

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**

Case # 193-PA-2016
Development Review Board Application

Project Narrative

February 28, 2017

Revised April 28, 2017

Circle K Convenience Store and Fueling Station
10200 N Scottsdale Road
Scottsdale, Arizona 85253

A. General Site & Project Description

The proposed redevelopment site includes Parcel 175-49-012C and D and a portion of Parcel 175-49-012A. Circle K Stores owns 012C & 012D and is in the process of securing interest in a portion of 012A. Presently, Parcel 012C is occupied by a retail convenience grocery store and fuel canopy which is operated by Circle K Stores Inc. Parcel 012A is currently a parking lot. Parcel 012D is a narrow strip of land between 012C and both Scottsdale Road and Gold Dust Avenue. The project site is shown in the photograph below.



The proposed development parcel, including all parcels (as described above), will have a combined land area of approximately 41,400 square feet. The proposed redevelopment of the property will include the raze and rebuild of the convenience store and fuel canopy, the addition of nine (9) parking spaces, the relocation of the existing trash enclosure, the removal of the southern access drive off of Scottsdale Road, the removal of the eastern access drive off of Gold Dust Avenue, new landscaping and drive aisles to provide a cohesive redevelopment. The redevelopment of the combined parcels will provide for a new

and upgraded store and parking area to better serve the needs of the customer base that frequents this facility.

B. Summary of Compliance with Gas Station Design Guidelines, Zoning Ordinance and Sensitivity Design Principals

The Applicant offers the following written responses (**shown in bold text**) to the specific criteria establish by the above referenced design guidelines and standards within the City of Scottsdale:

DESIGN GUIDELINES FOR GAS STATIONS AND CONVENIENCE STORES

Site Design

The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a gas station and convenience store to be considered in site design include, but are not limited to:

- Primary structure/retail sales building/single or multiple tenant
- Pump island and canopy structure
- Refuse, service and storage area
- Circulation systems and parking
- Service bays
- Car wash and other ancillary uses
- Drive through uses
- ATMs and Telephones

1. All development proposals should show evidence of coordination with the site plan, arrangement of buildings and planning elements of neighboring properties.

Respond to local development patterns and the streetscape through the use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities.

Seek shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.

Minimize cross traffic conflicts within parking areas.

The proposed redevelopment provides for a building orientation toward Scottsdale Road, as do most of the other retail buildings in the immediate area. The proposed facility features an approximately 4,604 square foot retail building and associated fuel canopy located between the building and Scottsdale Road, to provide the best design for both pedestrian and vehicular circulation on and through the property as well as around the fuel canopy. The site plan also provides for shared access via one common drive which will provide vehicular access to the project site, as well as adjoining properties to limit the number of curb cuts onto the adjoining major arterial roadways. Each Lot within the proposed development has been design to provide sufficient parking within the lot boundaries to avoid parking congestion across the lots.

2. Mitigate the negative impacts from site activities on adjoining uses:
 - Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites
 - Orient drive-through windows, menu boards and associated stacking lanes away from residential areas and screen from public view.
 - Orient auto repair bay openings and car-wash openings away from public view.

The proposed development is designed with a segregated refuse area that is completely enclosed within a masonry structure with solid doors to fully screen the refuse containers from the public view. The proposed development does not include any drive-thru windows or auto repair openings.

3. ATMs should be located within the primary retail building when possible.

Freestanding and/or exterior wall mounted ATMs are discouraged.

The ATM's provided at the project site for the convenience of the consumers are located within the building and further located in clear view of the employees at the central check-stand.

Architecture

The intent of the following architectural guidelines is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of the community.

1. Building design should take into consideration the unique qualities and character of the surrounding area.

The colors of the proposed redevelopment have been coordinated and are consistent with the overall adjacent shopping center.

2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the Arizona Sonoran Desert.

The proposed project structures, building and canopy, have been designed to provide optimum shade and convenience for the consumer. In particular the front fascia of the building has been extended to the edge of the store front side walk to provide as much shade to pedestrians as possible, while still taking into consideration the negative architectural characteristics of too much shading which provides for a dark and uninviting look from the streetscape. Additionally, the structures feature a variety of tan and brown tones, along with stone architectural treatments which coordinate with nearby buildings as well as a general Sonoran Desert color palette.

3. Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.

The proposed project structures feature minimal corporate identity which is tastefully incorporated into the large architectural design of the buildings.

4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials and colors.

The proposed buildings meet this design standard by incorporating similar colors and masonry materials as the dominant architectural features of the surrounding neighborhood.

5. The design of a facility that occupies a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.

The design elements of the proposed redevelopment have been coordinated and are consistent with the overall adjacent shopping center.

6. Drive through elements should be architecturally integrated into the building rather than appearing to be applied or "stuck on" to the building.

This design standard is not applicable to this Conditional Use Permit application as the use to be constructed does not include drive-through elements.

7. All sides of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.

The proposed building and fuel canopy feature 4-side architecture with each façade including the same architectural elements that accent and define the larger structure. This consistency of architectural theme is further accomplished with the use of a consistent color palette and building materials on both structures.

8. To encourage visually interesting roofs, provide variations in the roof line and incorporate treatments such extended eaves and parapet walls with cornice treatments.

The proposed building and canopy incorporate several design elements which offer both vertical and horizontal articulations along the facades and roof lines. These articulations include varying height of roof-line elements, cornices along the top of the roof-line, and varying depths of façade elements.

9. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, covered walkways.

The architectural design of the building features an extended eave over the main entrance of the structure to provide maximum shading effects for the front side walk and entrance of the store. This eave extends nearly the entire length of the store front and further includes elements of horizontal articulation to provide architectural interest and perspective to the building.

10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:
 - Low-scale planters and site walls
 - Wainscot treatment
 - Reveals and or projections of building massing
 - Clearly pronounced eaves or cornices
 - Subtle changes in material color and texture
 - Variation in roof forms
 - Covered pedestrian frontages and recessed entries
 - Deeply set windows with mullions

The proposed building at the project site meet the above criteria based on the following design elements that have been incorporated into the building design:

- The building features a wainscot treatment and higher corner column accents of stone.
- The facades of the building and canopy included various architectural elements of horizontal and vertical relief, scoring and varying material textures.

- The store front and main entry feature a clearly defined extended eave to provide shade to the most common pedestrian areas
- The roof-lines of both the building and canopy provide horizontal and vertical architectural elements giving the structures an aesthetically pleasing viewscape.
- Site screen walls have been provided along both frontages.

11. Storefronts should be broken into smaller individual windows or groupings of windows.

The storefront of the proposed buildings features extensive glass areas to provide a clear line of site for employees within the building to the canopy area as well as provide a clear line of site from the parking lot and adjoining public rights-of-way for the safety & security of the employees and customers.

12. Building accents should be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.

The proposed building and canopy incorporate several design elements which offer both vertical and horizontal articulations along the facades and roof lines. These articulations include varying height of roof-line elements, cornices along the top of the roof-line, diagonal scoring of separate façade elements and varying depths of façade elements. These design elements are further accentuated through the use of varying materials types and colors.

13. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.

The structures feature a variety of tan and brown tones, along with stone architectural treatments which coordinate with the adjacent shopping center as well as a general Sonoran Desert color palette.

14. Canopy:

- Integration of canopy to building and site walls is desirable. Multiple canopies or canopies that express differing architectural masses are encouraged.

The architectural design of the canopy integrates the colors, materials and general design elements of the building so both structures are architecturally similar. Additionally, the canopy features and number of design elements which are intended to break up the mass and provide a unique façade to the structure. So as to provide maximum shade for the consumer at the pump, while still being cognizant of not creating a dark or closed-in appearance to the project site, the canopy has been designed as a single unit, rather than separate structures.

- Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 13'-9". The clearance height of canopies should be clearly indicated on the structure or through use of a headache bar. The overall height of canopies should not exceed 17'.

The proposed canopy height is designed to be 14' from the pavement. Based upon years of experience in the convenience store business it has been determined that this is a reasonable and safe design height based upon DOT vehicle height limits. Additionally, the overall height of the canopy is designed to be 17'3" so as to provide a sufficient fascia height to make the structure architecturally attractive. Based upon the elevation of

numerous canopy designs throughout the industry, this design height does not compromise the architectural appearance of the canopy.

- Canopy ceiling should be textured or have a flat finish, glossy or highly reflective materials are not recommended.

The ceiling of the proposed canopy is designed with a flat, white finish

- Lighted bands or tubes or applied bands of corporate color are discouraged.

The proposed canopy does not feature any light bands or tubes.

15. All display items for sale should occur within the main building or within designated areas that are screened from public streets.

All sale items are generally located within the main building, with the exception of seasonal displays, which are located in small areas of the store front sidewalk for the convenience of the consumer. These items are generally screened from the public rights-of-way through the screen walls and landscaping provided along Scottsdale Road.

16. Gas tank vents shall be an integral part of the building design in terms of form, color and texture.

Gas tank vents are generally integrated within the columns of the canopy structure.

Pump Islands

The intent of this section is to encourage pump island designs that are well organized and consolidated to minimize visual clutter. Pump island components consist of:

- Fuel dispensers
 - Refuse containers
 - Automated payment points
 - Safety bollards
 - Other appurtenances
1. The design of pump islands should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.
 2. The color of the various components of the pump island, including dispensers, bollards and all appurtenances, are encouraged to be muted.
 3. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material, and architectural detailing.
 4. The use of translucent materials and internally lighted cabinets are discouraged as finishes or as applied treatments at the pump island or on the canopy.
 5. Either a pump island curb or bollard is recommended for the protections of dispensing units.

The proposed facility features the pumps island being integrated into the form and function of the canopy which is designed to match the architectural elements to the building. The individual pumps are located adjacent to the architectural canopy columns and are painted a dark tone color. The islands where the pumps are located are general kept clear of ancillary structures and sale items, except trash receptacles. Each pump island is protected from damage by vehicles through the use of bollards which are located on the outside edge of each pump island and painted to match the color of the canopy.

Landscape Design

Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. The intent of these guidelines is to ensure that landscape design contributes to the overall appearance and function of the site.

1. Landscaping should blend with the dominant existing or planned streetscape and character of the area.

Landscaping has been designed utilizing the City guidelines and requirements and features a variety of plants from the Scottsdale Rd. Segment 4 Plant List.

2. All landscaping should utilize only living plant material.

Landscaping has been designed utilizing only living plant material and features a variety of plants from the Scottsdale Rd. Segment 4 Plant List.

3. Landscaping should be provided near the primary building to anchor it to the surrounding environment and to soften the structure. In-ground landscaping should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and or create pedestrian seating areas.

Landscaping has been provided near the primary building where possible. In-ground landscaping comprises all of the landscaping on the site.

4. Trees should be used throughout paved areas and along pedestrian pathways to provide shade, to reduce heat build-up and to cut glare.

Trees have been used where possible to provide shade, reduce heat build-up, and to cut glare.

5. A landscape buffer should be provided to buffer and screen facilities uses from adjacent residential uses.

The property which is the subject of this Conditional Use Permit application does not abut residentially zoned property.

6. Dense landscaping and/or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.

Significant streetscape trees and other landscape plants are located along the public rights-of-way to provide ample screening to the on-site retail activities.

7. The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.

The conceptual landscape plan for the project features a large landscape area at the intersection of Scottsdale Rd & Gold Dust Ave to provide a special interest feature to the retail development.

8. The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.

The landscape plan specifies the use of mature trees throughout the project to provide an immediate impact.

9. Proper maintenance and timely replacement of plant material is expected and required by ordinance.

The plant materials will be maintained in accordance with the design guidelines and generally accepted maintenance schedules.

Lighting

Site lighting of gas stations and convenience stores should enhance the visual process of users while providing the following: illuminance levels appropriate for the visual task, reasonable uniformity ratios, and minimal glare and light trespass.

1. Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.

Exterior lighting levels at the project site have been designed to be compatible with the adjoining commercial and industrial areas and the present lighting levels along the adjoining public rights-of-way.

2. Recommended illuminance level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the most current IESNA Recommended Practice or Design Guide should also be incorporated for lighting designs.

The designed lighting levels are as shown on the Photometric Plan included as part of this submittal.

3. Direct and reflected glare and excess site brightness should be minimized.

Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, excessively bright lights are not included as part of this development.

4. Minimize light trespass beyond property lines. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade should not exceed IESNA recommended practice for light trespass.

Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, light trespass beyond the boundaries of the project site does not occur.

5. Canopy Lighting Maintained average horizontal illuminance at grade (directly under the canopy) should not exceed 30 foot-candles and should conform to IESNA recommended practices. On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maintained average horizontal illuminance at grade should not exceed 20 foot-candles and should conform to IESNA recommended practices.
 - Individual luminaire lamp wattage should not exceed 250 watts.
 - Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

- The sides (fascia's) of the canopy should extend below the lens of the fixture 12 inches to block the direct view of the light sources and lenses from property line.
- Lights should not be mounted on the top or sides (fascia's) of the canopy, and the sides (fascia's) should not be illuminated.

Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, the project site is in compliance with the design guidelines

6. Parking Lot and Site Lighting

- All luminaires should be a full cut-off design, aimed downward and away from the property line.
- Maintained average horizontal illuminance at grade should not exceed 5 foot-candles and should conform to IESNA recommended uniformity ratios. On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maintained average horizontal illuminance at grade should not exceed 2.5 foot-candles and should conform to IESNA recommended practices.
- On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maximum pole heights should not exceed 15'.

Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, the project site is in compliance with the design guidelines

7. Building-Mounted Lighting

- All luminaires should be a full cut-off design and aimed downward.
- All luminaires should be recessed or shielded so the light source is not directly visible from the property line.
- Maintained average horizontal illuminance at grade along the storefront including any spill light from store interior should not exceed current IESNA recommended practice.

There are no lights mounted on the exterior of the building facades, except those under the eave along the store front. Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, the project site is in compliance with the design guidelines.

Signage /Corporate Identification

Gas station and convenience store signage plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of Scottsdale's streetscapes. Other forms of branding or business identity not falling under the sign ordinance will be viewed as architectural elements and features.

1. Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, or materials should not be the dominant architectural feature. The architecture of the building should be viable and appropriate for its location and use regardless of the business identity.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, corporate identity is not a dominant feature on any structure and is integrated into the overall design of the site structures.

2. The use of super-graphics is discouraged.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, super-graphics are not provided for at the project site.

3. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight. Signs should be integrated such that they become a natural part of the building façade.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, minimal signage is integrated into the large design of the structures.

4. When multiple corporations share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package where signs do not visually compete with each other.

Based upon the design concept for the property, this condition will not apply to the property.

5. Ground mounted monument signs are encouraged over canopy fascia signs.

Ground mounted signs will be provided upon the street frontage of Scottsdale Road and Gold Dust Ave to comply with federal regulations regarding the advertisement of gasoline pricing and in further accordance with the sign codes for the City of Scottsdale.

6. Signage at the pump islands apparatus should be limited to oil company or convenience store name/logo. Safety and operational, and product labeling signs are allowable but should be scaled for the visibility of the immediate user only.

Signs and graphics at the pumps islands shall be in compliance with this guideline.

7. New construction design should anticipate signage. Designs should provide logical sign areas, allowing flexibility for new users as the building is re-used over time.

The site building has been designed with a limited, but still flexible signage area located over the front entrance of the facility to facility practical and long-term viability.

8. Repetitious signage information on the same building frontage should be avoided, regardless of the sign area square footage allowed for by ordinance.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, repetitive signage is not included as part of this project.

9. Signs composed of individual letters are encouraged. Back lit or indirectly lit individual letters are desirable.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, the limited signage is designed to be back lit.

10. Visible raceways and transformers for individual letters are discouraged.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, there are no visible raceways or transformers for signage.

GENERAL DESIGN STANDARDS

1. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.

All exterior equipment is screened as required, except the electrical transformer provided by the electrical service provider which cannot be screened by a wall.

2. All exterior conduit and raceways shall be painted to match the building.

The building complies with this requirement.

3. No exterior roof ladders shall be allowed where they are visible to the public or from an offsite location.

The building complies with this requirement.

4. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.

The building complies with this requirement.

5. Perimeter and site walls shall be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the onsite buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long the horizontal and vertical alignment of the wall for visual interest.

The site screen walls comply with this requirement, including segmenting and articulation, as shown on the site plan.

6. Chain link fencing for recreational courts (i.e. tennis, basketball, volleyball, etc.) shall be vinyl coated. Vinyl coating of a chain link shall be black, dark brown, or dark green in the Environmentally Sensitive Land areas of the city.

This design standard is not applicable to this development.

7. Dooley' concrete block wall/fence materials shall not be allowed.

The project complies with this requirement.

8. Barbed wire shall not be visible from adjacent properties.

Barbed wire is not used at this development.

9. Flagpoles shall be tapered, conical, one-piece poles. Exposed aluminum and/or galvanized finished poles shall be acid washed prior to installation, in order to provide a patina finish.

Flagpoles are not used at this development.

10. Exposed large rock and boulder faces that are scarred during construction shall be treated with desert varnish to the satisfaction of the Planning and Development Services Department's General Manager or designee.

This standard does not apply to this development.

11. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department's General Manager or designee.

The provided bicycle parking complies with this standard.

12. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

This development does not include umbrellas.

13. Outdoor, site, and building lighting shall comply with the sections under Section 2-1.1200, Outdoor Lighting.

The site lighting, as detailed on the lighting cut sheets and design plans complies with this standard.

SERVICE ENTRANCE SECTIONS 2-1.402

Service Entrance Sections (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall be not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets.

The SES has been incorporated into the design of the building in a separate utility room.

GRADING AND DRAINAGE 2-1.403

1. Land adjacent to walkways or curbs shall be graded so that it falls away from the walk or curb at a slope of at least eight percent (8%) but not more than twenty-five (25%) for a distance of at least ten (10) feet.

As shown on the civil plans, the development conforms to this standard.

2. The maximum ratio between the width-to-depth of a retention basin shall be ten-to-one (10:1, run-to-rise), unless otherwise approved by the Planning and Development Services General Manager's designee.

Retention at this development is largely provided through underground retentions systems, but any above ground basins comply with this standard.

3. The maximum slope for a landscaped bank on the edge of a detention basin shall be four to-one (4:1, run-to-rise). Walled banks may be permitted subject to the separate wall design approved by the Development Review Board, and meeting the structural and safety standards of the Building Code.

Retention at this development is largely provided through underground retentions systems, but any above ground basins comply with this standard. No walled banks are provided at this development.

4. Retention area located within the front open space (as defined by the Zoning Ordinance) shall not exceed 50% of the total front open space area.

Retention at this development is largely provided through underground retentions systems, but any above ground basins comply with this standard as shown on the civil plans.

5. Provide positive drainage away from curb and sidewalk.

The civil plans provided for the drainage required by this standard.

2-1.501 CORRIDORS & STREETSCAPES

A. Open Space Corridors

There are four main categories of open space corridors for which guidelines have been developed: scenic corridors, buffered setbacks, vista corridors, and desert scenic roadway setbacks. The locations are identified in the General Plan and/or have been required as a part of zoning stipulations.

1. Scenic Corridors: These are corridors along selected major streets where there is a desire by the community to retain views of nearby terrain features and retain the character of the natural desert setting.
 - a. Carefree Highway - Scottsdale Road to the city's western boundary – 2 miles.
 - b. Cave Creek Road - Pima Road to the city's northeast boundary – 3.5 miles.
 - c. Dynamite Boulevard - 56th Street to the city's eastern boundary – 10.5 miles.
 - d. Pima Road - North of the Loop 101 to Cave Creek Road – 11 miles.
 - e. Scottsdale Road - North from Frank Lloyd Wright to Carefree Highway – 11 miles.
 - f. Shea Boulevard - Pima Freeway to the city's eastern boundary – 9 miles.

The above scenic corridors do not apply to this development.

2. Buffered Setbacks: These are corridors along significant streets where there is intent by the community to achieve a boulevard type of effect, recognizing the importance of the roadway in the local setting.

As shown on the site and landscape plans, this development conforms to the design standards.

3. Vista Corridors: These are corridors along major washes and channels that are intended to provide local and community vistas of nearby terrain and the desert setting as well as provide access corridors to neighborhoods, parks and schools.

This standard does not apply to this development as the property does not abut a major wash or channel.

4. Desert Scenic Roadways Setbacks: All major mile and half-mile streets shall provide a 50-foot-wide open space corridor along the edge of the street right-of-way.

The property is not located within a Desert Scenic Roadway area but otherwise complies with the standards set forth by the City.

5. Positive drainage shall be provided away from all walks.

As shown on the civil plans, this development complies with this standard.

ZONING ORDINANCE

C-3 Property development standards.

The following property development standards shall apply to all land and buildings in the C-3 district:

- A. *Floor area ratio. Is limited to eight-tenths (0.8) of the net lot area.*

The development complies with this standard as shown on the Site Plan Worksheet.

- B. *Volume. Is limited to the net lot area in square feet multiplied by nine and six-tenths (9.6) feet for any building.*

The development complies with this standard as shown on the Site Plan Worksheet.

- C. *Open space requirement.*

1. In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet.
2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

The development complies with these standards as shown on the Site Plan Worksheets and Landscape Plans.

- D. *Building height. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VI or article VII.*

The building and canopy at this development are less than 36 feet in height.

- E. *Density.*

1. Hotels, motels, and timeshare projects shall provide not less than ten (10) guest rooms and/or dwelling units with a minimum gross land area of one thousand (1,000) square feet per unit.

This standard does not apply to this project.

- F. *Yards.*

1. *Front Yard.*
 - a. No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.

This project complies with the applicable standards.

- b. A minimum of one-half ($\frac{1}{2}$) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.

This project complies with this standard as shown on the Landscape Plans.

- c. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

This project complies with this standard as shown on the Site Plan.

2. Side Yard.

- a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.

This standard is not applicable to this project as the property does not abut single-family residential.

- b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

This standard is not applicable to this project as the property does not abut multi-family residential.

3. Rear Yard.

- a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.

This standard is not applicable to this project as the property does not abut single-family residential.

- b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

This standard is not applicable to this project as the property does not abut multi-family residential.

- 4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval or use permit.

This project complies with this standard of the zoning ordinance and is subject to Conditional Use Permit approval.

SENSITIVE DESIGN PRINCIPALS

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

The proposed project is the redevelopment of a use that has existing at the property for many years and provides a necessary service to the community and traveling public. The design of the project and its structures has been coordinated and is consistent with the adjacent shopping center.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains
 - Archaeological and historical resources

Although the project is not located within a scenic view area, the project design and siting of buildings has been developed with consideration to the nature of the use, pedestrian and vehicle circulation, orientation of nearby structures and commonly accepted CPTED (Crime Prevention Through Environmental Design) principals for the safety and security of the employees and customers.

3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

While the property does not feature any unique terrain as it is located within a well-developed area of the City, the project has been designed to enhance the retail character of the area with aesthetically pleasing architecture of the buildings and significant landscape along the street frontages and lot perimeter, with an additionally enhanced landscape area at the intersection of the major arterial streets.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

As the project is a redevelopment of an existing commercial use within an intense commercial area of the City the preservation of ecological process is not applicable, however, the design of the facility is such that it uses a color and design pallet compatible with a Sonoran Desert

theme and all landscape to be installed at the property is low water and drought tolerant plants compatible with the Sonoran Desert climate.

5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
 - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

The project complies with the streetscape design of the general area and is highly compatible with other developments in the immediate area.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

The project will provide designated parking areas for bicycles and interconnectivity to pedestrian sidewalks.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

The project features landscaping meeting the required development standard and the building has been designed with an extended eave to offer maximum shade along the main sidewalk and entry to the building. Additionally, the building is oriented to the north within customer parking directly in front of the building to provide easy and close access for customer to the store.

8. Buildings should be designed with a logical hierarchy of masses:
 - To control the visual impact of a building's height and size
 - To highlight important building volumes and features, such as the building entry.

The proposed building and canopy incorporate several design elements which offer both vertical and horizontal articulations along the facades and roof lines. These articulations include varying height of roof-line elements, cornices along the top of the roof-line, diagonal scoring of separate façade elements and varying depths of façade elements. These design elements are further accentuated through the use of varying materials types and colors. The proposed canopy height is designed to be 14' from the pavement. Based upon years of experience in the convenience store business it has been determined that this is a reasonable and safe design height based upon DOT vehicle height limits. Additionally, the overall height of the canopy is designed to be 17'3" so as to provide a sufficient fascia height to make the structure architecturally attractive. Based upon the elevation of numerous canopy designs throughout the industry, this design height does not compromise the architectural appearance of the canopy.

9. The design of the built environment should respond to the desert environment:
- Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - Materials with colors and coarse textures associated with this region should be utilized.
 - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

The proposed project structures, building and canopy, have been designed to provide optimum shade and convenience for the consumer. In particular the front fascia of the building has been extended to the edge of the store front side walk to provide as much shade to pedestrians as possible, while still taking into consideration the negative architectural characteristics of too much shading which provides for a dark and uninviting look from the streetscape. Additionally, the structures feature a variety of tan and brown tones, along with brick architectural treatments which coordinate with nearby buildings as well as a general Sonoran Desert color palette. The proposed building and fuel canopy feature 4-side architecture with each façade include the same architectural elements that accent and define the larger structure. This consistency of architectural theme is further accomplished with the use of a consistent color palette and building materials on both structures.

10. Developments should strive to incorporate sustainable and healthy building practices and products.
- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

The proposed integrates state-of-the-art lighting and mechanical equipment to minimize energy consumption.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
 - The landscaping should complement the built environment while relating to the various uses.

The proposed landscape plans has been developed in accordance with City requirements using plants from the Scottsdale Rd. Segment 4 Plant List. Trees, shrubs and groundcover are provided throughout the property and within the parking fields to provide shades as well as break-up the character of the property.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.

The landscape plan has been designed using only ADWR approved low water and drought tolerant plants and no turf is proposed for the project. No other high-use water sources are included in the project.

13. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

All project lighting is in conformance with this standard, as shown on the lights cut sheets, plans and photometric plans provided with this application.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The project has been designed with minimal signage and corporate identification, all of which has been integrated into the facades of the structures, as shown on the architectural plans.

I. SECTION 1.904

- A. In considering any application for development, the Development Review Board shall be guided by the following criteria:
1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plan, character plan and General Plan.
 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The architectural design of the proposed building and canopy incorporate coordinating colors, materials, and general design elements. The colors of the proposed redevelopment have also been coordinated and are consistent with the overall adjacent shopping center.

- b. Avoid excessive variety and monotonous repetition;

The architectural design of the building and canopy integrate colors, materials and general design elements so both structures are architecturally similar. Additionally, the canopy features and number of design elements which are intended to break up the mass and provide a unique façade to the structure.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The proposed landscape plans has been developed in accordance with City requirements. Trees, shrubs and groundcover are provides throughout the property and within the parking fields to provide shades as well as break-up the character of the property. The landscape plan has been designed using only ADWR approved low water and drought tolerant plants and no turf is proposed for the project. No other high-use water sources are included in the project.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

The project is not located in an ESL Overlay District.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The project is not located in in the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

As depicted on the site plan, we are proposing to close the two drives closest to the intersection to promote safer and more convenient traffic circulation. The site has been designed with additional vehicular parking areas and wider circulation areas around the fuel canopy so as to provide safe and efficient vehicular movement across and through the property.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All exterior equipment is screened as required.

5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

The project features significant landscaping and the building has been designed with an extended eve to offer maximum shade along the main sidewalk and entry to the building.

- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

The proposed building at the project site meet these criteria based on the following design elements that have been incorporated into the building design:

- The building features a wainscot treatment and higher corner column accents of stone
 - The facades of the building and canopy included various architectural elements of horizontal and vertical relief, scoring and varying material textures.
 - The 4 sides of the building and canopy façade have clearly defined overhangs and eaves, as well as shade elements
 - The store front and main entry feature a clearly defined extended eave to provide shade to the most common pedestrian areas
 - The roof-lines of both the building and canopy provide horizontal and vertical architectural elements giving the structures an aesthetically pleasing viewscape.
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

The proposed project buildings have been designed to incorporate colors and material textures similar and compatible with the other buildings in the area.

- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The architectural design of the building and canopy integrate colors, materials and general design elements so both structures are architecturally similar. Additionally, the canopy features and number of design elements which are intended to break up the mass and provide a unique façade to the structure.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

This section of the criteria is not applicable to the proposed development.

- B. The property owner shall address all applicable criteria in this section.

Responses to all applicable criteria have been provided.



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 193 PA-2016

Project Name: CIRCLE K

Project Address: 10200 + A PORTION OF 10300 N SCOTTSDALE RD

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: NICK FORE
Print Name

Nick Fore
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning and Development Services

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



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Suzy Peel

Company: Circle K Stores Inc.

Address: 1130 W Warner Rd, Building B, Tempe, AZ 85254

Phone: 602-728-4047

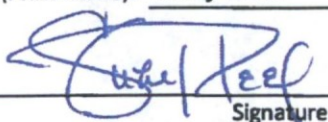
Fax: _____

E-mail: speer@circlek.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Suzy Peel

Title: Real Estate Development Mgr


Signature

Date: 10-7-16

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
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<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
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<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: _____

Company: FTT Total Wine Center LLC

Address: _____

Phone: _____

Fax: _____

E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): _____

Title: _____

FTT Total Wine Center, LLC, an Arizona limited liability company

By: Carbas Corporation, an Arizona corporation, its Manager

By: [Signature]

Name: LYNN A. MADRISON

Title: PRESIDENT

Date: 10/11/16

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
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<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
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<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: CIRCLE K

Property's Address: 10200 N Scottsdale Rd and a portion of APN: 175-49-012A

Property's Current Zoning District Designation: C-3 (Highway Commercial)

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner:	Agent/Applicant: William Scarbrough
Company: FTT Total Wine Center LLC	Company: Land Development Consultants
Address: 10320 N Scottsdale Rd, #9, Scottsdale, AZ 85253	Address: 11811 N Tatum Blvd, #1051, Phoenix AZ 85028
Phone: Fax:	Phone: 602-850-8141 Fax: 602-997-9807
E-mail:	E-mail: bill@ldcaz.com
Designer: Indira Ibrahimbegovic	Engineer: Steve Bowser
Company: Greenberg Farrow	Company: Helix Engineering
Address: 19000 MacArthur Blvd, #250, Irvine CA 92612	Address: 3240 E Union Hills Dr, #112, Phoenix AZ 85050
Phone: 949-296-0434 Fax:	Phone: 602-788-2616 Fax:
E-mail: iibrahimbegovic@greenbergfarrow.com	E-mail: sb@hxeng.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

FTT Total Wine Center LLC, an AZ LLC, by Carbas Corporation, an AZ corporation, its Manager

Land Development Consultants

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Arizona Revised Statutes Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

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Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other:
<input checked="" type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
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<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Project Name: Circle K

Property's Address: 10200 N Scottsdale Road and a portion of APN: 175-49-012A

Property's Current Zoning District Designation: C-3 (Highway Commercial)

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Suzy Peel	Agent/Applicant: William Scarbrough
Company: Circle K Stores Inc.	Company: Land Development Consultants
Address: 1130 W Warner Rd, Building B, Tempe, 85254	Address: 11811 N Tatum Blvd #1051, Phoenix AZ 85028
Phone: 602-728-4047 Fax:	Phone: 602-850-8141 Fax: 602-997-9807
E-mail: speel@circlek.com	E-mail: bill@ldcaz.com
Designer: Indira Ibrahimbegovic	Engineer: Steve Bowser
Company: Greenberg Farrow	Company: Helix Engineering
Address: 19000 MacArthur Blvd, #250, Irvine CA 92612	Address: 3240 E Union Hills Dr, #112, Phx, AZ 85050
Phone: 949-296-0434 Fax:	Phone: 602-788-2616 Fax:
E-mail: iibrahimbegovic@greenbergfarrow.com	E-mail: sb@hxeng.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.

<input checked="" type="checkbox"/> Enhanced Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.
<input type="checkbox"/> Standard Application Review:	I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

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Development Application

Arizona Revised Statutes Notice

§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



109795

KPETERS HPDC600552
3/1/2017 10:25 AM
\$1,515.00

Received From :

230 - CIRCLE K STORES INC
1130 W WARNER RD
TEMPE, AZ 85284
602-850-8141

Bill To :

Reference # 193-PA-2016
Address 10200 N SCOTTSDALE RD

Subdivision

Marketing Name

MCR

APN 175-49-012C

Owner Information

CIRCLE K CORPORATION
1130 W WARNER RD BLDG B
TEMPE, AZ 85284
602-728-8000

Lot Number

County No

Gross Lot Area 0

NAOS Lot Area 0

Net Lot Area 0

Number of Units 1

Density

Issued Date 3/1/2017

Paid Date 3/1/2017

Payment Type CHECK

Cost Center

Metes/Bounds No

Water Zone

Water Type

Sewer Type

Meter Size

QS 28-44

Code	Description	Additional	Qty	Amount	Account Number
3165	DEVELOP REVIEW APPLICATION		1	\$1,515.00	100-21300-44221

City of Scottsdale

7447 E. Indian School Rd.
Scottsdale, AZ 85251
(480) 312-2500
One Stop ShopDate: 3/1/2017 Cashier: KPETERS
Office: PLN-1STOP Mach ID: HPDC6005525
Tran #: 1 Batch #: 59135Receipt: 00994466 Date: 3/1/2017 10:25 AM
109795

3165 DEVELOP REVIEW APP \$1,515.00

TENDERED AMOUNTS:

Check Tendered: \$1,515.00
Chk #: 10179719 230 - CIRCLE K STORES INC

Transaction Total: \$1,515.00

Thank you for your payment.
Have a nice day!

SIGNED BY WILLIAM SCARBROUGH ON 3/1/2017

Total Amount

\$1,515.00

When a credit card is used as payment I agree to pay the above total amount according to the Cardholder Agreement.