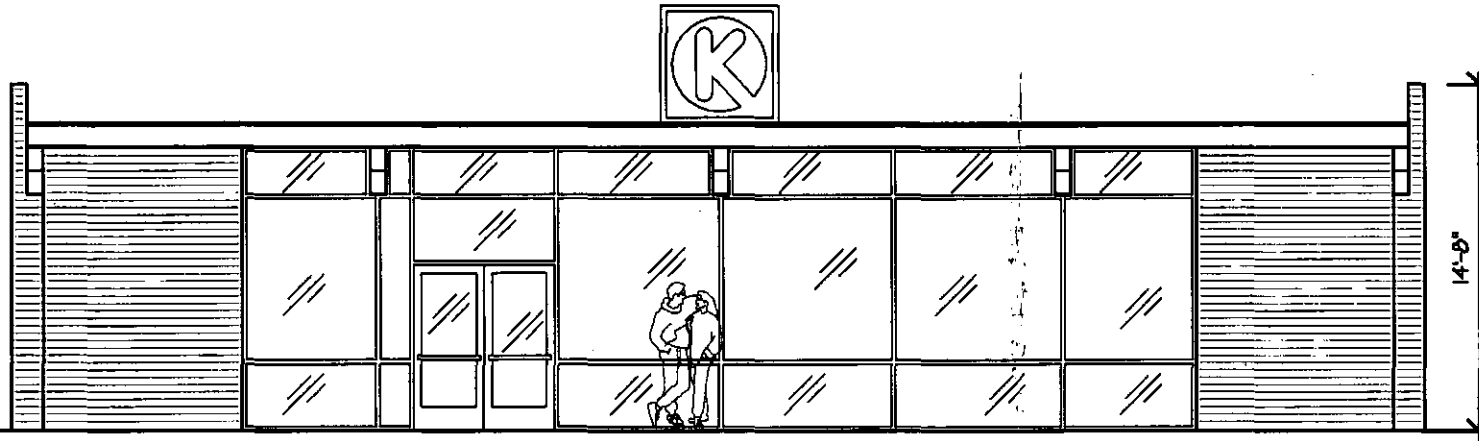


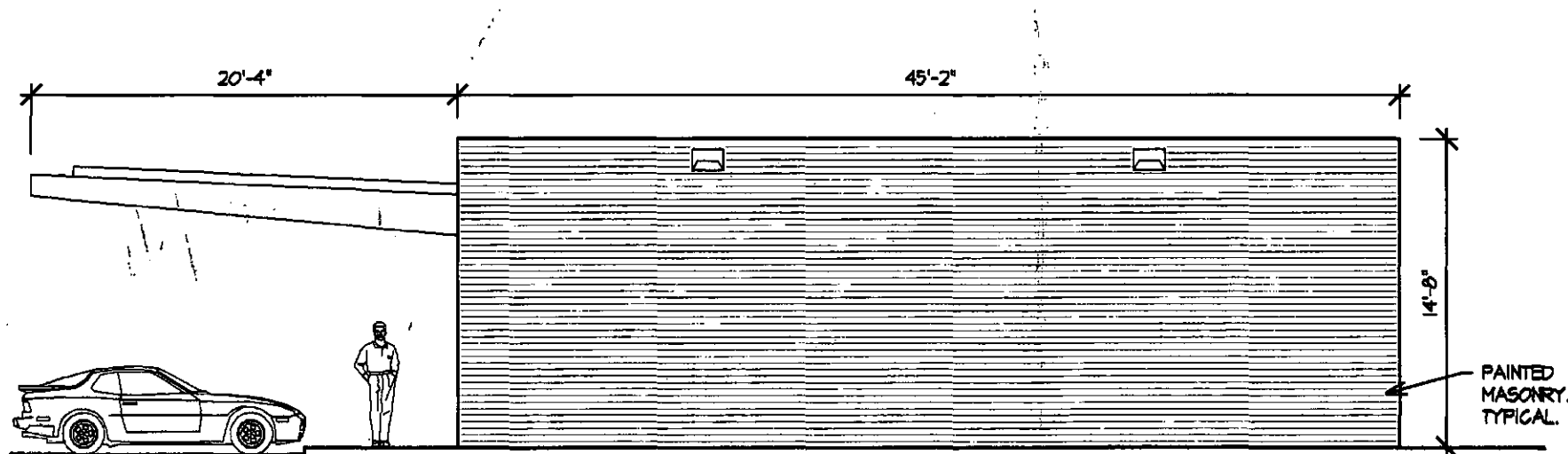
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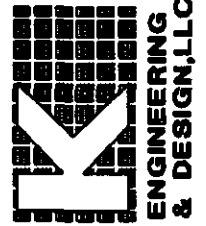
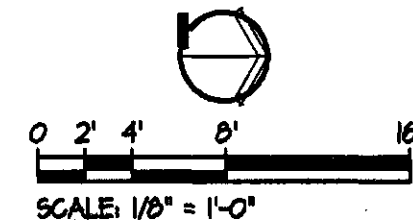
**EXISTING PARTIAL PLAN VIEW**



**EXISTING FRONT ELEVATION**



**EXISTING NORTH SIDE ELEVATION**



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zkwasnica@k-eng.com

ENGINEERING  
& DESIGN, LLC

PROJECT NO: 11091

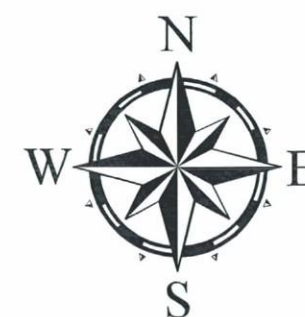
DATE: 12/20/11

EXTERIOR RE-IMAGING FOR  
**CIRCLE K STORE #0127**  
4440 N. MILLER ROAD, SCOTTSDALE, AZ 85267



**EXISTING ELEVATIONS**





1 inch = 200 feet\*

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

## Zoning





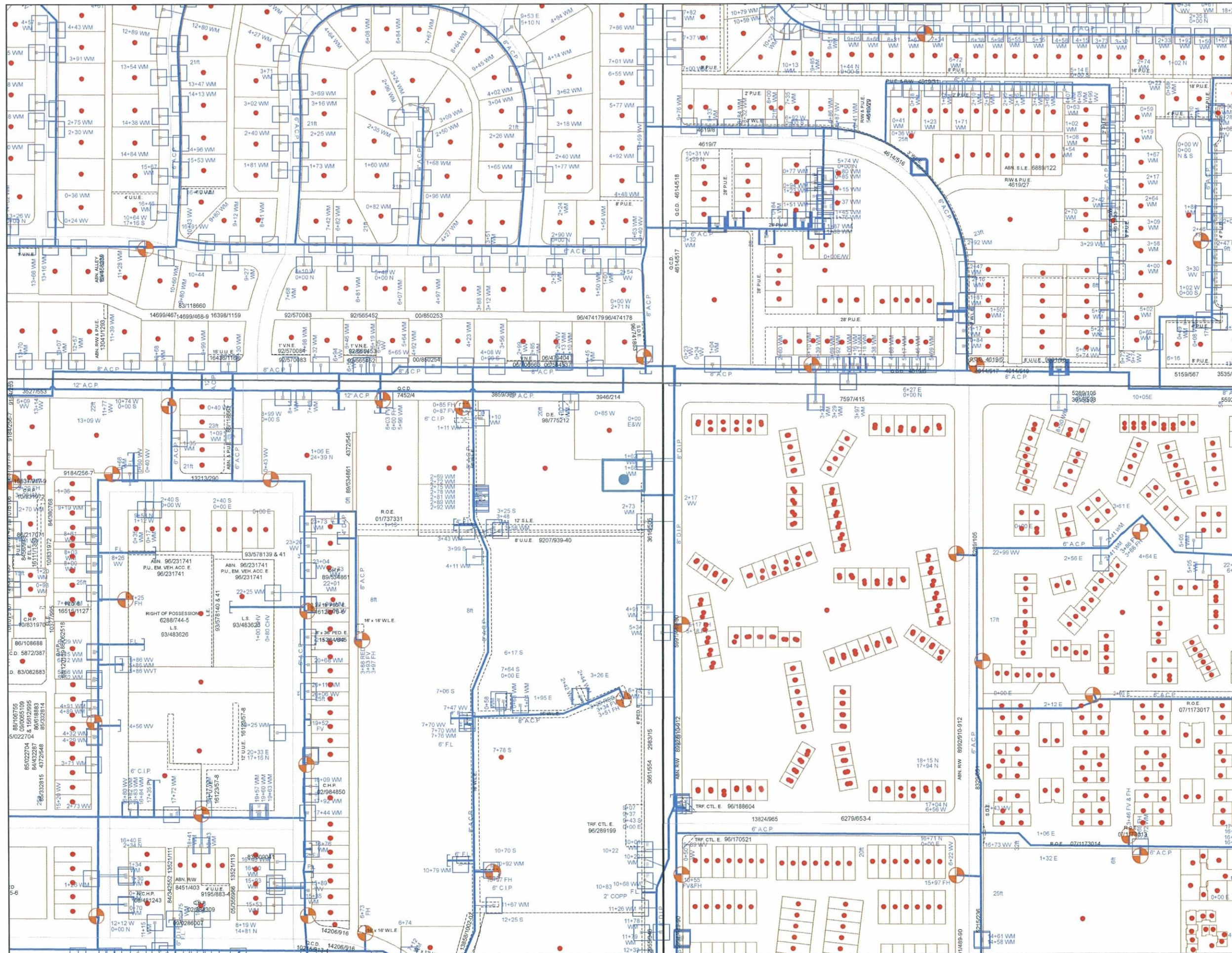
0 55 110 220 330 440 Feet

1 inch = 200 feet\*

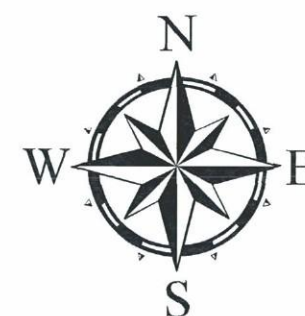
\* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

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**Water**





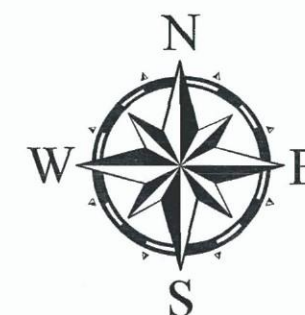
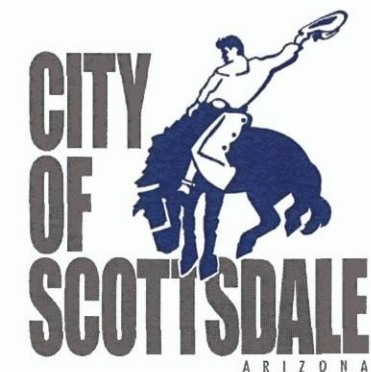


1 inch = 200 feet\*

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## Sewer





0 55 110 220 330 440 Feet

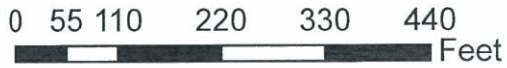
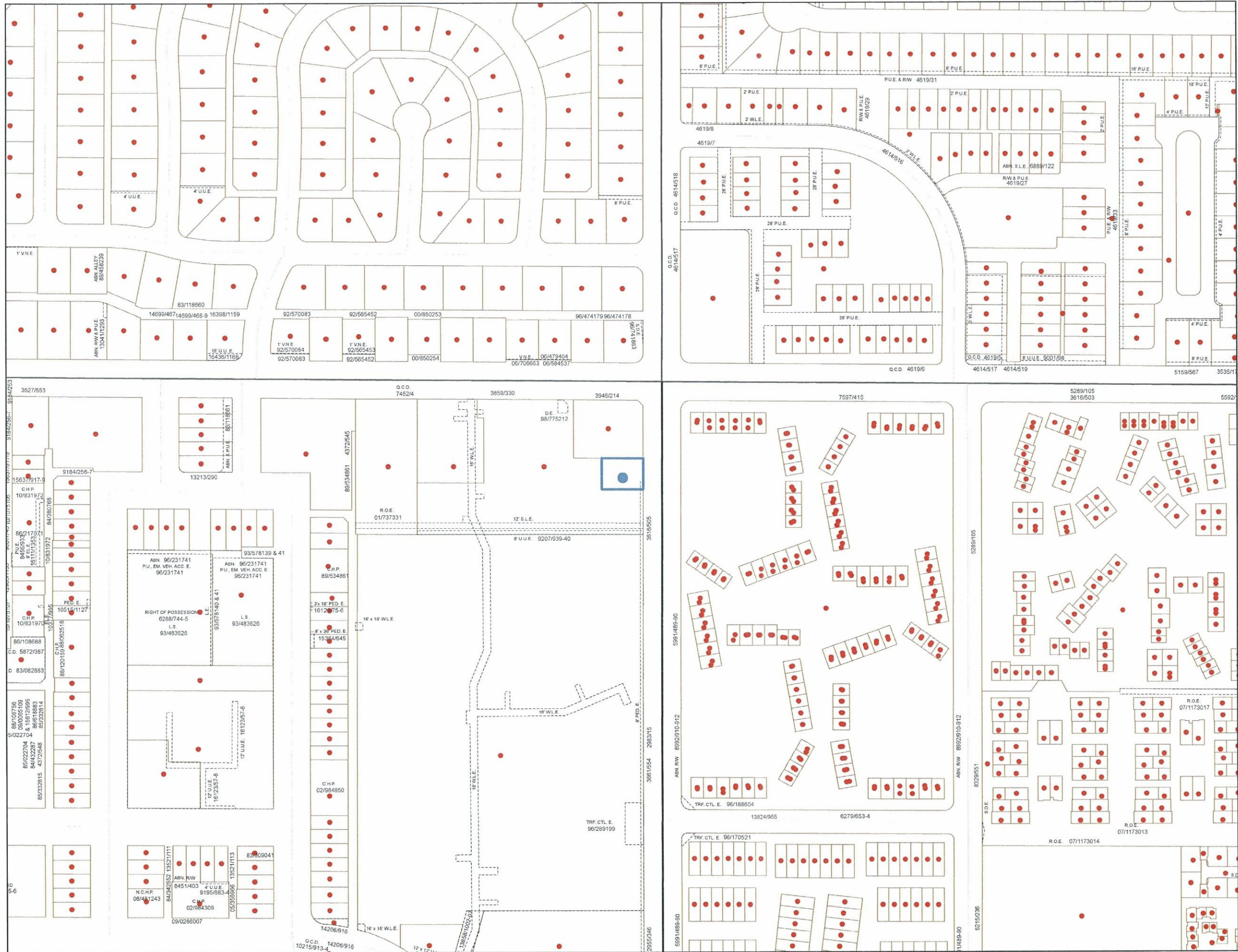
1 inch = 200 feet\*

\* Scale valid for original print only. Reproductions may alter the scale and render this value inaccurate.

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

**Aerial**





1 inch = 200 feet\*

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# Right of Way