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Planning Commission Hearing: 12/13/2017

City Council Hearing: 01/23/2018

Case History: 445-PA-2016

11-UP-2016

The Outpost

CITY COUNCIL REPORT



Meeting Date: January 23, 2018
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

The Outpost 11-UP-2016

Request to consider the following:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 11000 for a "gas station" use on +/- 2.25 acres, of an +/- 8.61-acre site, with Planned Neighborhood Center, Environmentally Sensitive Lands Foothills Overlay (PNC/ESL/FO) zoning, located at 8738 E Dynamite Blvd.

Goal/Purpose of Request

The CUP would allow the applicant to develop a gas station and convenience store in conformance with the project site plan approved with the associated major General Plan amendment case (1-GP-2017) and zoning district map amendment case (10-ZN-2015).

Key Items for Consideration

- Gas Station Conditional Use Permit Criteria
- Significant community interest (opposition and support) with the previously approved cases – staff has not received any inquiries with this Conditional Use Permit (CUP) application request.
- Planning Commission heard this case on December 13, 2017 and recommended approval with a 7-0 vote.

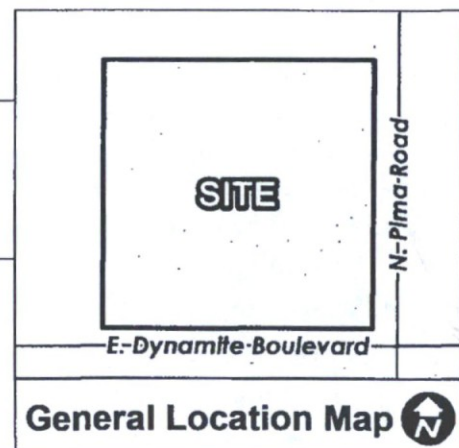
OWNER

Atlas Development Group
602-909-3975

APPLICANT CONTACT

Andrew J. Armstrong
Paul E. Gilbert, Beus Gilbert Pllc.
480-429-3060

LOCATION



8737 E. Dynamite Boulevard (Northwest corner of N. Pima Road and E. Dynamite Boulevard)

BACKGROUND

General Plan

The General Plan Land Use Element designates this site as Commercial Land Use designation. The General Plan Land Use Element describes the Commercial land use designation as areas that *"provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals."*

The General Plan Land Use Element describes the Commercial land use designation states that, *"Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas."*

The Character and Design Element of the General Plan designates this site within the Rural Desert Character Type. This character type typically contains relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. It provides a rural lifestyle that includes preservation of the desert character.

The Open Space and Recreation Element designates N. Pima Road and E. Dynamite Boulevard as Scenic Corridors. This designation represents substantial native desert setbacks measured from the outside of the ultimate planned right-of-way line. These setbacks are designed to provide a sense of openness for the community.

Character Area Plan

The property is located within the Desert Foothills Character Area boundary. This area has an established Character Area Plan approved by City Council in 1999. The Desert Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Desert Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. All non-residential structures shall respect the existing rustic, rural character and scale of the buildings across the area.

The three (3) main goals of the Desert Foothills Character Area Plan are:

- Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.
- Promote connected areas of desert open space and trails.
- Identify and celebrate the rural desert character of the Desert Foothills area.

Zoning

The site is zoned Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/FO). The PNC/ESL/FO zoning districts allows for a hub of activity and focal point in the community. Properties zoned PNC are described as providing professional offices, services, and retail sales to meet the daily needs of the residents and patrons.

The site was rezoned from the Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/FO) zoning district in December of 2015.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. Later, in March of 2003, the Foothills Overlay designation was added to this site's zoning classification. The Foothills Overlay (FO) designation was in response to the Desert Foothills Character Area Plan approved by City Council in June of 1999. The current ESL overlay took affect in 2004. The ESL ordinance categorized this site within its most current zoning: Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/FO).

Context

The subject property is located at the northwest corner of N. Pima Road and E. Dynamite Boulevard, both of which are designated as minor arterials. The overall 8.6 +/- acre net site is currently vacant and undeveloped.

There is a major, three-branched, desert wash running through the parcel. The more predominant of the washes dissects the parcel in half, from east to west. The other two wash branches are located to the north of the more predominant wash corridor. Each of the desert washes are designated as 50 cubic feet per second (cfs), or greater.

The properties, immediately adjacent to the north and west of the subject parcel, are currently vacant and undeveloped. The parcels located on the northeast corner, southeast corner and southwest corner of N. Pima Road and E. Dynamite Boulevard are also currently vacant and undeveloped. These parcels are under the ownership of the City of Scottsdale and are included in the McDowell Sonoran Preserve recommended study boundary. There is a major trailhead proposed at the northeast corner of N. Pima Road and E. Dynamite Boulevard, just east of this site. There is a major utility corridor running diagonally, northeast to southwest, across the street from this site.

There is a large church, Scottsdale First Assembly Dream Center, located approximately 650 feet to the north of the site. There is a ranch facility located approximately 1000 feet to the west of this site. The ranch has a conditional use permit for the existing ranch use, 7-UP-1996, but is not approved as a commercial stable. Troon North, a residential master planned community, is located approximately one-half mile to the east of the site.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay, zoned R1-190/ESL/FO; vacant.
- South Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay, zoned R1-190/ESL/FO; vacant, State Land.
- East Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant State Land.
- West Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay, zoned R1-190/ESL/FO; vacant.

Other Related Policies, References:

36-ZN-1984, 113-ZN-1984, 25-ZN-2002, 7-ZN-2009, 20-UP-2009, 3-GP-2009, 7-TA-2009, 38-UP-2009, 5-GP-2011, 5-ZN-2011, 29-ZN-2011, 1-GP-2015, 10-ZN-2015 Ordinance No. 4229, and Resolution No. 10276

- 1999 Desert Foothills Character Area Plan
- 2001 City of Scottsdale General Plan
- 2003 Scenic Corridor Design Guidelines
- 2003 Foothills Overlay
- 2004 Trails Master Plan
- 2004 Environmentally Sensitive Lands Ordinance
- 2008 Transportation Master Plan

APPLICANT'S PROPOSAL

Development Information

The development proposal includes the request for a General Store (convenience store) and a gas station (with gas station canopy) with nine (9) gas pump stations.

Site Development Information

- Existing Use: Vacant
- Approved Use: General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens
- Proposed Use: General Store and Gas Station (2.25 acres)
- Parcel Size: 8.6 acres (overall net lot area)
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Parking Required: 12 Spaces
- Parking Provided: 29 Spaces
- Open Space Required: 223,197 square feet (Overall Project)
- Open Space Provided: 190,659 square feet (With this phase)
- Floor Area Allowed: 19,500 square feet (Overall Project)

- Floor Area Proposed: 5,500 square feet (With this phase)

IMPACT ANALYSIS

Land Use

The previously approved site plan allocated 5,500 square feet of gross floor area to the General Store, and 8,000 square feet, of unconditioned space, to the gas canopy. The current site plan proposes 5,500 square feet of gross floor area for the General Store, 7,000 square feet of unconditioned space for the gas station canopy and nine (9) gas pump stations.

The proposed structures are in conformance with the setback depicted on the previously approved site plan. The proposed structures will eventually create patio and courtyard area, which are in conformance with the approved Planned Neighborhood Center (PNC) zoning district. The applicant has submitted, and received approval, for a wash modification for those areas that affect the existing wash. The location of the structures and driveways, associated with this CUP request, mirror those locations identified in the previously approved site plan (See Attachment #8).

The owner will provide the 75-foot half-street right-of-way along E. Dynamite Boulevard and N. Pima Road dedications prior to the issuance of a construction permit. The project site plan was previously stipulated to dedicate and provide an 100-foot scenic corridor easements on both of the site's frontages. The owner will provide these dedications prior to the issuance of a construction permit.

The approved zoning map amendment stipulated the project to provide and construct a trail and multi-use path within the scenic corridor areas to promote a continuous trail system which connects the local neighborhoods to each other and to promote a regional trail system leading into the preserve. The stipulation has been carried through from the approved rezoning case to this application.

Conditional Use Permit

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

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **No excessive or significant noise, smoke, odor, or vibration is anticipated to be generated from the proposed gas station. Pursuant to the City's Gas Station and Convenience Store Design Guidelines, canopy height as measured from natural grade to the lowest point of the canopy fascia will not exceed 13 feet- 9 inches. The canopy lighting will adhere to the levels set forth in the Design Guidelines to prevent any potential glare effects and to keep light output to a minimum. The property is setback from surrounding areas and carefully planned to include extensive buffers to surrounding areas through dedicated right-of-way.**

- The provided photometrics meet the requirements for lighting within this area of the City. The application has been stipulated to the lighting standards and ambient light zone regulations as provided in the ordinance and Design Standards and Policies Manual, and the gas station and convenience store design guidelines.
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
- The minor arterial intersection of Pima and Dynamite is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on minor arterial roads. The proposed development includes a range of support services that would allow for shorter automobile trips given its location near numerous master planned communities.
 - Parking for the proposed site requires 12 spaces, 29 spaces are provided.
 - The applicant has been stipulated to provide parking lot screen walls between the parking areas and the street. The screen wall requirement is designed to minimize the light, created from moving and parked vehicles, from spilling into neighboring residential properties and into on-coming drivers. Projects in the past have also successfully maintained headlight light spillage by using vegetation in combination with wall sections.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- The area includes a variety of more intense and comparable uses traditionally found in rural residential neighborhoods. To the north along Pima Road, is a 25-acre public charter school property known as Freedom Academy North. West along Dynamite, is a large ranch facility with a series of large metal stables and active riding facilities. The property is near master planned communities.
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for gas station as identified in Zoning Ordinance Section 1.403.N., including:
1. The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.
 - A landscape plan has been included as part of this request and identifies 190,659 square-feet, of the total required 223,197 square-feet, with this first phase.
 2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable

conformity thereto.

- **Supporting graphics included with this application demonstrate the intent of a quality building design that enhances and maintains the area's rural lifestyle and desert character. The gas canopy is proposed to be separated from the General Store as to give separation between uses.**
3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
 - **The lighting will be concealed and attached to the main structures and will be recessed mounted under the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote "dark skies."**
 4. The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.
 - **The site's net lot area, exclusive of street dedications, is 317,211 square feet.**
 5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.
 - **A planting screen has been provided on the site plan though the gas station is situated so that it will not be visible from the adjacent residentially zoned properties.**

Traffic/Trails

The project was stipulated to provide and construct a trail and multi-use path within the scenic corridor areas to promote a continuous trail system which connects the local neighborhoods to each other and to promote a regional trail system leading into the preserve. The trail and path were stipulated to be an eight-foot-wide (8-ft) stabilized decomposed granite trail, and an eight-foot-wide (8-ft) sidewalk. The trail locations were stipulated to be field verified to ensure the trail location will create the best suitable path. The proposed scenic corridor areas and trails will comply with the Desert Foothills goal to encourage the development of an open space system which links open space throughout the Desert Foothills area to the scenic and vista corridors to the preserve.

Water/Sewer

The case Basis of Design reports have been conceptually approved for the proposed application.

Open Space

Both N. Pima Road and E. Dynamite Boulevard are classified as Scenic Corridor thoroughfares by the General Plan. The proposed site plans shows dedicated 100-foot Scenic Corridor buffers to meet the Scenic Corridor design guidelines. The proposed site plan identifies a 100-foot scenic corridor buffer along N. Pima Road and E. Dynamite Boulevard to meet the General Plan and Transportation

Master Plan scenic corridor designation. The scenic corridor areas provide approximately 119,485 square feet of the above mentioned 211,491 square-foot open space and NAOS requirement.

Public Safety

The site and surrounding area are adequately served by existing public safety services, including police and fire services. The closest fire station to the subject site is Fire Station #13 located at 26602 N. Pima Road, approximately 1 mile south from the site. The proposed use is not anticipated to negatively affect police or fire service in the area.

Community Involvement

A considerable amount of outreach was performed with the associated, approved, major General Plan amendment and zoning map amendment cases.

The applicant has notified all property owners and home owner associations within 750 feet of the site. A summary of the citizen involvement is included as Attachment #11. The city also notified all property owners within 750 feet of the site. Staff has received not received any inquiries regarding the proposed gas station, however one person spoke at the Planning Commission hearing expressing concerns that the quality of development remain high.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on December 13, 2017 and recommended approval with a 7-0 vote. One speaker expressed desire that the project maintain a high quality as previously promised.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and determine that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Conditional Use Permit, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 11000 for a "gas station" use on +/- 2.25 acres, of an +/- 8.61-acre site, with Planned Neighborhood Center, Environmentally Sensitive Lands Foothills Overlay (PNC/ESL/FO) zoning, located at 8738 E Dynamite Blvd.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

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RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

STAFF CONTACTS

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APPROVED BY

 FOR

Jesus Murillo, Report Author
480-312-7849, jmurillo@scottsdaleaz.gov

Date 1/9/2018

_____
Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

Date 1/9/2018

 FOR

Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

Date 1/9/2018

ATTACHMENTS

1. Context Aerial
2. Resolution No. 11000
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Floor plans
 - Exhibit C to Exhibit 2: NAOS
 - Exhibit D to Exhibit 2: Open Space Plan
 - Exhibit E to Exhibit 2: Scenic Corridor Plan
 - Exhibit F to Exhibit 2: Landscape Plan
 - Exhibit G to Exhibit 2: Building Elevations (Color and Black and White)
 - Exhibit H to Exhibit 2: Pedestrian and Vehicular Circulation Plan
 - Exhibit I to Exhibit 2: Parking Plan
 - Exhibit 3: Additional Conditions

3. Additional Information
4. Ordinance No. 4229 with attached stipulations
5. Applicant's Narrative
6. General Plan Land Use Map
7. Zoning Map
8. Hardscape Plan
9. Roof Plan Over Topography
10. Traffic Impact Summary
11. Citizen Involvement
12. City Notification Map
13. December 13, 2017 Planning Commission meeting minutes
14. December 13, 2017 Planning Commission meeting public comment



Q.S.
51-48

Google Earth Pro Imagery

The Outpost CUP

ATTACHMENT #1

11-UP-2016

RESOLUTION NO. 11000

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A "GAS STATION" USE ON +/- 2.25-ACRES OF AN +/- 8.61-ACRE SITE, WITH PLANNED NEIGHBORHOOD CENTER, ENVIRONMENTALLY SENSITIVE LANDS FOOTHILLS OVERLAY (PNC/ESL/FO) ZONING, LOCATED AT 8738 E DYNAMITE BLVD.

WHEREAS, the Planning Commission held a public hearing on December 12, 2017 and

WHEREAS, the City Council, held a public hearing on January 23, 2018.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that the additional conditions necessary for a gas station, set forth on Exhibit 3 are required to be met.

Section 2. That a description of the conditional use permit is set forth in Case No. 11-UP-2016. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ____ day of _____, 2018.

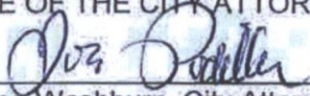
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney



Q.S.
51-48

Google Earth Pro Imagery

The Outpost CUP

Resolution No. 11000
Exhibit 1
Page 1 of 1

11-UP-2016

**Stipulations for the Conditional Use Permit
For a Gas Station
The Outpost
Case Number: 11-UP-2016**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. CONFORMANCE PREVIOUS ZONING CASE STIPULATIONS. Development shall conform and complete the stipulations approved with zoning map amendment case 10-ZN-2016, and Ordinance No. 4229.

SITE DESIGN

2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
3. CONFORMANCE TO CONCEPTUAL FLOOR PLANS. Development shall conform with the conceptual floor plans submitted by Swaback Partners pllc. and with the city staff date of 9-1-2017, attached as Exhibit B to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
4. CONFORMANCE TO NATURAL AREA OPEN SPACE (NAOS) PLAN. Development shall conform with the Natural Area Open Space (NAOS) plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit C to Exhibit 2. Any proposed significant change to the conceptual Natural Area Open Space (NAOS) plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
5. CONFORMANCE TO CONCEPTUAL OPEN SPACE PLAN. Development shall conform with the conceptual open space plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit D to Exhibit 2. Any proposed significant change to the conceptual open space as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council
6. CONFORMANCE TO SCENIC CORRIDOR PLAN. Development shall conform with the conceptual scenic corridor plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit E to Exhibit 2. Any proposed significant change to the conceptual scenic corridor plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
7. CONFORMANCE TO CONCEPTUAL LANDSCAPE PLAN. Development shall conform with the conceptual landscape plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit F to Exhibit 2. Any proposed significant change to the conceptual landscape plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.

8. CONFORMANCE TO CONCEPTUAL BUILDING ELEVATIONS. Development shall conform with the conceptual building elevations submitted by Swaback Partners pllc. and with the city staff date of 9-1-2017, attached as Exhibit G to Exhibit 2. Any proposed significant change to the conceptual landscape plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
9. CONFORMANCE TO CONCEPTUAL PEDESTRIAN AND VEHICULAR CIRCULATION PLAN. Development shall conform with the conceptual pedestrian and vehicular circulation plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit H to Exhibit 2. Any proposed significant change to the conceptual pedestrian and vehicular circulation plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. The conceptual pedestrian and vehicular circulation plan to be submitted with the Development Review Board application shall provide the location of the minimum 8-foot-wide sidewalk and trail within the scenic corridor easement.
10. CONFORMANCE TO CONCEPTUAL PARKING PLAN. Development shall conform with the conceptual parking plan submitted by Swaback Partners pllc., and with the city staff date of 9-1-2017, attached as Exhibit I to Exhibit 2. Any proposed significant change to the conceptual parking plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
11. DEVELOPEMNT REVIEW BOARD APPLICATION (site plan and associated plans) SHALL:
 - a. Provide and identify screen walls between proposed parking areas located between any structure and a public street, or combination of wall sufficient vegetation (Zoning Ordinance Section 9.106.F),,
 - b. Include all proposed walls (Zoning Ordinance Section 6.1091.1.h), and
 - c. Include all proposed cuts and fills (Zoning Ordinance Section 6.1091.1.b) over 6 feet shall require Development Review Board approval.
 - d. Identify all driveway locations meeting the minimum distances from other driveways and intersection (DSPM Section 5-3.201).
 - e. Show the construction of deceleration lanes at all site (Ordinance No. 4229 Stipulation No. 14.c).
 - f. Show the dedication of a one-foot-wide vehicular non-access easement on E. Pima Road and N. Dynamite Boulevard except at the approved street entrances (10-ZN-2015).
 - g. Provide salvage materials on landscape plan.
 - h. Identify the subject site's "property line" after the dedicated of the required right-of-ways along N. Pima Road and E. Dynamite Boulevard.
 - i. Identify the ADA spaces being provided for this project (DSPM Section 12).
 - j. Identify the refuse enclosures for each proposed use shown on the site plan, and the grease containment location for the proposed restaurant use (COS Standard Detail 2146-2).
 - k. Identify a minimum of one-third (1/3) of the required landscape area shall be in landscape islands distributed within the parking lot area (Ordinance Section 10.501.H.2.a).

12. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
13. IN LIEU PAYMENTS. The property owner shall make an in-lieu payment to the City: 1) instead of constructing any specified street improvement(s), if directed by city staff, prior to the issuance of a building permit for the site; or, 2) by the timeframe specified in a Development Agreement approved by the City Council for a specific street improvement. Before any final plan approval associated with the in-lieu payment, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
14. EASEMENTS.
 - a. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
15. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade.
16. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade, except for under canopy, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

SITE PLAN

Development Information:

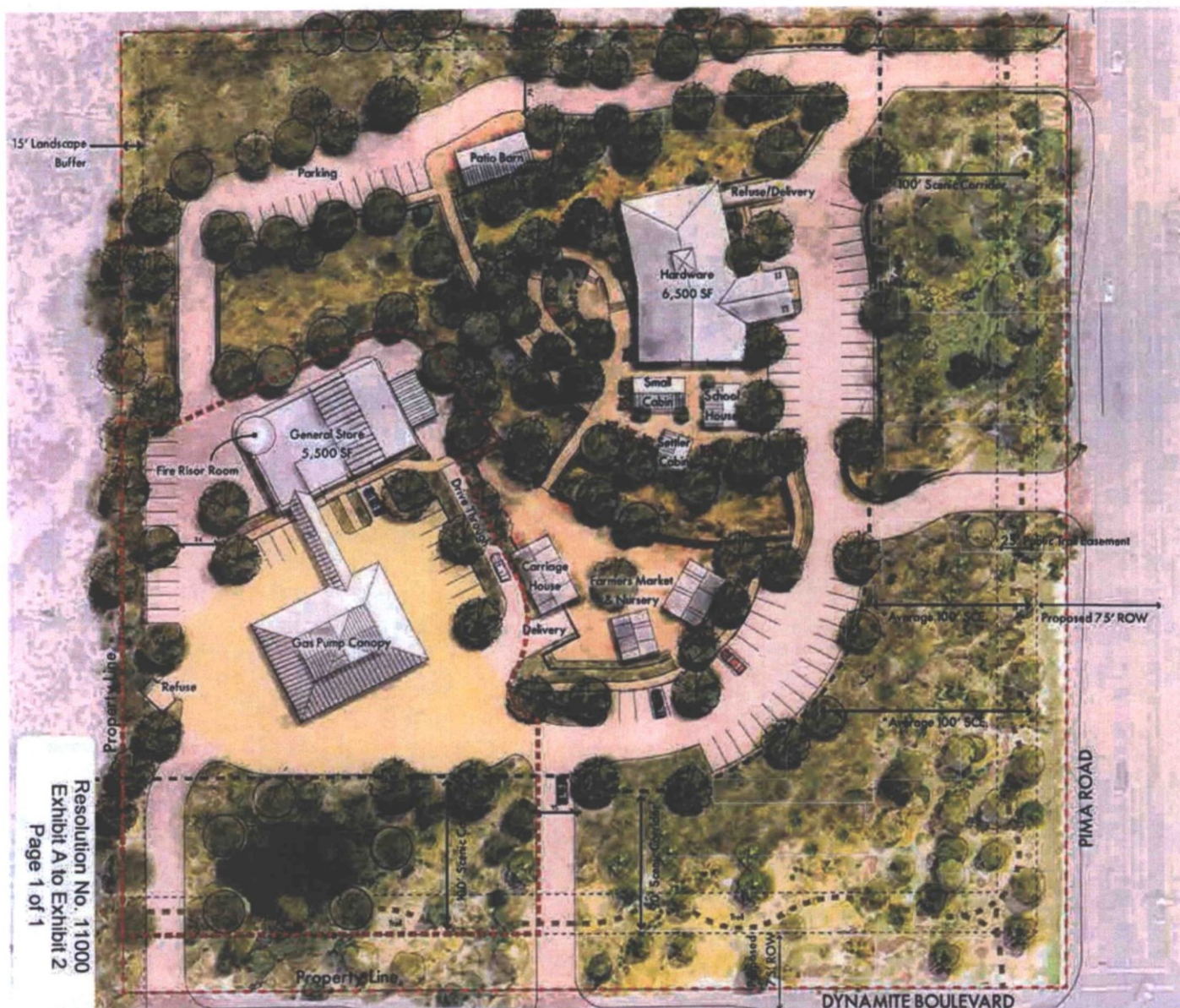
Existing Use: Vacant
 Proposed User: General Store/Gas Pump Canopy, Hardware
 Buildings/Descriptions: Two(2) Buildings
 Open Air Non-Conditioned Structures: Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
 Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
 Building Height Allowed: 24 feet
 Building Height Proposed: 24 feet
 Parking Required: 70 spaces
 Parking Provided: 104 spaces
 Open Space Required: 196,544 SF (121,296 sf of NAOS and 75,248 SF of Open Space)
 Open Space Provided: 190,659 SF (134,025 sf of NAOS and 56,634 sf of Open Space)
 Floor Area Allowed: 171,003 SF (0.50 of net lot area)
 Floor Area Proposed: 12,000 SF

CUP Area Development Information:

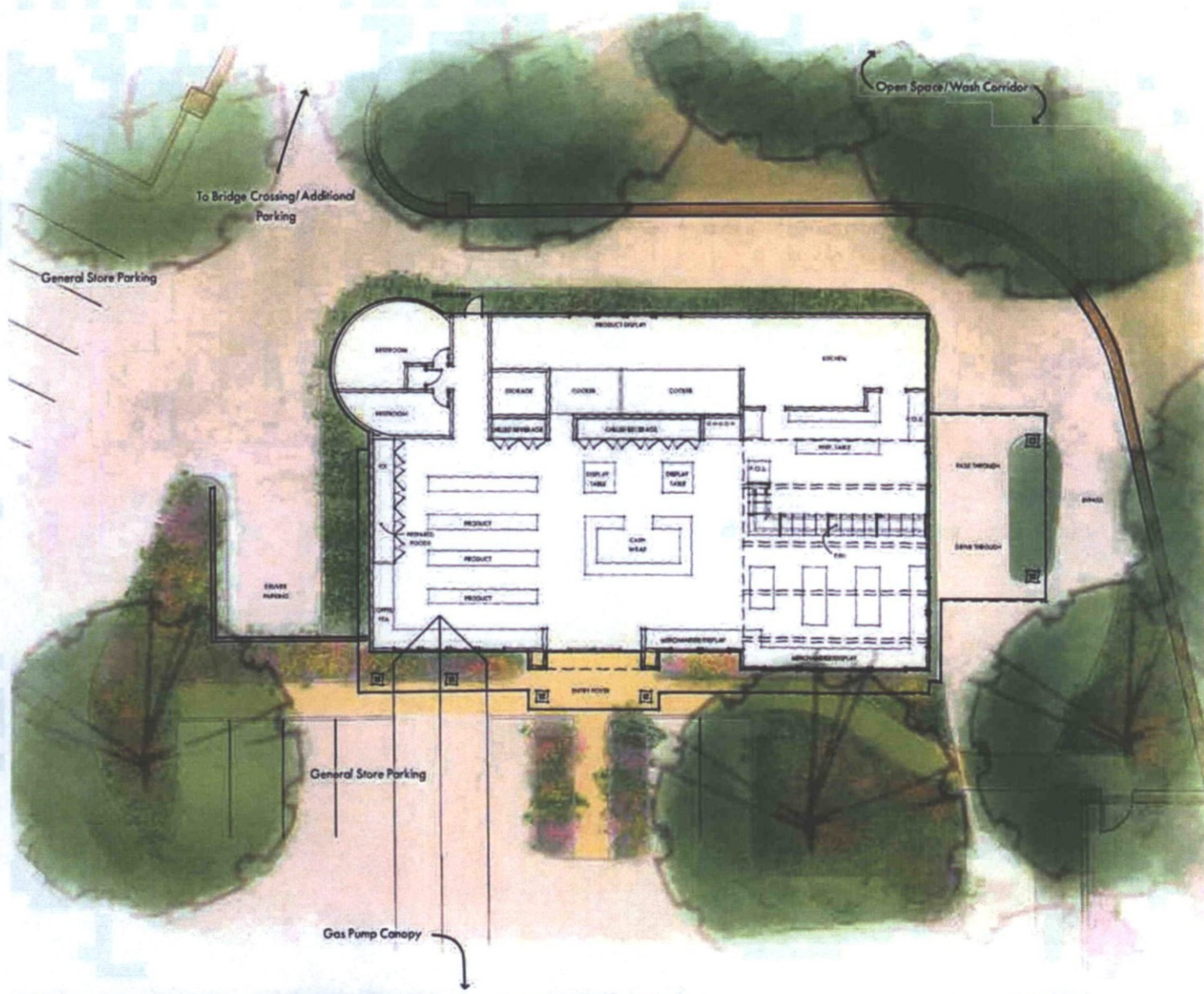
Proposed Uses: General Store and Gas Pump Canopy
 # of Gas Pumps: 9 pump stations
 Hours of Operation: Proposed 6:00 am to 9:00pm every day, to be confirmed per pending agreement with fuel company.
 Gross Area: 2.05 Acres
 Square Feet: 5,500 SF (General Store)
 Parking Required: 12 parking spaces
 Parking Provided: 29 parking spaces
 Open Space Provided: 30,500 SF
 Landscaped Area Provided: 3,440 SF

Legend:

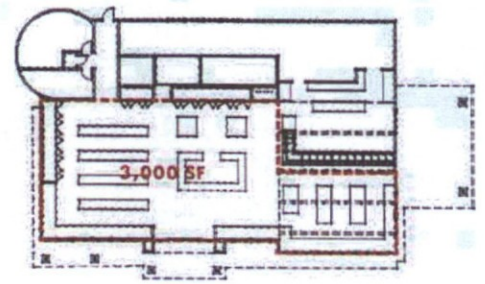
- Conditional Use Permit required for General Store, Gas Pump Canopy, and Circulation
- 8' Wide Stabilized Decomposed Granite Trail
- Property Boundary
- Scenic Corridor Easement/Public Non-Motorized Access Easement



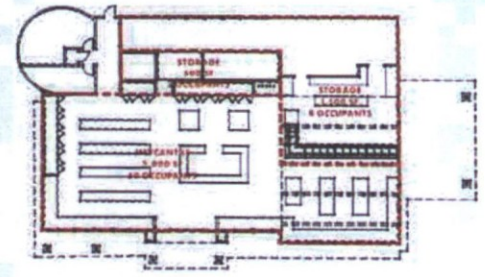
GENERAL STORE FLOOR PL



TOTAL ALLOCATED TO PUBLIC ACCESS:



OCCUPANCY LOAD:



TOTAL OCCUPANCY: 60
PER 2012 BC TABLE M04.12

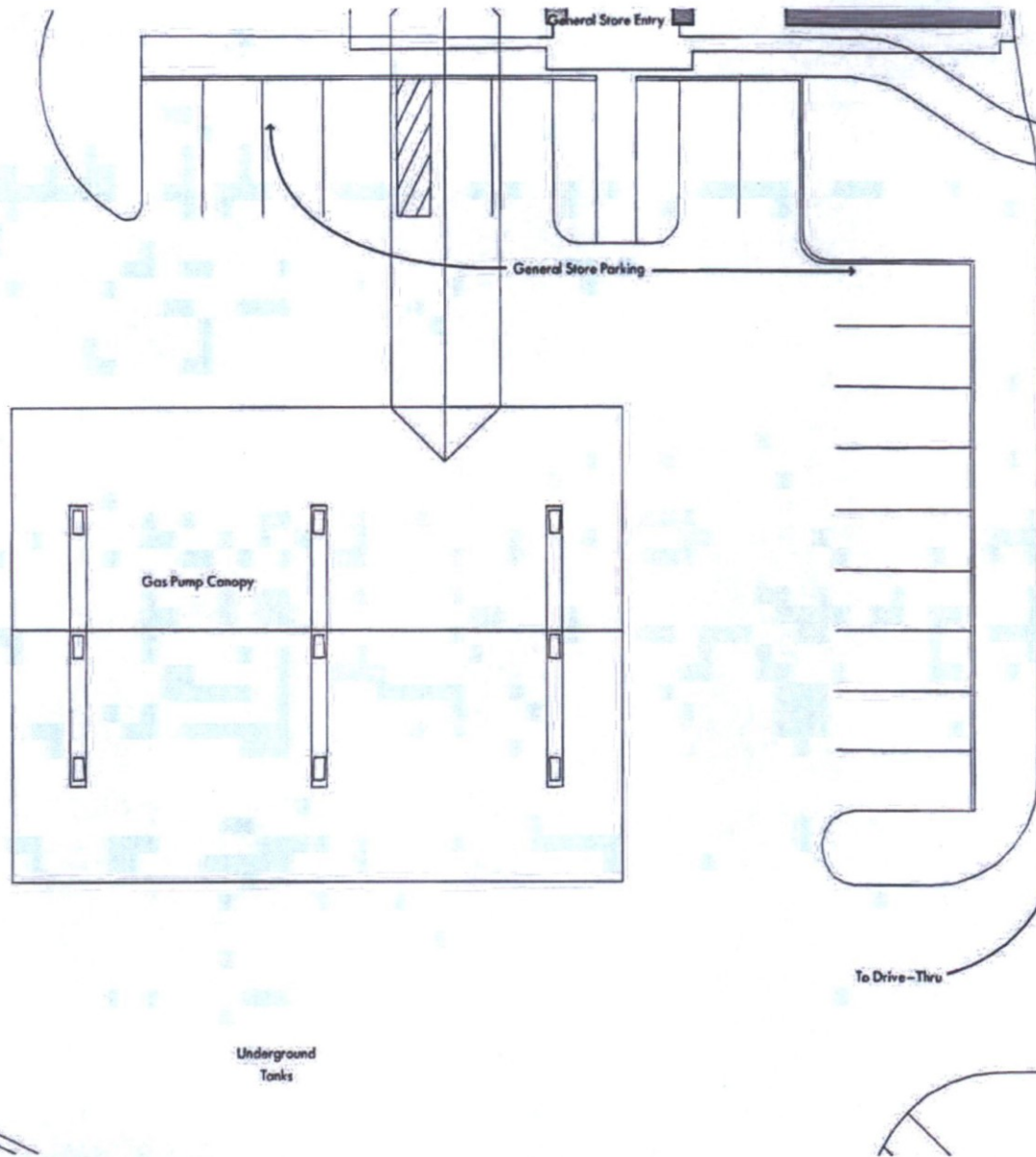
SCALE: 1/8" = 1'



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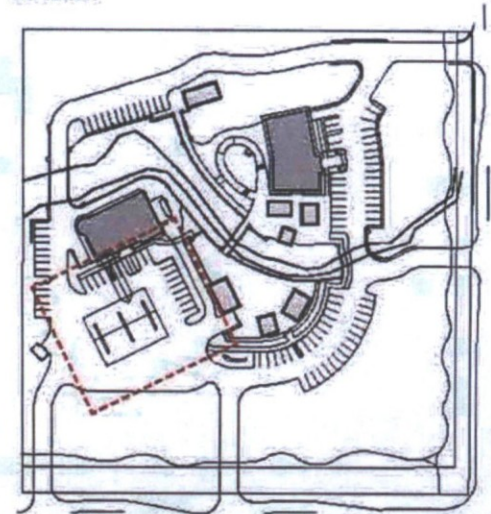
THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT
Response to 11-UP-2016 The Outpost 1st Review Comments, 07/07/17



GAS PUMP CANOPY FLOOR PLAN

KEYMAP



Resolution No. 11000
Exhibit B to Exhibit 2
Page 2 of 2

SCALE: 1/8" = 1'



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SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

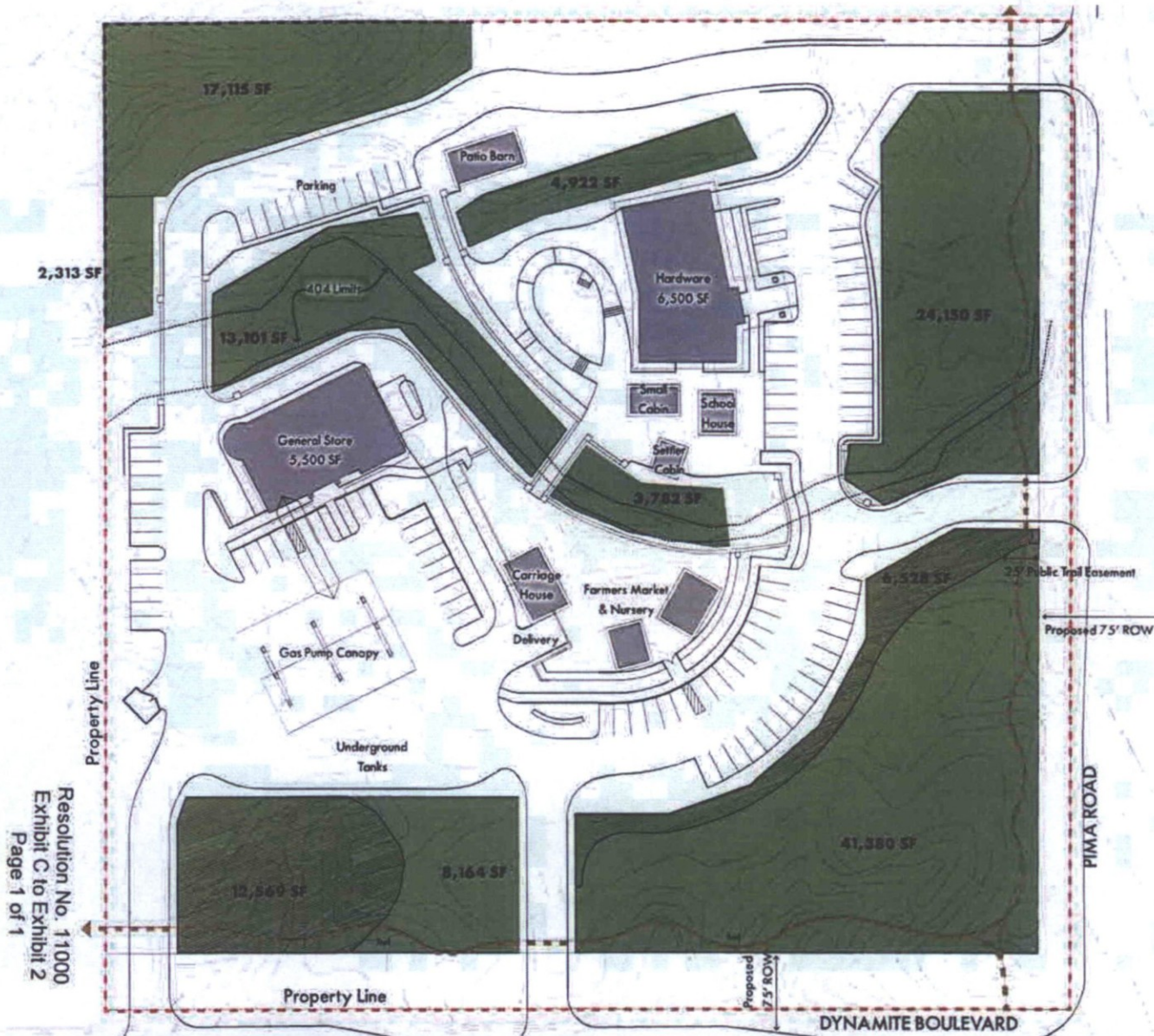
Response to 11-UP-2016 The Outpost 1st Review Comments. 07/07/17

NATURAL AREA OPEN SPACE PLAN

NAOS Calculations:

	Provided:	Required:
Total NAOS:	134,024 SF	121,296 SF
Undeveloped natural areas:	114,927 SF	84,907 SF (Min. 70%)
Revegetated Areas:	19,097 SF	36,389 SF (Max. 30%)

 Undeveloped Natural NAOS
 Revegetated NAOS



Resolution No. 11000
 Exhibit C to Exhibit 2
 Page 1 of 1

OPEN SPACE PLAN

Development Information:

Project Data Zoning: PNC
 Net Lot Area: 342,037 SF
 Building Height: 24' Proposed

Required Common Open Space:
 FOR THE FIRST 12' OF HEIGHT: $16\% \times 342,037 \text{ NET LOT SF} = 54,726 \text{ SF}$
 NEXT 12' OF HEIGHT: $(.005 \times 342,037 \text{ NET LOT SF}) \times 12' = 20,522 \text{ SF}$
 $54,726 \text{ SF} + 20,522 \text{ SF} = 75,248 \text{ SF OF REQUIRED COMMON OPEN SPACE}$

Provided Common Open Space:
 88,808 SF OF COMMON OPEN SPACE

Required Frontage Open Space:
 $0.50 \times 75,248 \text{ SF} = 37,624 \text{ SF}$

Provided Frontage Open Space: 101,851 SF [EXCLUDING R.O.W.]
 (50% OF PROVIDED OPEN SPACE)

Required Parking Lot Landscape:
 $15\% \times 43,864 \text{ SF PARKING LOT AREA} = 6,579.6 \text{ SF}$

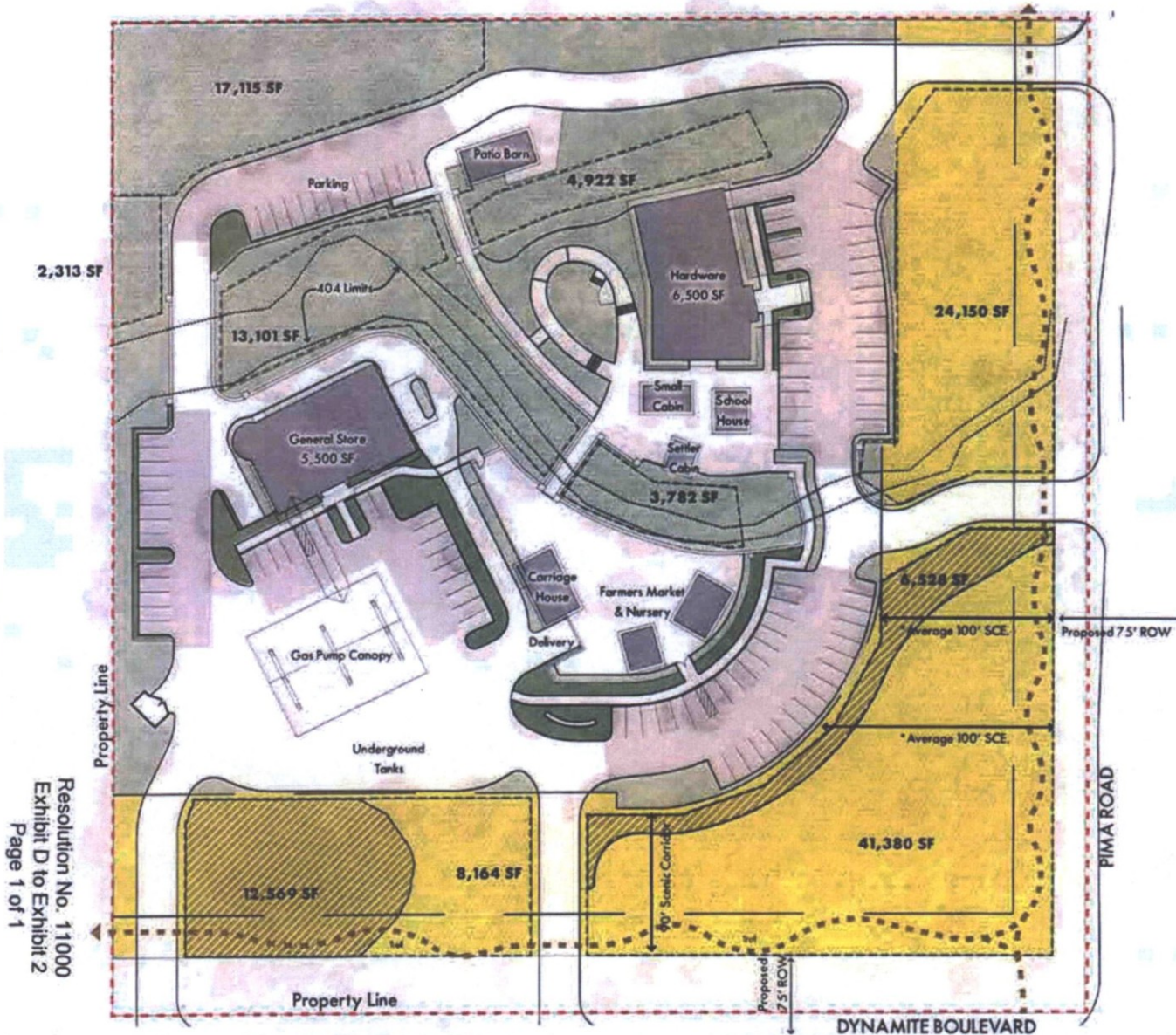
Provided Parking Lot Landscape:
 6,916 SF

- PARKING LOT AREA | 43,864 SF
- COMMON OPEN SPACE | 88,808 SF
 (EXCLUDING THE FRONT OPEN SPACE)
- FRONTAGE OPEN SPACE | 101,851 SF
- PARKING LOT LANDSCAPING | 6,916 SF
- TOTAL OPEN SPACE = 190,659 SF
 (EXCLUDING THE NAOS SF OF 134,025 SF)

NAOS Calculations:

	Provided:	Required:
Total NAOS:	134,024 SF	121,296 SF
Undeveloped natural areas:	114,927 SF	84,907 SF (Min. 70%)
Revegetated Areas:	19,097 SF	36,389 SF (Max. 30%)

- Undeveloped Natural NAOS
- Revegetated NAOS



Resolution No. 11000
 Exhibit D to Exhibit 2
 Page 1 of 1



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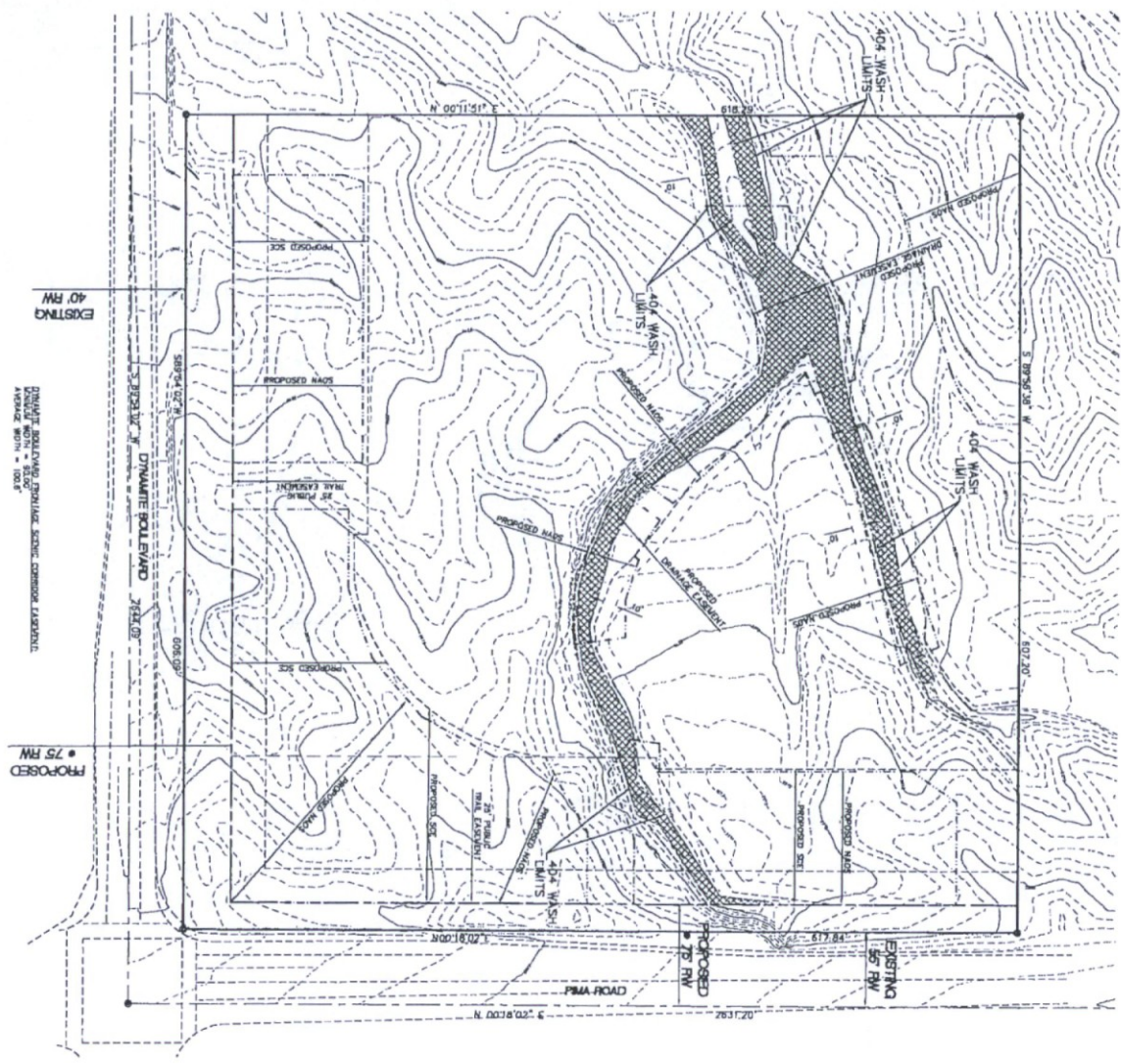
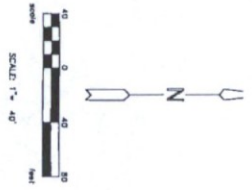
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 SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

- LEGEND**
- CONCRETE
 - PROPERTY LINE
 - GRASSY EXISTING (O) LIMITS
 - 100% WASH LIMITS
 - SCENE SETBACK
 - 40' LIMITS
 - NAOS SCENE
 - NATURAL AREA OPEN SPACE
 - SCENE CORNER EXISTING

Resolution No. 11000
Exhibit E to Exhibit 2
Page 1 of 1

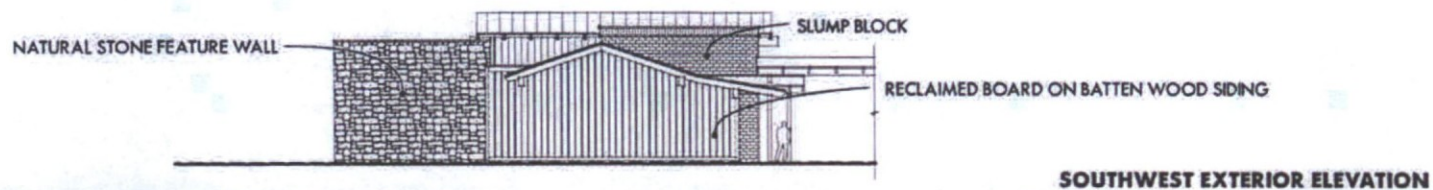
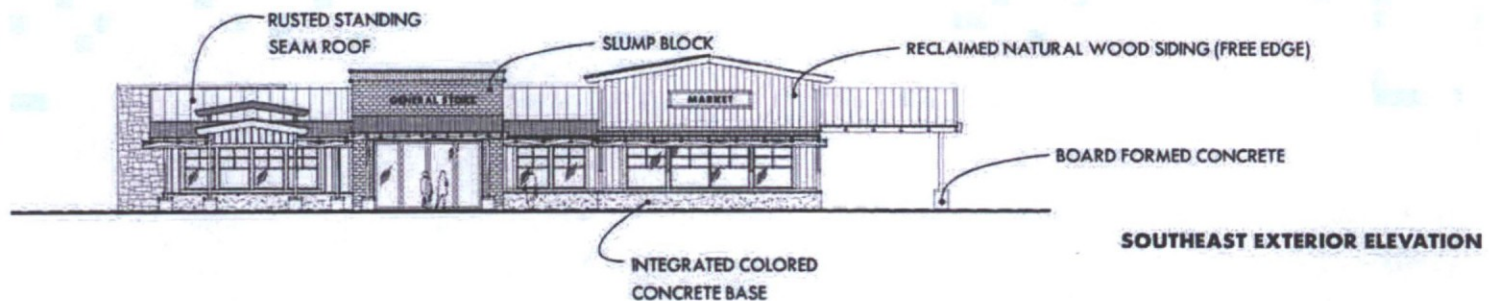
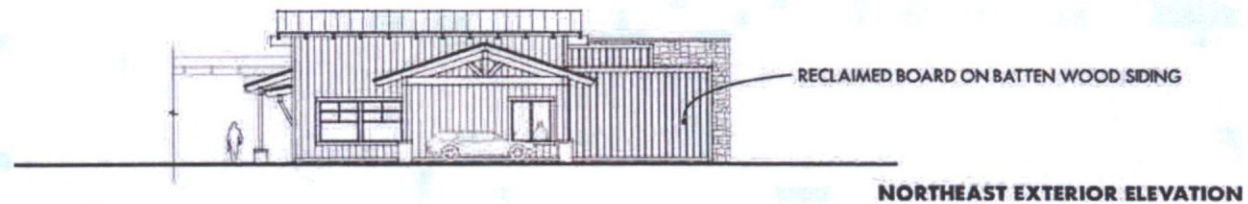
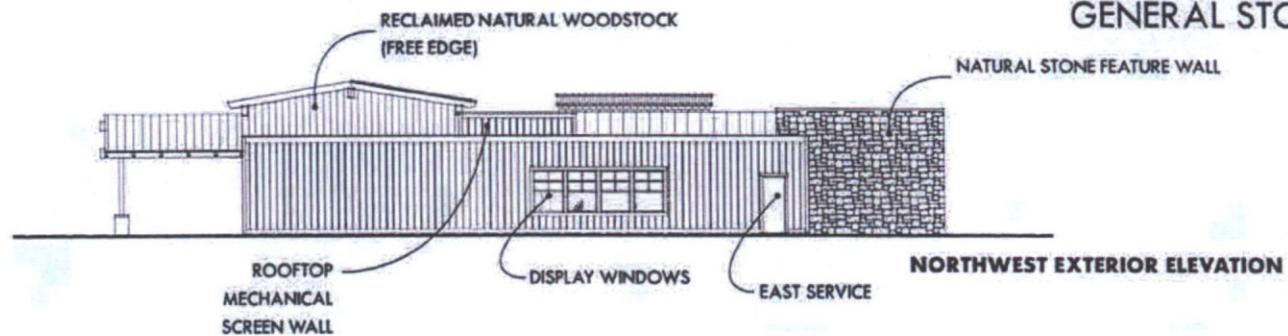


DYNAMITE BOULEVARD SCENE CORNER EXISTING
AVERAGE WIDTH = 100' 0"

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	NAOS, SCE, TRAIL EASEMENT EXHIBIT APN 216-70-006M 8738 EAST DYNAMITE BOULEVARD SCOTTSDALE, ARIZONA	 SUMMIT CIVIL GROUP 801 EAST VISTA MONTE DRIVE STE 145 SCOTTSDALE, ARIZONA 85251 • (602) 725-0375
	SHEET 1 OF 1	
	DATE AUG 2016	

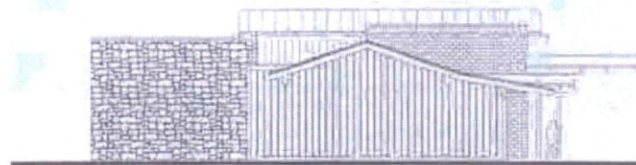
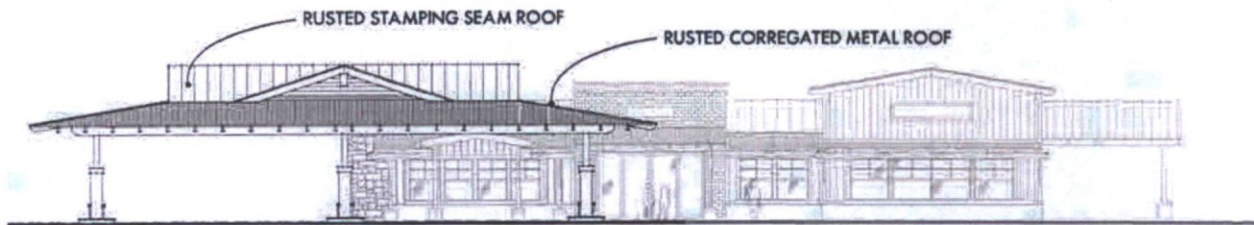
GENERAL STORE ELEVATION



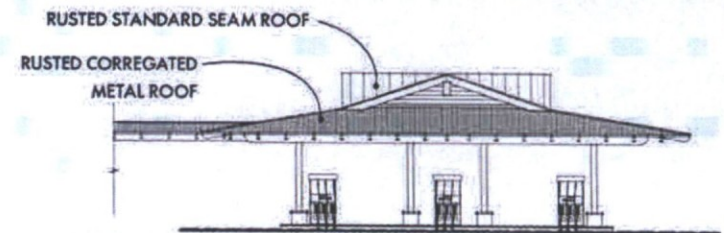
SCALE: 1/8" = 1'



GAS PUMP CANOPY ELEVATION



SOUTHEAST EXTERIOR ELEVATION



SOUTHWEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'

Resolution No. 11000
Exhibit G to Exhibit 2
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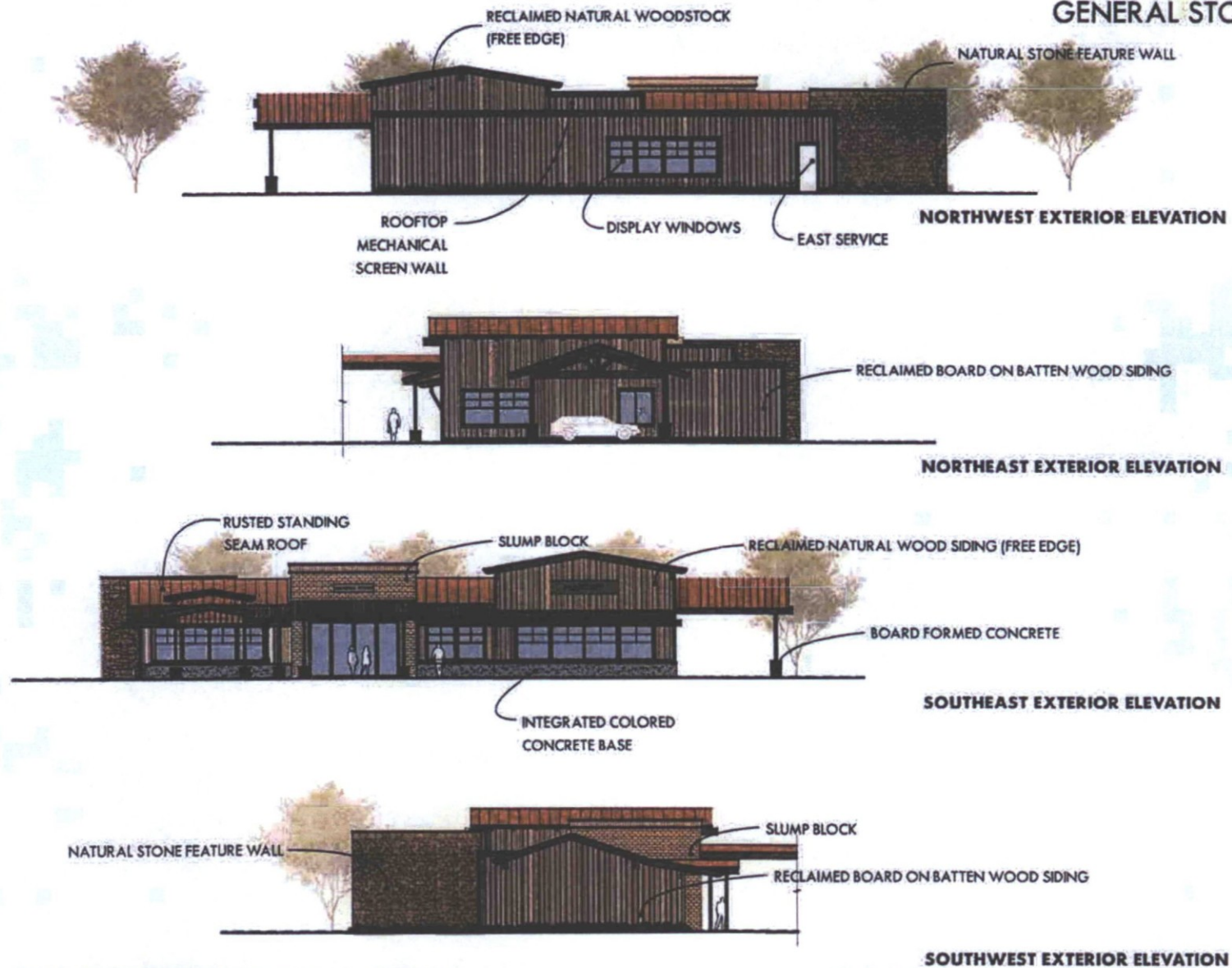
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THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

GENERAL STORE ELEVATION



SCALE: 1/8" = 1'

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SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

GAS PUMP CANOPY ELEVATION



SOUTHEAST EXTERIOR ELEVATION



RUSTED STANDARD SEAM ROOF

RUSTED CORRUGATED METAL ROOF



SOUTHWEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'

Resolution No. 11000
Exhibit G to Exhibit 2
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SCOTTSDALE, AZ

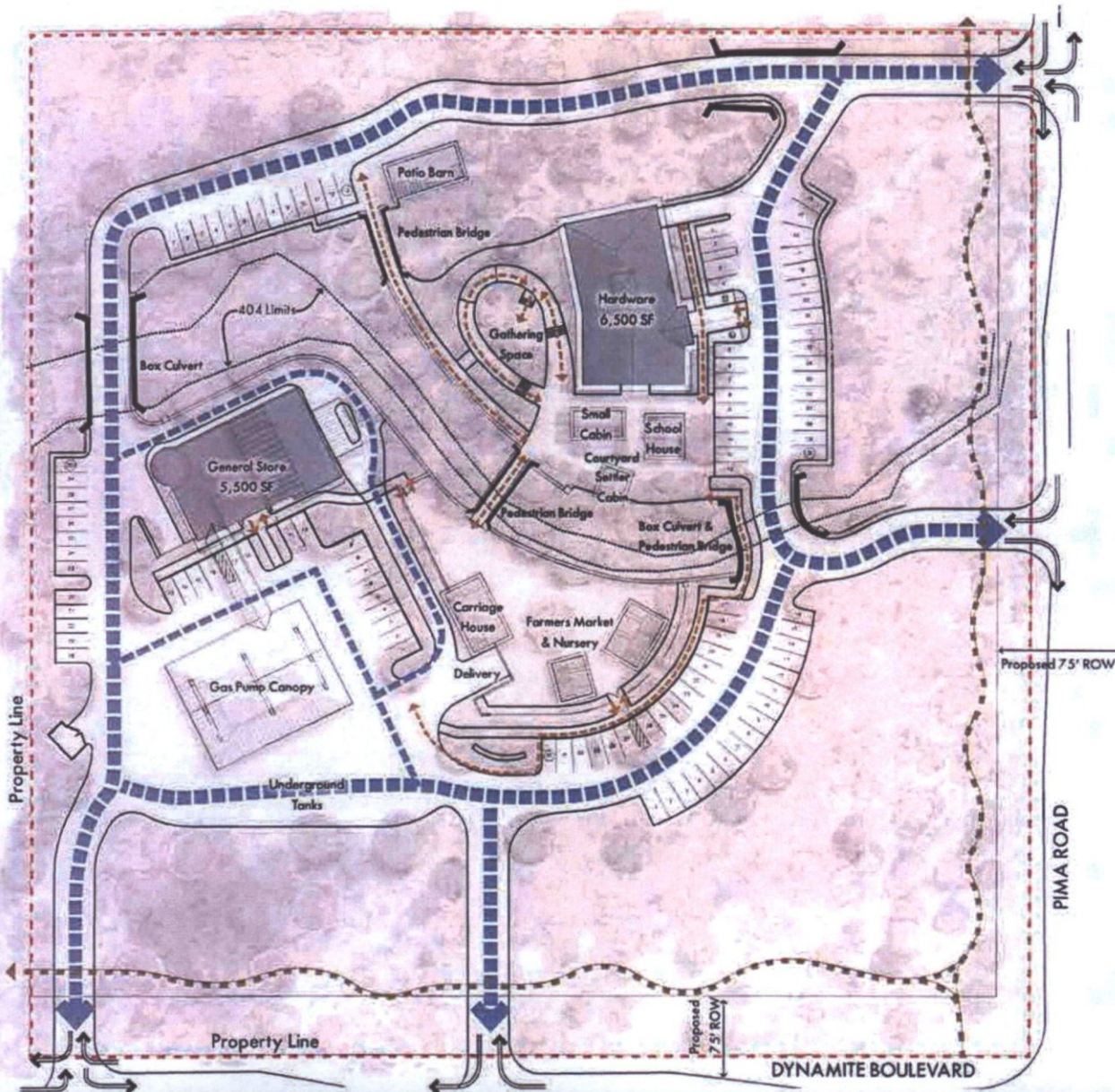
CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

PEDESTRIAN & VEHICULAR CIRCULATION PLAN

LEGEND

-  Access —
Right-In / Right-Out / Left-In / Left-Out
-  Access —
Right-In / Right-Out
-  Trails (Equestrian/Pedestrian)
-  Pedestrian Circulation
-  Internal Circulation
-  Main Circulation
(24 ft. Emergency & Service Access Easement)
-  Box Culvert
-  Pedestrian Bridge
-  Building Ingress/Egress
-  Property Line

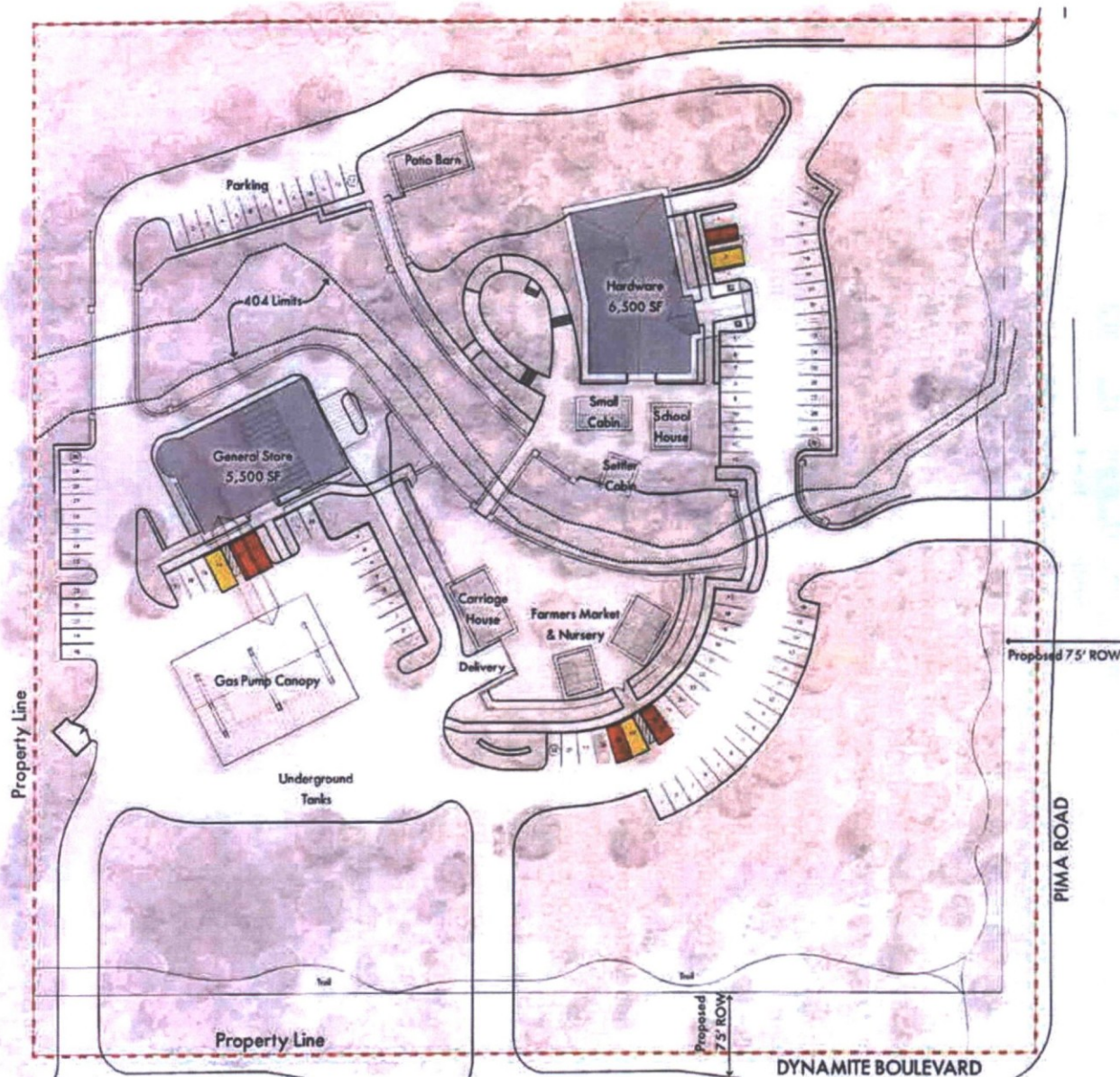


PARKING PLAN

Parking Calculations:

Building Use	Parking Spaces	
	Provided	Required
Hardware (6,500 SF)	30	1/250 SF = 26
General Store/Gas Pump Canopy (3,000 SF Gross Sales Floor Area)	29	1/250 Gross Sales Floor Area = 12
Nursery (9,600 SF of Gross Site Area of Sales and Display Area)	32	1/300 SF Gross Site Area of Sales and Display Area = 32
Additional Parking	13	0
TOTAL:	104	70

Mobility Impaired Accessible Parking Spaces	6	4% of 104 = 4 spaces
Van Mobility Impaired Accessible Parking Spaces	3	2 per 7 Mobility Impaired Spaces



Sec. 1.403. - Additional conditions for specific conditional uses.

H.

Gas station.

1.

The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

2.

All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.

3.

All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.

4.

The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.

5.

A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.

Additional Information for:

The Outpost

Case: 11-UP-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DRAINAGE REPORT.** Case drainage reports submitted in support of Development Review Board applications should include a 75% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. The Final Drainage Report shall provide hydrologic or hydraulic design and analysis. This information is pivotal for design of site layout and all proposed drainage infrastructure. Please submit drainage analysis to demonstrate compliance with Design Standards and Policies Manual, Chapter 4 and Chapter 37 Floodplain and Stormwater Regulations.

The City strongly recommends for applicant to schedule a meeting for discussion of required content for Final Drainage Report. Submitted report was not reviewed due to absence of hydrologic and hydraulic analysis, which defines the basis for site layout and proposed drainage infrastructure.

1. **BASIS OF DESIGN REPORT (WATER).** With the Development Review Board application, the required basis of design report, the owner shall address:
 - a. The onsite sewer collection system shall be private. The owner shall construct, own, operate and maintain a private onsite sewer lift station designed to serve this property. The force main shall connect to the existing sewer in E. Pima Road and shall not run longitudinally within the N. Dynamite Boulevard right-of-way.
 - b. The onsite water system providing fire protection and metered service shall be public and located within a 20-foot wide water easement.
 - c. The water system shall provide a looped configuration for second sourcing.
 - d. Prior to the zoning hearing, the redlined preliminary water and wastewater reports must be corrected technically and include a conceptual layout of the proposed infrastructure. Include a comparative demand analysis of the existing land use to the proposed land use and that impact on the adjacent water/sewer infrastructure.
 - e. Final water basis of design reports shall be accepted by Water Resources prior to submittal of improvement plan submittal to the One-Stop Shop (DSPM Sec. 6-1.200).
 - f. Engineer to verify the needed fire flow demand with the Scottsdale Fire Department.

- g. Final basis of design reports must include a detailed hydraulic analysis of the proposed water/sewer pipes and include a description of the proposed private lift station and force main per DS+PM Ch. 6 and AZ Administrative Code Title 18, Chapter 9.
 - h. Final basis of design reports must verify the needed fire flow demand with the Scottsdale Fire Department.
2. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board application, the required basis of design report, the owner shall address: (Engineering)
- a. The owner shall install a man hole per DSPM 7-1.303 – force mains must enter at a manhole, per COS Standard Detail 2402.
 - b. The owner shall install clean-outs on the private force main per DSPM Standard Detail 2402.
 - c. Final sewer basis of design reports shall be accepted by Water Resources prior to submittal of improvement plan submittal to the One-Stop Shop (DSPM Sec. 7-1.200).
 - d. All onsite sewer works to be privately owned, operated and maintained must be compliant with AZ Administrative Code Title 18, Chapter 9.
 - e. Final basis of design reports must include a detailed hydraulic analysis of the proposed water/sewer pipes and include a description of the proposed private lift station and force main per DSPM Ch. 6 and AZ Administrative Code Title 18, Chapter 9.
3. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
- a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. major stormwater management systems,
 - f. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to Vista Corridors and NAOS corridors,
 - i. signage, and
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving,

sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

4. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
5. **CONSTRUCTION COMPLETED.** Before any building permit is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

ORDINANCE NO. 4229

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 10-ZN-2015 FROM THE SINGLE-FAMILY RESIDENTIAL DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS, FOOTHILLS OVERLAY (R1-190 ESL FO) ZONING DISTRICT, TO THE PLANNED NEIGHBORHOOD CENTER, ENVIRONMENTALLY SENSITIVE LANDS, FOOTHILLS OVERLAY (PNC ESL FO) ZONING DISTRICT, ON A 10-+/- ACRE PROPERTY LOCATED AT 8738 E. DYNAMITE BOULEVARD, ON THE NORTHWEST CORNER OF N. PIMA ROAD AND E. DYNAMITE BOULEVARD.

WHEREAS, the Planning Commission held a hearing on October 28, 2015;

WHEREAS, the City Council held a hearing on December 1, 2015; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 10-ZN-2015.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

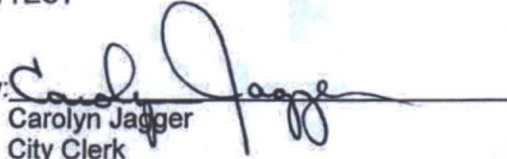
Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 10-+/- acre property located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from the Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of December, 2015.

ATTEST

By:


Carolyn Jagger
City Clerk

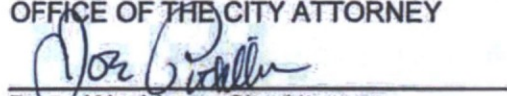
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By:


W. J. "Jim" Lane
Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY


Bruce Washburn, City Attorney

By: Joe Padilla, Deputy City Attorney

Stipulations for the Zoning Application:

The Outpost

Case Number: 10-ZN-2015

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

City Council amendments, from the December 1, 2015 hearing, added in bold font.

SITE DESIGN

1. CONFORMANCE TO 2001 GENERAL PLAN. The proposed Planned Neighborhood Center, Environmentally Sensitive Lands (PNC/ESL) zoning district conflicts with the existing 2001 General Plan. The rezoning request, if approved, will be contingent on the approval of the associated Major General Plan amendment case, case 1-GP-2015.
2. CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN/SITE PLAN. Development shall conform with the conceptual development/site plan and land uses submitted by Giovanni Jeorling Design and with the city staff date of June 22, 20015, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual development/site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. **Site plan and architectural elevation design shall be in conformance with the elevations, perspectives, and architectural character studies included as Attachments 15, 16, 17, and 18 in the December 1, 2015 Council Report for Case 10-ZN-2015 (provided hereon as Exhibit B to Exhibit 1).**
3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed Zoning	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
216-70-006M	+/- 9.9 acres	R1-190 ESL/FO	PNC/ESL/FO	4 du/ac	N/A	31.6 units

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed twenty-four (24) feet in height, measured as provided in the applicable section of the Zoning Ordinance.

5. LOTS ADJACENT TO LESS INTENSIVE ZONING. Structures on the perimeter of the site adjacent to lots with less intensive zoning shall have rear yard setback of sixty (60) feet.
6. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
7. PEDESTRIAN CIRCULATION. Coordinate the site plan and the pedestrian circulation plan with the landscape plan so that the proposed pedestrian paths will not conflict with proposed tree locations, as well as under-story plants.
8. LANDSCAPE PLANS. The project narrative indicates that "A landscape plan has been included as part of the zoning submittal and not only meets the above noted criteria...", which refers to the Zoning Ordinance Section 1.403.Q., however, the landscape plan provides general information about plant types and locations. To satisfy the requirements referred to in the narrative; please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200.
9. LANDSCAPE PLANS. Coordinate the landscape plan with the site plan and the pedestrian circulation plan so that the proposed tree locations, as well as under-story plants, will not conflict with the proposed pedestrian paths. Please refer to Scottsdale Sensitive Design Principle 7.
10. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
11. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above sixteen (16) feet shall be subject to the approval of the Development Review Board.

INFRASTRUCTURE AND DEDICATIONS

12. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Dynamite Boulevard	Minor Arterial	35 feet right-of-way to complete 75 feet half street right-of-way (40' half street existing)	8' wide stabilized decomposed granite trail, and 8' wide sidewalk	a.1., a.2.

Street Name	Street Type	Dedications	Improvements	Notes
N. Pima Road	Minor Arterial	20 feet right-of-way to complete 75 feet half street right-of-way (55' half street existing) 25-foot radius right-of-way at the intersection of E. Dynamite Boulevard and N. Pima Road	8' wide stabilized decomposed granite trail, and 8' wide sidewalk	a.1., a.3

- a.1. Before any construction permit is issued for the site, the owner shall make an in-lieu payment to the City of Scottsdale for the construction of half-street improvement along both the E. Pima Road and N. Dynamite Boulevard frontages. The improvement shall consist of one 12-foot wide lane and curb and gutter. The owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
- a.2. The owner shall widen the existing pavement on E. Dynamite Boulevard to provide enough width for an eastbound left-turn lane at the westernmost site driveway, plus an appropriate taper from the existing street cross section to the west. The median widening for the center turn lane shall extend from the site driveway to Pima Road.
- a.3. The owner shall widen the existing pavement on N. Pima Road to provide enough width for a northbound left-turn lane at the northernmost site driveway, plus an appropriate taper to the existing street cross section to the north. The median widening for the center turn lane shall extend from the site driveway to E. Dynamite Boulevard.
- b. TRAFFIC IMPROVEMENTS. Construct any improvements supported by the approved traffic impact study, as determined by city staff.
- c. VEHICLE NON-ACCESS EASEMENT. Dedicate a one foot wide vehicular non-access easement on E. Pima Road and N. Dynamite Boulevard except at the approved street entrances.
- d. AUXILIARY LANE. Dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on N. Dynamite Boulevard and Pima Road.
- e. PEDESTRIAN CIRCULATION. Provide a pedestrian pathway construction along both frontages and from the site to adjacent streets.

13. IN LIEU PAYMENTS. Before any building permit is issued for the site, if directed by city staff, the owner shall make an in-lieu payment to the city instead of constructing a specified the street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
14. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):
 - a. Access to the site shall be provided by two driveways on N. Pima Road and two driveways on N. Dynamite Boulevard, as shown on the submitted site plan with staff receipt date of 6/22/2015.
 - b. The owner shall construct deceleration lanes at all site.
 - c. The northern driveway on E. Pima Road and western driveway on N. Dynamite Boulevard shall provide shared access to serve adjacent properties. Access easements shall be dedicated by the developer over both site driveways, with a minimum width of 30 feet.
 - d. The two site driveways nearest the intersection of E. Dynamite Boulevard and N. Pima Road shall be restricted to right-in, right-out movements. Appropriate signage or median islands shall be installed to prevent the left-turn movements into and out of these driveway as approved by City staff.
15. DRAINAGE REPORT. Case drainage reports submitted in support of zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. The Preliminary Drainage Report submitted to the City did not contain any of the hydrologic or hydraulic design and analysis. This information is pivotal for design of site layout and all proposed drainage infrastructure. Please submit drainage analysis to demonstrate compliance with Design Standards and Policies Manual, Chapter 4 and Chapter 37 Floodplain and Stormwater Regulations.

The City strongly recommends for applicant to schedule a meeting for discussion of required content for Preliminary Drainage Report. Submitted report was not reviewed due to absence of hydrologic and hydraulic analysis, which defines the basis for site layout and proposed drainage infrastructure.
16. DRAINAGE REPORT. In the required drainage report, the owner shall address:
 - a. Calculation of the volume of runoff to be detained on the site must be presented, with all data necessary to verify the volume.
 - b. The location of the detention structures must be specified on a figure and their characteristic dimensions or depth-volume relationships must be specified.
 - c. The interconnection of the detention structures with each other and with the outfall must be shown on a figure.
 - d. The drainage time for each structure must meet the requirements of the City's Drainage Standards & Policy Manual (DS & PM), and include an adequate description on how the proposed below-ground garages will be protected from flooding.
 - e. In the required basis of design report, the owner shall address: the design of the public water line loop thru the site from Pima Road to Dynamite Boulevard to provide for fire

lines, domestic lines and irrigation metering, and the capacity available to serve this project.

- f. Provide clear analysis of how all washes located on this property shall be managed or modified. Provide flow calculations for all washes located on this site. The site plan is not clear on wash modifications or delineations (COS DS&PM, Chapter 4, 4.1.800).

17. BASIS OF DESIGN REPORT (WATER and WASTEWATER). The developer shall submit Water and Sewer Basis of Design Reports for review and acceptance by City of Scottsdale Water Resources Department prior to the submittal of improvement plans. In the required reports, the owner shall address:

- a. The onsite sewer collection system shall be private. The developer shall construct, own, operate and maintain a private onsite sewer lift station designed to serve this property. The force main shall connect to the existing sewer in E. Pima Road and shall not run longitudinally within the N. Dynamite Boulevard right-of-way.
- b. The onsite water system providing fire protection and metered service shall be public and located within a 20-foot wide water easement.
- c. The water system shall provide a looped configuration for second sourcing.
- d. Prior to the zoning hearing, the redlined preliminary water and wastewater reports must be corrected technically and include a conceptual layout of the proposed infrastructure. Include a comparative demand analysis of the existing land use to the proposed land use and that impact on the adjacent water/sewer infrastructure.
- e. Final water and sewer basis of design reports must be accepted by Water Resources prior to submittal of improvement plans to the One-Stop Shop (DSPM Sec. 6-1.200 and 7-1.200).
- f. All onsite sewer works to be privately owned, operated and maintained compliant with AZ Administrative Code Title 18, Chapter 9.
- g. Final basis of design reports must include a detailed hydraulic analysis of the proposed water/sewer pipes and include a description of the proposed private lift station and force main per DS+PM Ch. 6 and AZ Administrative Code Title 18, Chapter 9.
- h. Engineer to verify the needed fire flow demand with the Scottsdale Fire Department.

18. EASEMENTS.

- a. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
- b. ACCESS EASEMENT. Prior to approval of improvement plans, the owner shall dedicate 24' wide access easement over the northernmost and westernmost driveways along Pima Road and Dynamite Road connecting to adjacent property line.

19. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along E. Pima Road shall be a minimum of one-hundred (100) feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.

lines, domestic lines and irrigation metering, and the capacity available to serve this project.

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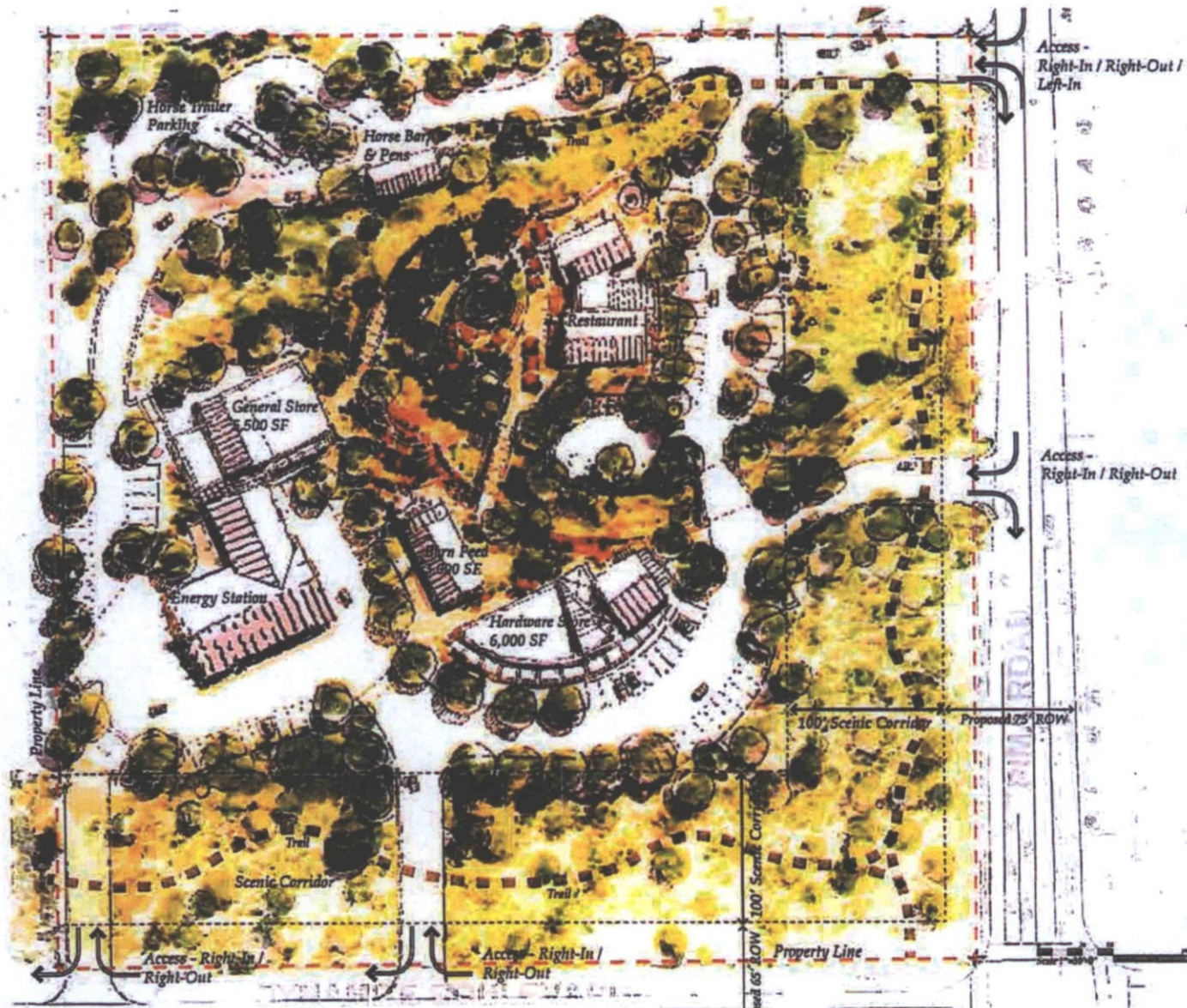
- a. The onsite sewer collection system shall be private. The developer shall construct, own, operate and maintain a private onsite sewer lift station designed to serve this property. The force main shall connect to the existing sewer in E. Pima Road and shall not run longitudinally within the N. Dynamite Boulevard right-of-way.
- b. The onsite water system providing fire protection and metered service shall be public and located within a 20-foot wide water easement.
- c. The water system shall provide a looped configuration for second sourcing.
- d. Prior to the zoning hearing, the redlined preliminary water and wastewater reports must be corrected technically and include a conceptual layout of the proposed infrastructure. Include a comparative demand analysis of the existing land use to the proposed land use and that impact on the adjacent water/sewer infrastructure.
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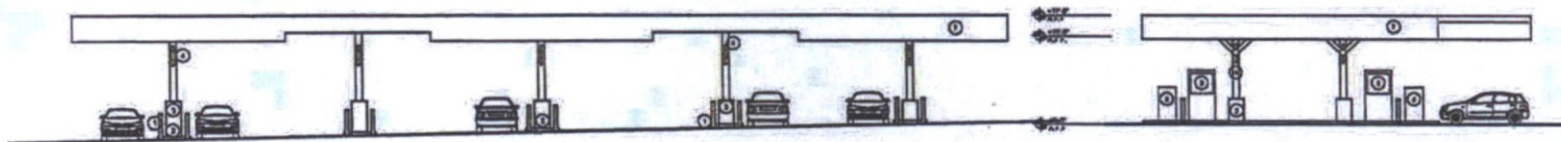
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20. **SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION.** The Scenic Corridor setback width along N. Dynamite Boulevard shall be a minimum of one-hundred (100) feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.
21. **VISTA CORRIDOR EASEMENTS.** Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on through a separate document as a continuous Vista Corridor easement dedicated to the city. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.
22. **MULTI-USE TRAIL.** Before any certificate of occupancy is issued for the site, the owner shall construct 8 foot wide stabilized decomposed granite trails along site frontage on N. Dynamite Boulevard and E. Pima Road. The trail shall be contained within the Scenic Corridor easement. Provide the Scenic Corridor easement as a public non-vehicle access easement dedicated to the city before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the city's Transportation General Manager or designee prior to dedication.
23. **CONSTRUCTION COMPLETED.** Before any certificate of occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
24. **ARHCEOLOGY.** Please provide updated scope of project and Archeological Report update for this project. Submit Archeological Report done within the last 90 days of the submittal date. Please revise the report so that it will meet current COS and SHPO guidelines.
 - a. Based on the Arizona State Historic Preservation Officer Guidance Point No. 10, please revise the SRSF as follows:
 - i. Per Section II.D. and Section II.F. of Guidance Point No. 10, topographic maps must be included showing the project location, as well as the results of the background research.
 - ii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - iii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - b. In addition to ASM site criteria, please list COS site criteria.
 - c. Please provide evidence that GLO maps and data have been included in this survey and report, given the historic use of the area. Please provide the correct spelling of "Dynamite" in the report title citation within previous research. It is assumed that this project is the only project that occurred within the project area, as it is the only project reference that contains a full citation.
 - d. Please provide a report citation for site AZ U:5:240 (ASM).



PUMP STATION ELEVATION KEY NOTES

- BOLLARD
- CURB
- 6-INCH STONE EDGING/VAULT
- STEEL COLUMN
- 6-INCH DIAMETER PUMP
- WHITE & RED TYPED VIN
- ACTUAL PAVING



ENERGY STATION ELEVATIONS

SCALE: 1/4" = 1'-0"

GENERAL STORE ELEVATION KEY NOTES

- WOOD SHINGLES
- BRICK
- BRICK WITH TALL
- WOOD COLUMN
- CONCRETE COLUMN END
- PLASTERED STEEL OR WOODWORK CONCRETE
- STAINLESS STEEL NETS
- TONGUE & GROOVE
- BARNWOOD CONCRETE OR PLASTERED STEEL
- STEEL PANELS



BACK - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



FRONT - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ATTACHMENT #15

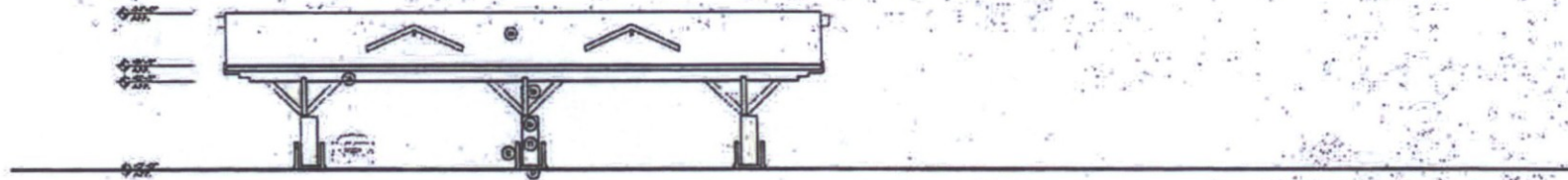
Dynamite & Pima - Rezoning Application
Scottsdale, Arizona

ELEVATIONS

06.22.15

PUMP STATION ELEVATION KEY NOTES

- 1 DOLLAR
- 2 CORR
- 3 DARK STONE GELBLY MAP
- 4 WOOD GULCH
- 5 GARDEN/ROCK/VEGETATING PVP
- 6 WHITE 1 1/2" DOWELBAR IN
- 7 SODD TREASURES
- 8 CONCRETE METAL ROOF

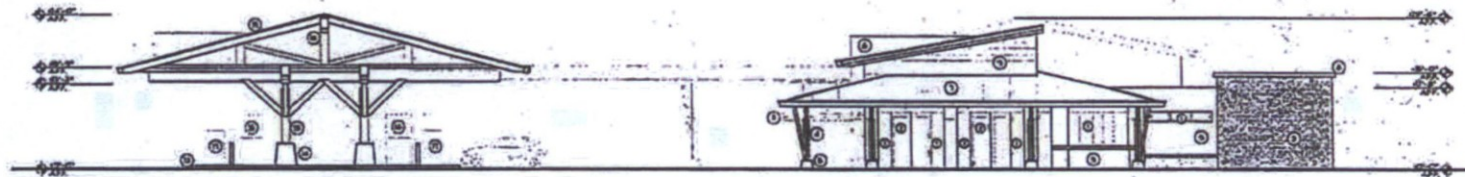


ENERGY STATION ELEVATIONS

SCALE: 1/4" = 1'-0"

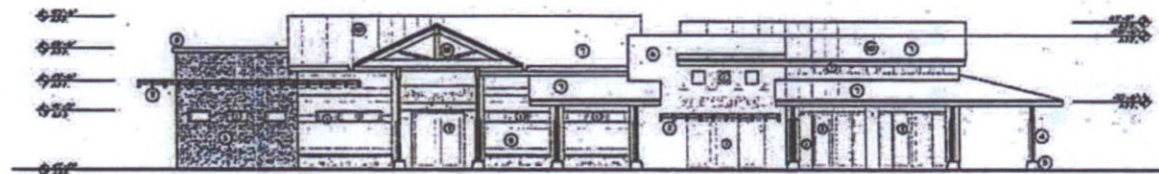
GENERAL STORE ELEVATION KEY NOTES

- 1 BRICK/CLAY
- 2 CORR
- 3 BRICK/STONE WALL
- 4 WOOD GULCH
- 5 CONCRETE/CLAY/CLAY
- 6 WEATHERED STEEL ON BOARDFORM CONCRETE
- 7 PLASTER WITH ROOF
- 8 CONCRETE CORNER
- 9 BOARDFORM CONCRETE ON WEATHERED STEEL
- 10 SOLAR PANELS
- 11 WOOD TRUSS



SIDE - EAST ELEVATION

SCALE: 1/4" = 1'-0"



FRONT - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Dynamite & Pima - Rezoning Application
Scottsdale, Arizona

PRELIMINARY ELEVATIONS

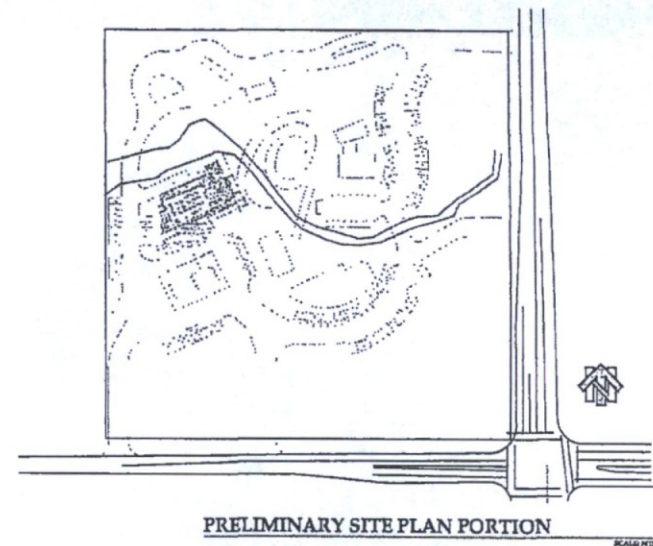
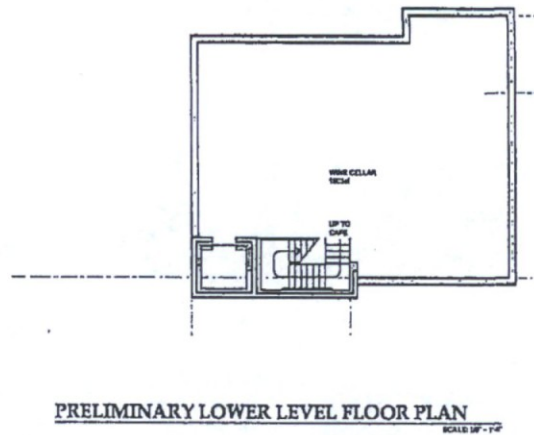
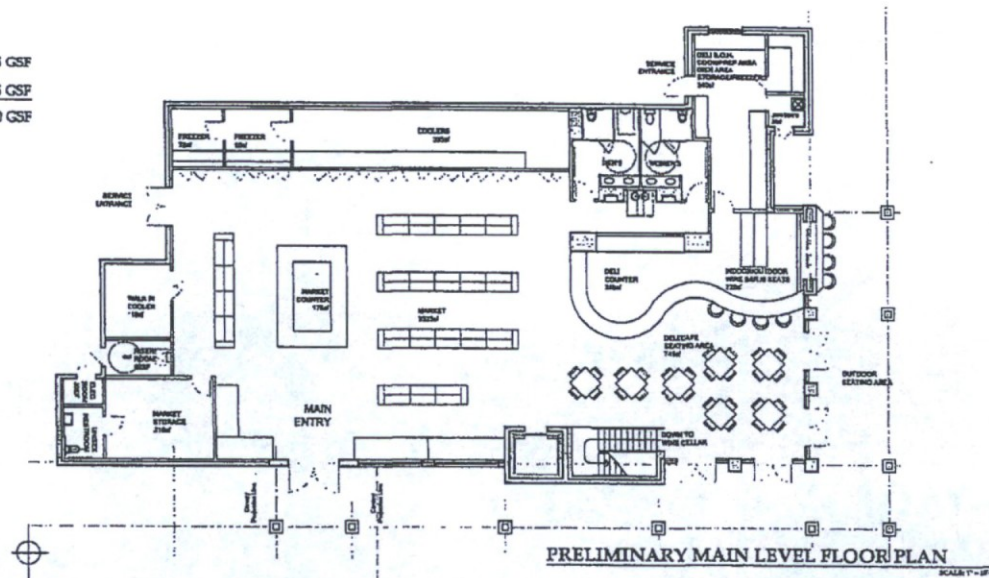
6.22.15 SWANBACK DIXON & ASSOCIATES, INC.
ARCHITECTS

APN: 216-70-006-M
ADDRESS: 8738 E DYNAMITE BLVD
SCOTTSDALE 85266

AREA:	MAIN LEVEL	6315 GSF
	LOWER LEVEL	1965 GSF
	TOTAL BLDG	8470 GSF

MERCANTILE			
	AREAS ON OTHER FLOORS	30 GROSS	= 252SF/30 = 84 occ. 1965SF/30 = 65.5 occ.
	STORAGE	300 GROSS	= 395SF/300 = 1.3 occ. 755SF/300 = 1.0 occ. 905SF/300 = 1.0 occ. 2205SF/300 = 1.0 occ. 2505SF/300 = 1.0 occ.
	KITCHEN	200 GROSS	= 355SF/200 = 1.8 occ. 240SF/200 = 1.2 occ. 220SF/200 = 1.1 occ.
	MECHANICAL/EQUIPMENT	300 GROSS	= 305SF/300 = 1.0 occ. 305SF/300 = 1.0 occ. 605SF/300 = 1.0 occ.
	BUSINESS		
	UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	= 745SF/15 = 49.7 occ.
	TOTAL OCCUPANT COUNT		= 211.6 occ.

Architectural floor plan of the second floor of the building at 1000 North Dearborn Street, Chicago, Illinois. The plan shows a large central hall with a staircase, several rooms, and a large area labeled 'STAIRS'. The drawing is a technical architectural sketch with various lines indicating walls, doors, and furniture. A north arrow is present in the upper right corner.

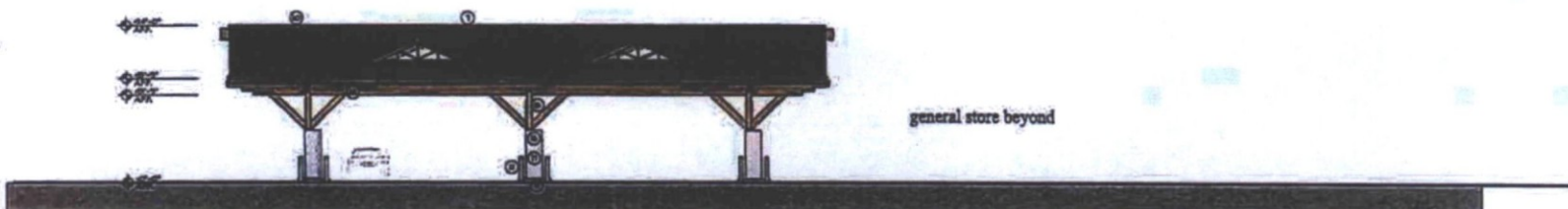


Dynamite & Pima - Use Permit Application
Scottsdale, Arizona

PRELIMINARY FLOOR PLANS

PUMP STATION ELEVATION KEY NOTES

- 1 DOLLARD
- 2 CORN
- 3 GLEASON STONE COLUMN WRAP
- 4 WOOD COLUMN
- 5 GLEASON STONE COLUMN WRAP
- 6 STATE 4 RECYCLED BRK
- 7 WOOD THRUWALLS
- 8 CORRUGATED METAL ROOF

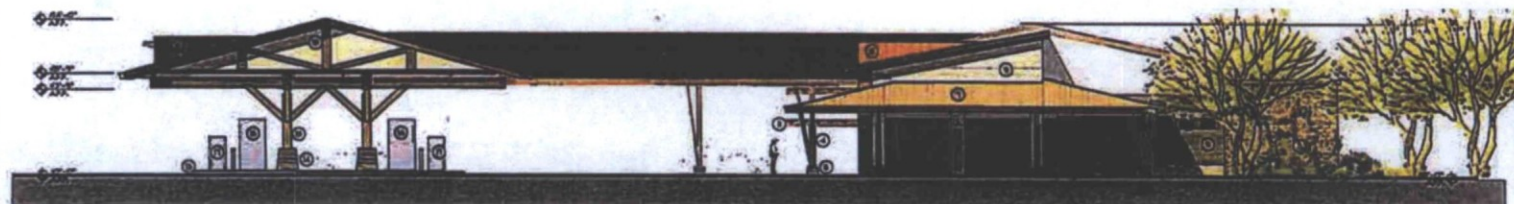


ENERGY STATION ELEVATIONS

SCALE 1/8" = 1'-0"

GENERAL STORE ELEVATION KEY NOTES

- 1 WOODSHEDS
- 2 DOOR
- 3 GLEASON STONE WALL
- 4 WOOD COLUMN
- 5 EXPOSED CONCRETE CHAIR
- 6 WEATHERED STEEL ON BRICKWORK CONCRETE
- 7 EXPOSED ROOF
- 8 EXPOSED CONCRETE
- 9 BRICKWORK CONCRETE ON WEATHERED STEEL
- 10 WELAR PANELS
- 11 WOOD TRUSS



SIDE - EAST ELEVATION

SCALE 1/8" = 1'-0"



FRONT - SOUTH ELEVATION

SCALE 1/8" = 1'-0"

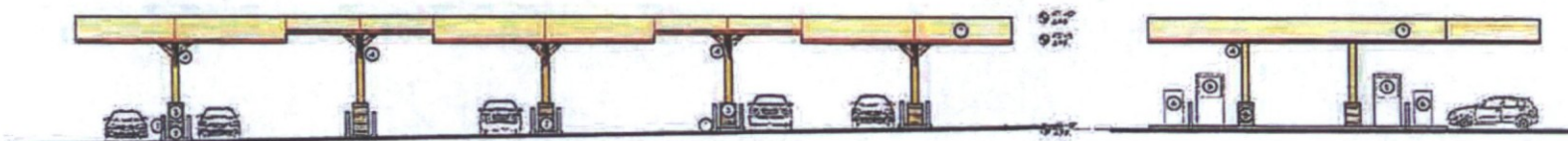
Dynamite & Pima - Use Permit Application
Scottsdale, Arizona

PRELIMINARY ELEVATIONS

June 2015  KEARACK PARTNERS ARCHITECTS

PUMP STATION ELEVATION KEY NOTES

- ① WALLING
- ② CURB
- ③ SANDY 4" X 4" COLUMN GRAP
- ④ STEEL COLUMN
- ⑤ SANDY 4" X 4" ELECTED PUMP
- ⑥ GATE + FLOWING SP.
- ⑦ METAL FRAME



ENERGY STATION ELEVATIONS

GENERAL STORE ELEVATION KEY NOTES

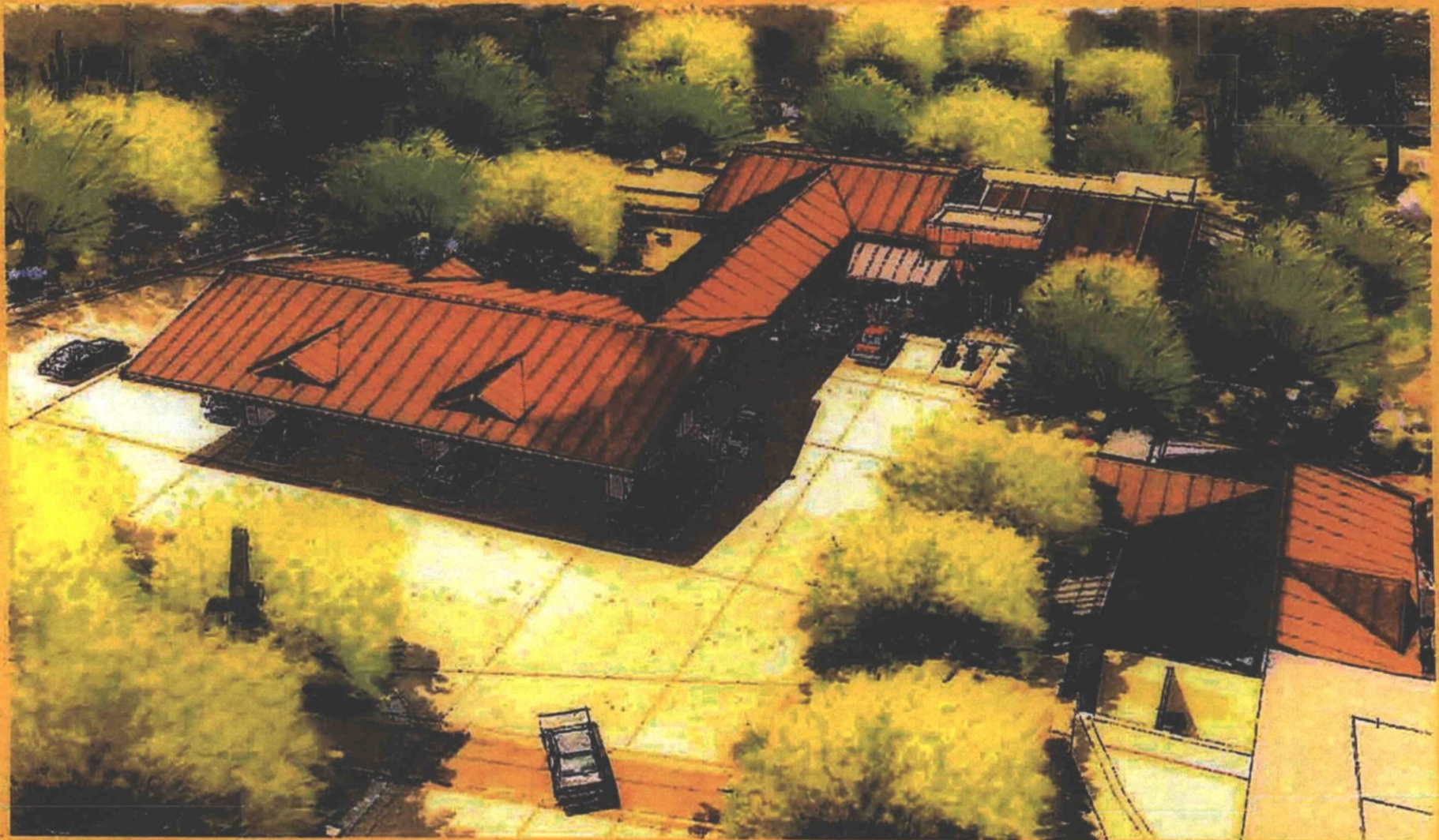
- ① WINDOW/DOOR
- ② ROOF
- ③ GROUND STONE WALL
- ④ ROOF COLUMN
- ⑤ CONCRETE COLUMN BASE
- ⑥ WEATHERED STEEL OR BRICK/CONCRETE
- ⑦ WEATHERED STEEL ROOF
- ⑧ CONCRETE DOORWAY
- ⑨ CONCRETE DOORWAY ON WEATHERED STEEL
- ⑩ SOLAR PANELS



BACK - NORTH ELEVATION



FRONT - SOUTH ELEVATION



Pima & Dynamite
Scottsdale, Arizona

Perspective: General Store

JUNE 2015  SWABACK PARTNERS PLLC
Architecture • Planning • Interior Design

Exhibit B to Exhibit 1
Ordinance No. 4229
Page 7 of 19

10-ZN-2015
6/22/2015



Pima & Dynamite
Scottsdale, Arizona

Perspective: Patio Area

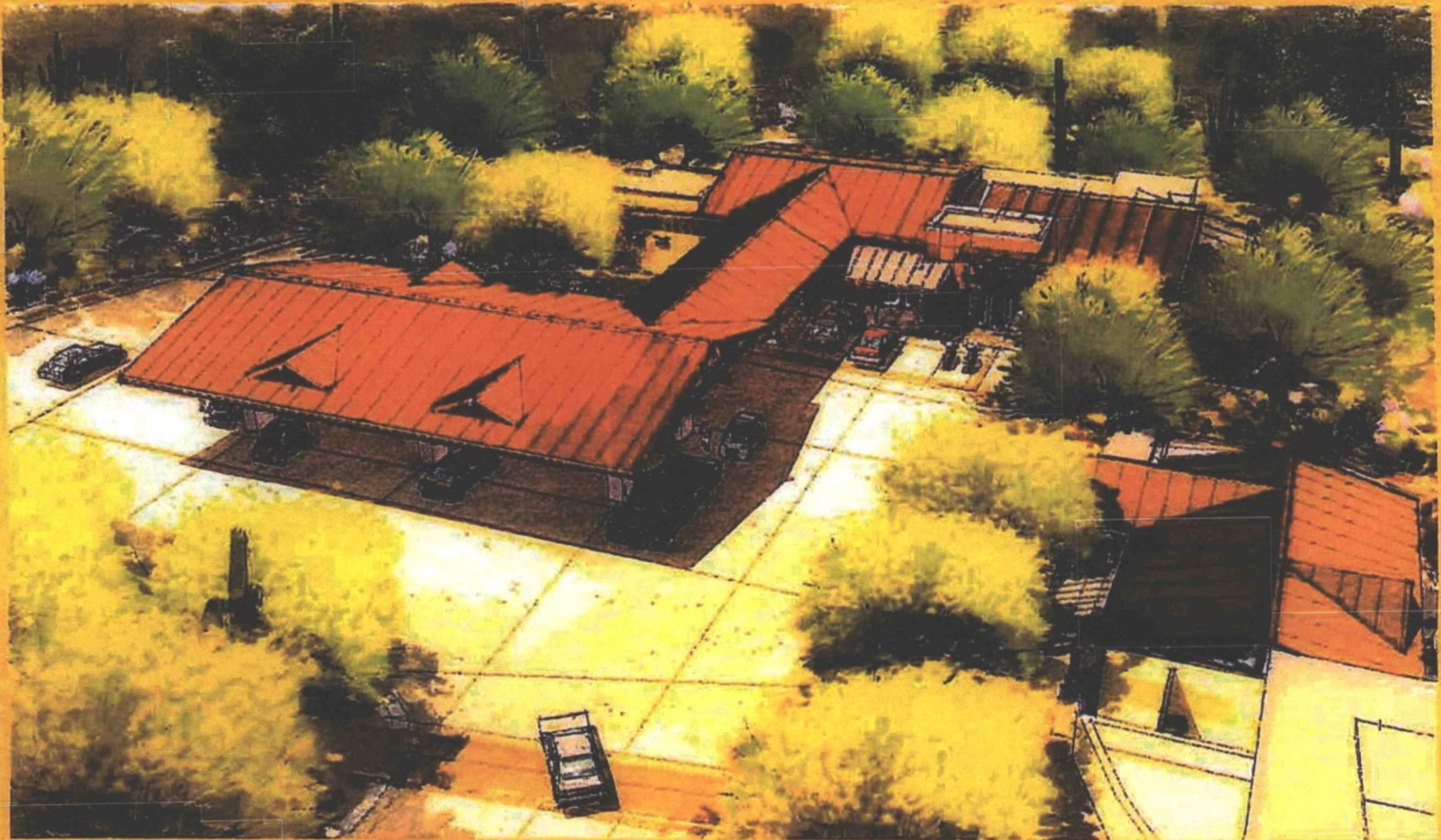
JUNE 2015  SWABACK PARTNERS plc
Architecture • Planning • Interiors • Design



Pima & Dynamite
Scottsdale, Arizona

Perspective: General Store Courtyard

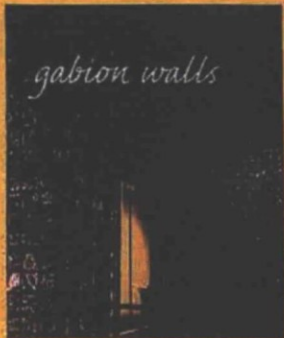
JUNE 2015  SWABACK PARTNERS PLLC
Architecture • Planning • Interior Design



Pima & Dynamite
Scottsdale, Arizona

Perspective: General Store

JUNE 2015  SWABACK PARTNERS PLLC
Architecture • Planning • Interiors



gabion walls



weathered steel



shade features

rustic architecture



natural landscape



outdoor spaces



wood columns

outdoor seating

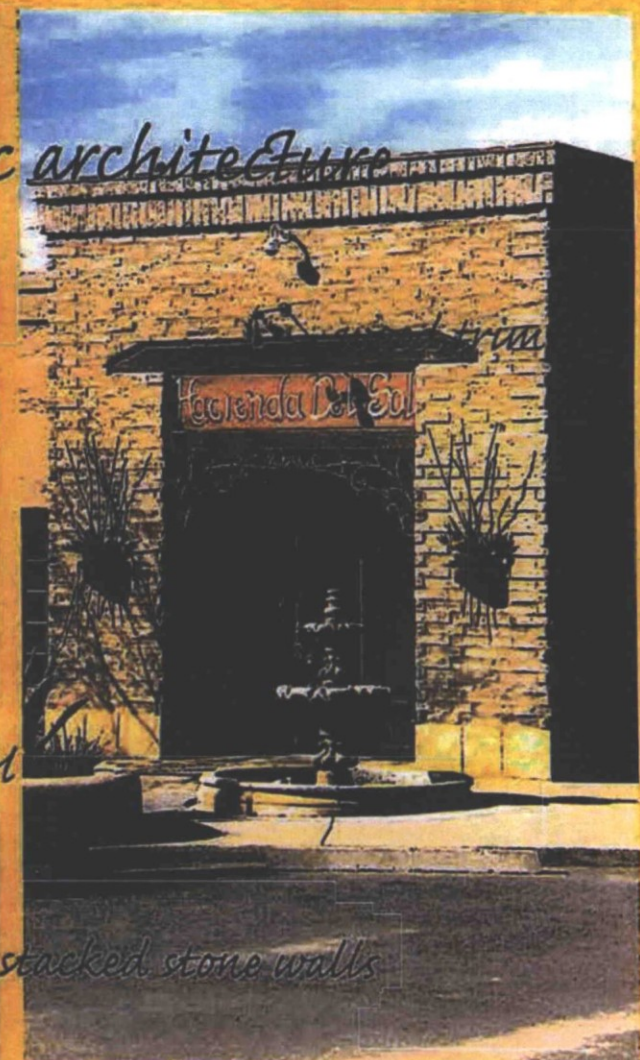


inviting spaces



cor-ten steel

stacked stone walls



Pima & Dynamite
Scottsdale, Arizona

Character Studies: Architecture

JUNE 2015  SWABACK PARTNERS *pllc*
Architecture • Planning • Interior Design

cor-ten steel

wood trim

stacked stone walls

natural landscape

weathered steel

wood finishes

shade features

rustic architecture

inviting spaces

Pima & Dynamite
Scottsdale, Arizona

Character Studies: Architecture

JUNE 2015

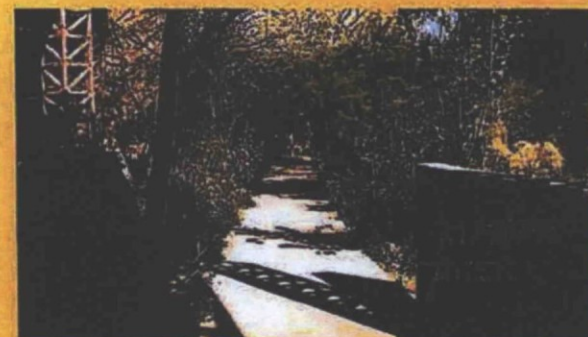
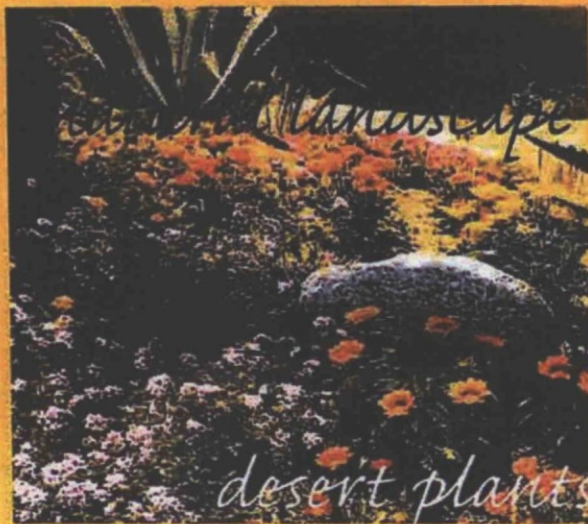
SWABACK PARTNERS PLLC
Architecture • Planning • Interior Design



Pima & Dynamite
Scottsdale, Arizona

Character Studies: Materials

JUNE 2015  SWABACK PARTNERS plc
Architecture • Planning • Interiors Design



Pima & Dynamite
Scottsdale, Arizona

Character Studies: Materials

JUNE 2015

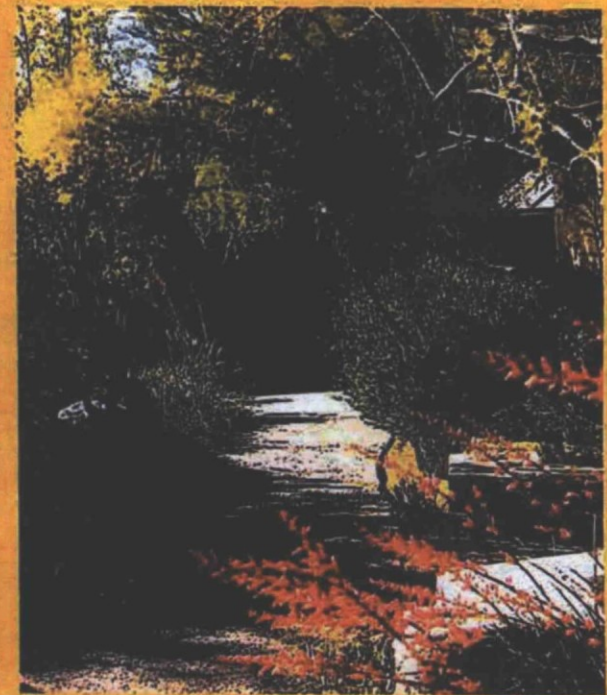
SWABACE PARTNERS LLC
Architecture - Planning - Urban Design



inviting spaces



natural boulder



natural landscape



shaded seating



Pima & Dynamite
Scottsdale, Arizona

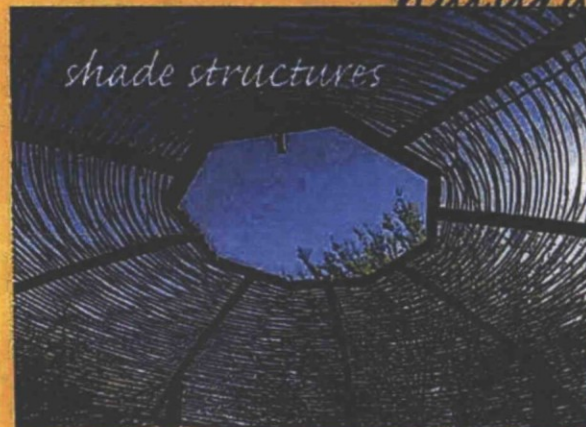
Character Studies: Site Landscape

JUNE 2015

SWABACK PARTNERS PLLC
Architecture • Planning • Interior Design



garden paths



shade structures



natural

desert gardens

water reclamation



shaded seating



natural colors

garden paths



inviting spaces

natural materials



preserving nature

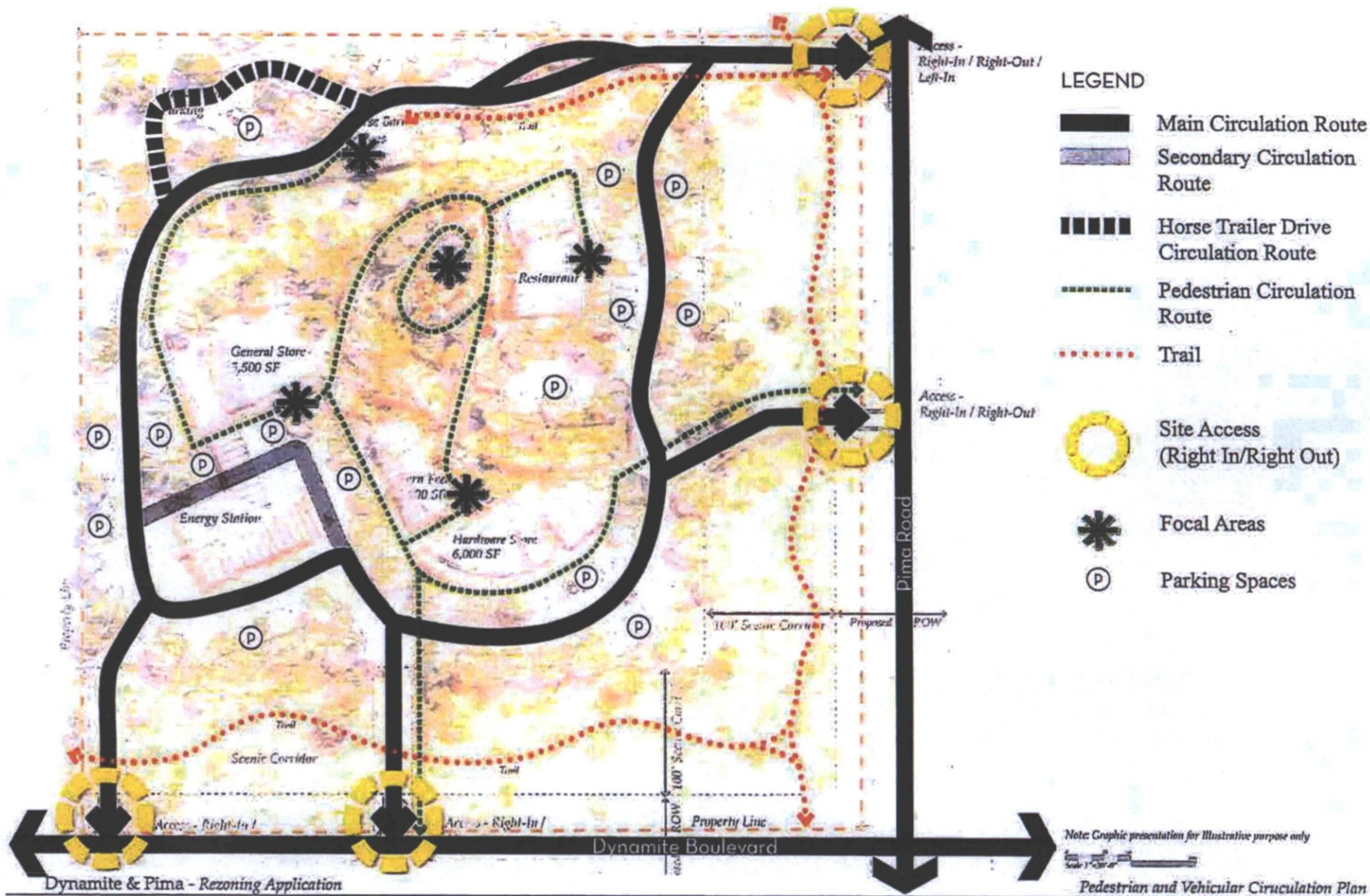
water features

Pima & Dynamite
Scottsdale, Arizona

Character Studies: Site Landscape

JUNE 2015

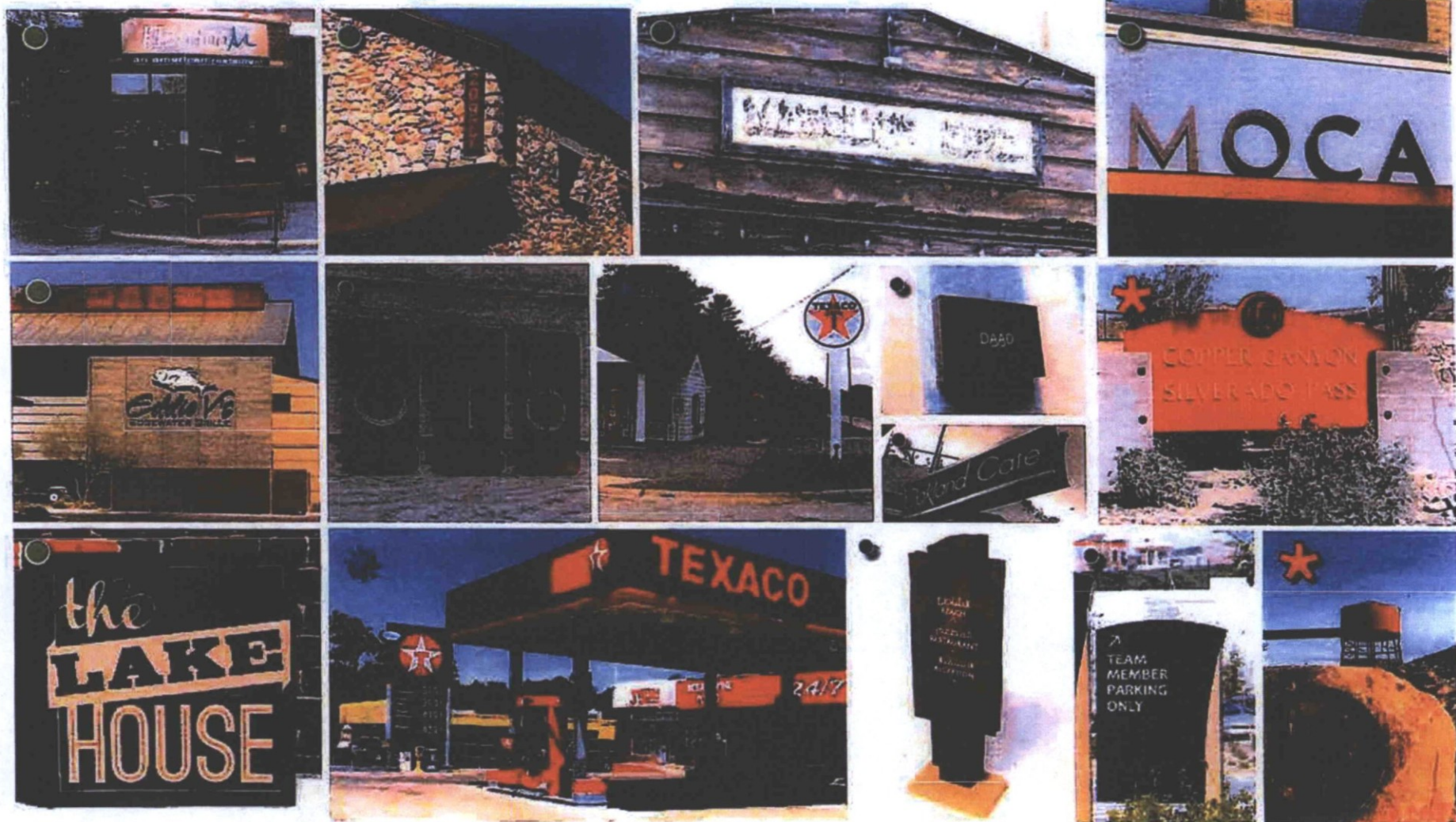
SWABACK PARTNERS PLLC
Architecture • Planning • Landscape Design

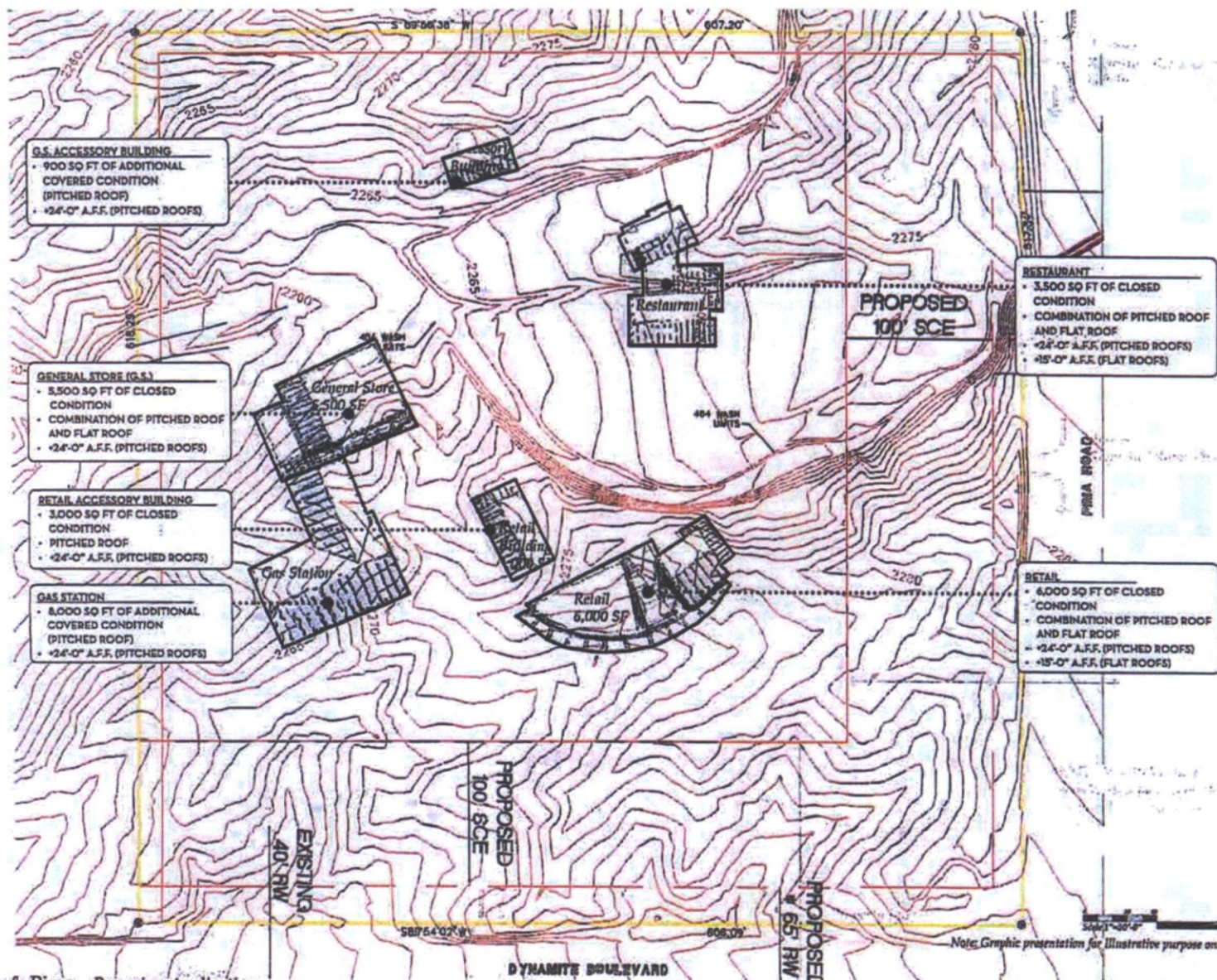


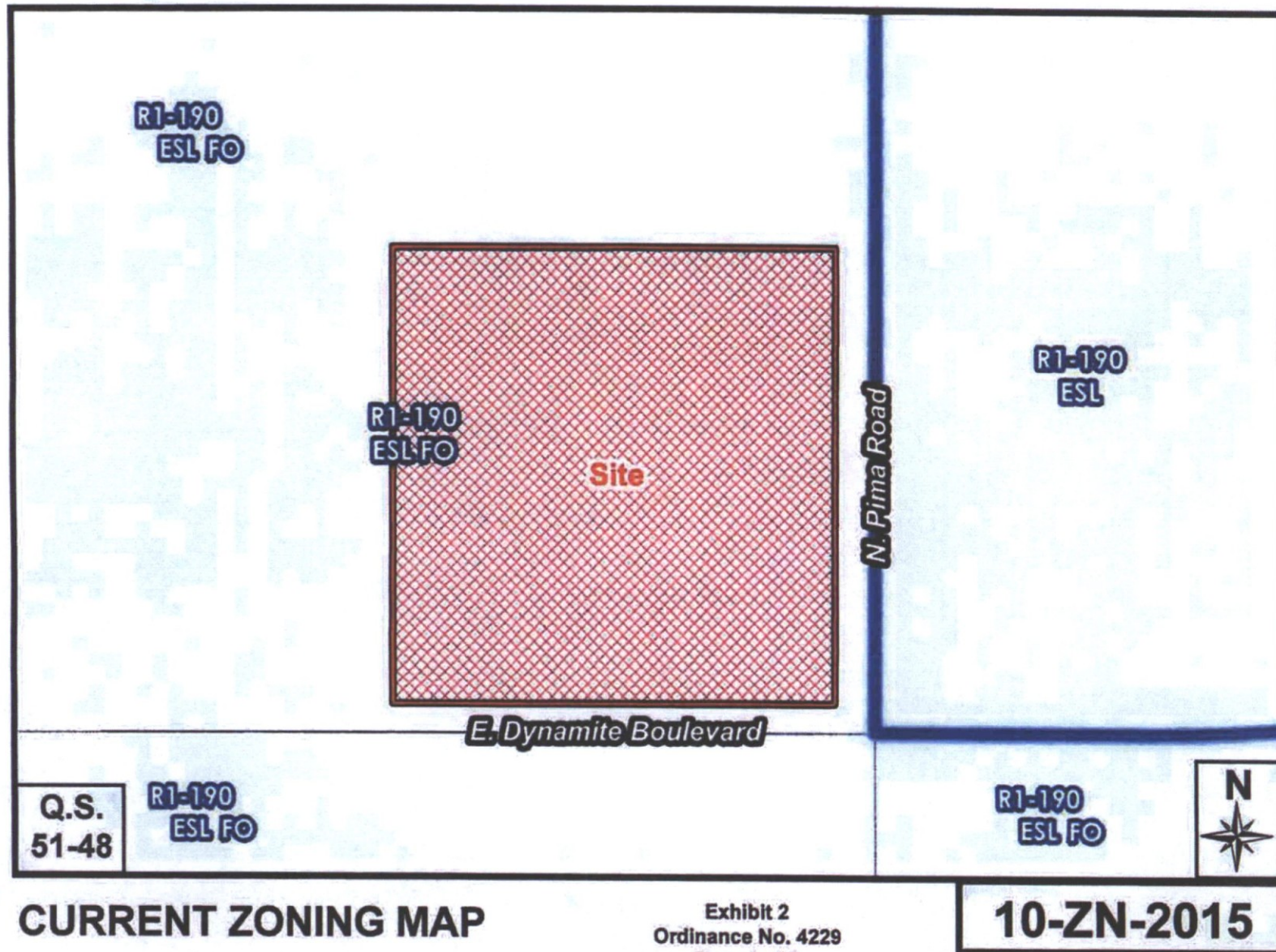
Dynamite & Pima - Rezoning Application
Scottsdale, Arizona

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Ordinance No. 4229
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10-ZN-2015
6/22/2015

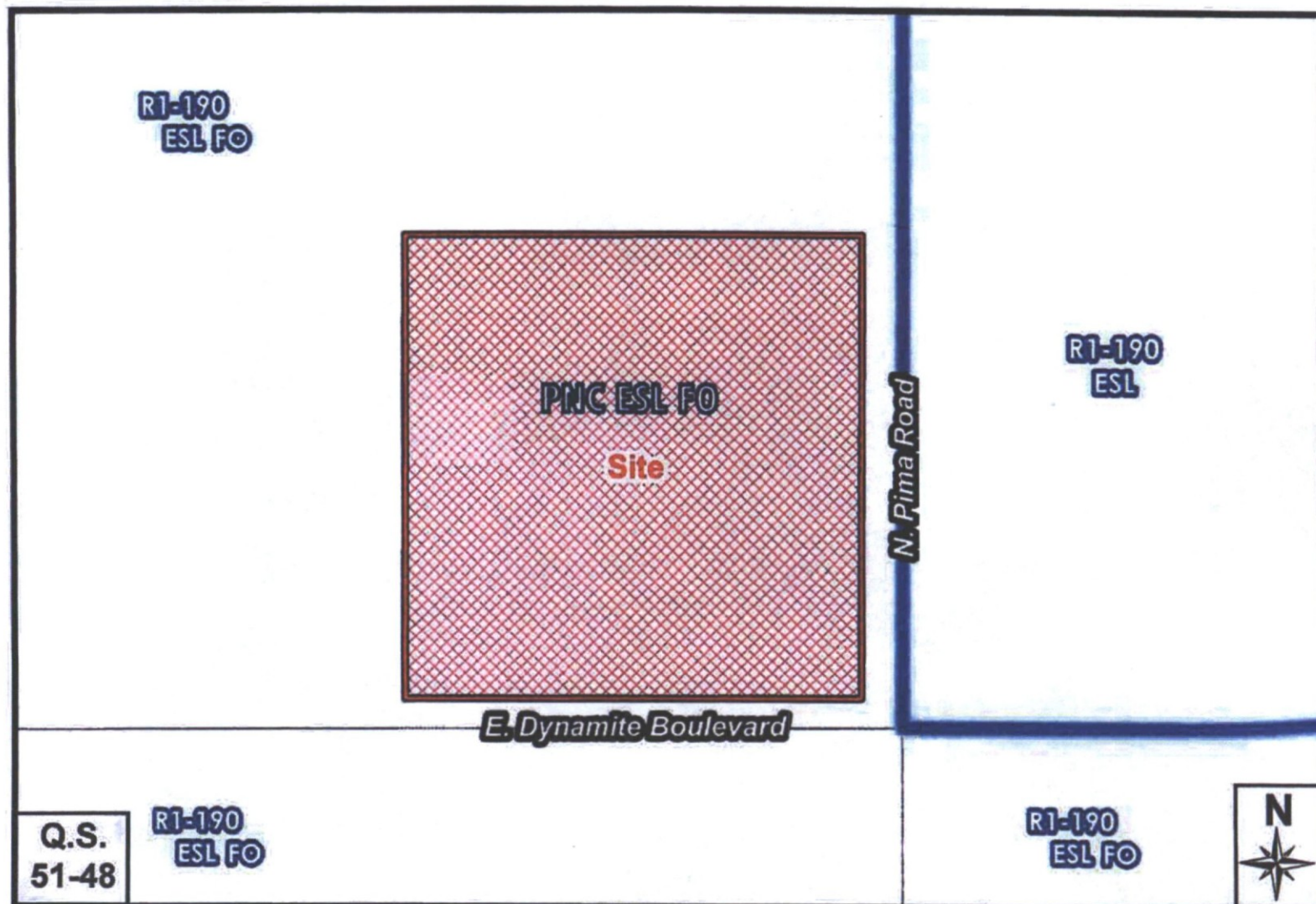






CURRENT ZONING MAP

Exhibit 2
Ordinance No. 4229
Page 1 of 2



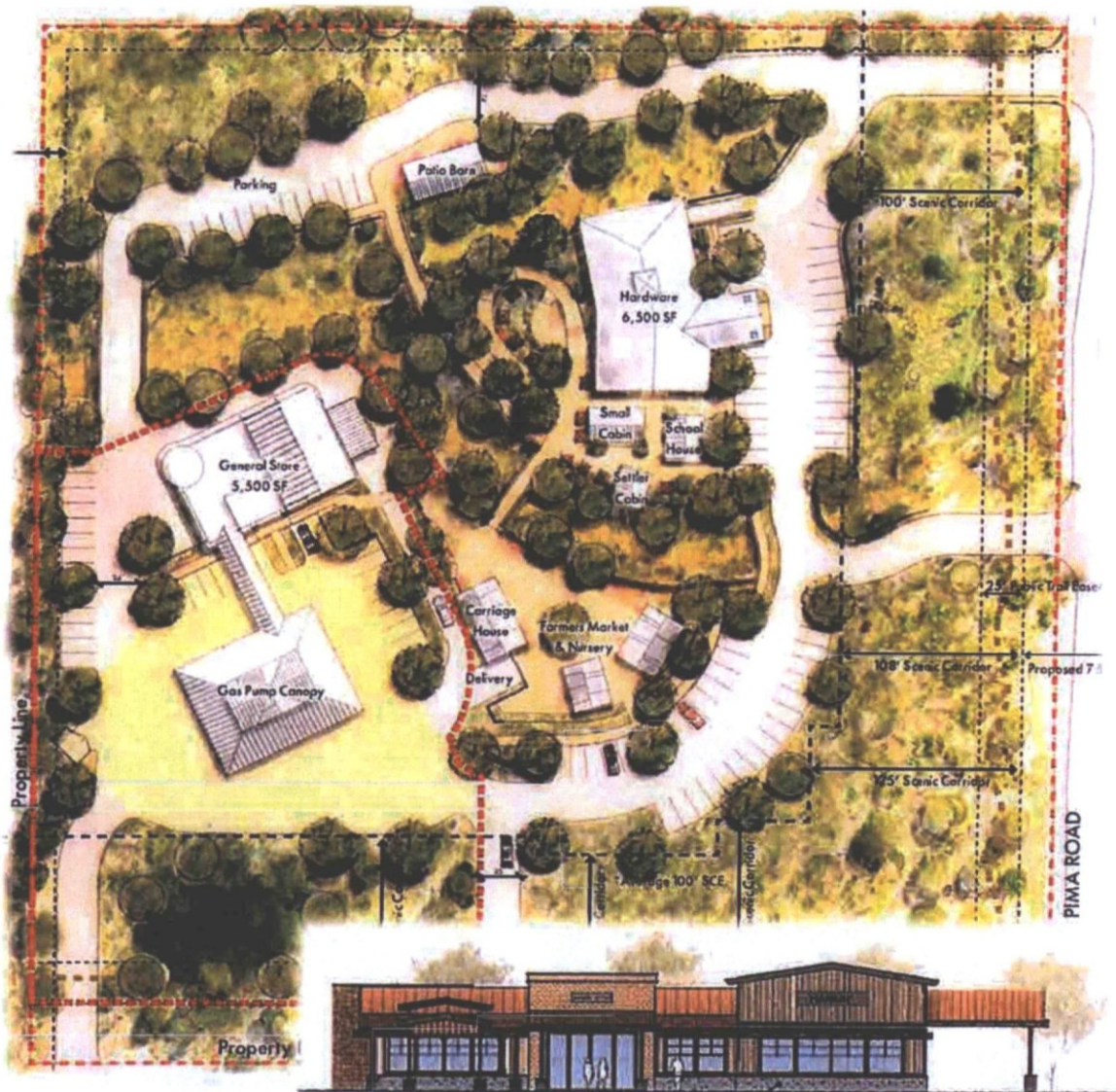
CURRENT ZONING MAP

Exhibit 2
Ordinance No. 4229
Page 2 of 2

10-ZN-2015

"THE OUTPOST"

Northwest corner of Pima Road & Dynamite Boulevard
Conditional Use Permit
Project Narrative



Case: # 11-UP-2016
Resubmitted: September 1, 2017

"The Outpost"

Northwest corner of Pima Road & Dynamite Boulevard

Conditional Use Permit - Project Narrative

Case: # 11-UP-2016

Resubmitted: September 1, 2017

Request:

Beus Gilbert PLLC is requesting a Conditional Use Permit on behalf of the property owner Atlas Development LLC to allow for a gas station with an approximately 5,500 square foot market/drive-thru (i.e. coffee, sandwiches, etc.) on an approximately 2.05 acre site (Conditional Use Permit acreage) of an approximately 8.61 acre overall site, which is currently vacant/undeveloped land consisting of one parcel located at the northwest corner of Pima Road and Dynamite Boulevard. In 2015 the property was approved for rezoning to "PNC ESL FO" (Case #: 10-ZN-2015).

The proposed development intends to create a unique project that reflects the western/Sonoran Desert design theme utilizing the latest principles and practices of sustainability and green building design. The applicant is committed to developing a design expression that takes cues from authentic design features and conditions that maintain and enhance the unique community character. Unlike a typical commercial center, this unique project will appear as a rural and authentic design theme that better blends within the context of the surrounding desert setting. The development is set back from a nearby major intersection and further buffered by a scenic corridor that will also contain an eight (8) foot wide stabilized decomposed granite trail along Pima Road and Dynamite Boulevard within a Public Non-Motorized Access Easement.

The current proposed site plan does not include the Hardware Store and the Flower and Garden Shop as a part of the six structures originally shown on the previously approved site plan for Case: 10-ZN-2015. These two (2) structures have been replaced by the structures currently identified on the proposed site plan. The patio barn, carriage house, small cabin, settler cabin, and school house are proposed ornamental secondary structures that are open air and non-air conditioned structures designed to provide shade, interest, and aid in the function of the proposed retail.

Conditional Use Permit Criteria (Section 1.401)

A Conditional Use Permit is required for a gas station in the PNC district. Conditional Use Permits may be granted only after the Planning Commission has made a recommendation and the City Council has found as follows:

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- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not limited to, the following factors:

- 1) Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response:

No excessive or significant noise, smoke, odor, or vibration is anticipated to be generated from the proposed gas station. Pursuant to the City's Gas Station and Convenience Store Design Guidelines, canopy height as measured from natural grade to the lowest point of the canopy fascia will not exceed 13 feet – 9 inches. The canopy lighting will adhere to the levels set forth in the Design Guidelines to prevent any potential glare effects and to keep light output to a minimum. The property is setback from surrounding areas and carefully planned to include extensive buffers to surrounding areas through dedicated right-of-way, scenic corridor, a public trail easement, and landscape buffers.

- 2) Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response:

The minor arterial intersection of Pima and Dynamite is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on minor arterial roads. The proposed development includes a range of support services that would allow for shorter automobile trips given its location near numerous master planned communities and promotion of a balance of land uses in a neighborhood that lacks neighborhood commercial opportunities. The land use integration creates a balance of uses appropriate for neighborhood services within residential communities that promote reduction of vehicle trips, air pollution, and resource consumption.

- B) The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surrounding areas.

Response:

The area includes a variety of more intense and comparable uses traditionally found in rural residential neighborhoods. To the north along Pima Road, is a 25-acre public charter school property known as Freedom Academy North. West along Dynamite, is a large ranch facility with a series of large metal stables and active riding facilities. Further, the property is near a host of master planned communities and residential subdivisions that include Troon, Troon North, Estancia, and Desert Highlands. The property is adjacent to a major utility corridor with towers reaching well over 100 feet in height, as well as two regional arterial roads (Pima and Dynamite) that serve as two of the highest capacity roadways north of the Loop 101 providing vehicular connectivity from the 101 to Carefree and from Phoenix to Fountain Hills.



C) The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Response:

Section 1.403.H prescribes development standards specifically related to the physical structures and site improvements of an automotive service station with the intent to mitigate the effects of those occurrences identified above.

Section 1.403.H Gas Stations

- 1) The application shall include detailed landscape plans showing plant, type, size, and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

Response:

A landscape plan has been included as part of this request that not only meets the above noted criteria, but exceeds the open space calculations with the preservation of the scenic corridors along Pima and Dynamite. Additionally, there will be lush landscaping that will be meticulously maintained in keeping with the design philosophy of the project and the owner/operator's commitment to establishing and sustaining a premier neighborhood amenity.

- 2) All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.

Response:

The development will be a distinctive, small-scale environmentally sensitive fueling opportunity consistent with the goals and strategies of the Desert Foothills Character Plan and in conformance with the Gas Station and Convenience Store Design Guidelines. Supporting graphics included with this application demonstrate the applicant's commitment to promoting a quality building design that enhances and maintains the area's rural lifestyle and desert character. The gas canopy has been integrated to provide a connection to the roof of the main structure (General Store). The consideration of the character of the surrounding area will provide for a development with design features that blend seamlessly within a desert setting. The renderings submitted for structures will be within reasonable conformity.



- 3) All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.

Response:

The lighting for this service station will be concealed and attached to the main structures and will be flush mounted with the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote "dark skies".

- 4) The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.

Response:

The site plan has been designed in compliance with this requirement.

- 5) A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.

Response:

Ownership feels that a planting screen is not necessary given the landscape buffers and setbacks provided in conjunction with the rural nature of the surrounding context. The gas canopy is situated so that it will be screened from the adjacent residentially zoned properties.

Conformance with Additional Ordinances, Policies, and Design Guidelines

In addition to the above required criteria for Conditional Use Permit we are further providing the following responses below to demonstrate how this proposal conforms to additional related policies and design guidelines by providing an exemplary development.

Conformance with the Foothills Overlay Development Standards

This proposal is in conformance with the intent of the Foothills Overlay Development Standards by providing a design that fulfills the essence of a development that responds to the characteristics of the Sonoran desert. The result of these standards and design produces a low impact development that relates to the preservation of the desert and blends the form of buildings and materials into the desert environment. These considerations minimize visual impact of buildings, conserves and retains the character of the natural desert, encourage innovative design and construction techniques, landscaping, and maintaining significant open spaces.



- A. Conserve the character of the natural desert.

Response:

The proposed development conserves the natural desert to a great extent by providing large amounts of undisturbed or revegetated open space and natural features such as the wash traversing the site.

- B. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response:

The location, intensity, pattern, design, construction techniques, and materials of development and construction will all be controlled as to produce minimal impacts to the site and surrounding area.

- C. Retain the visual character of the natural desert to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping.

Response:

All aspects of the proposed development take into strong consideration the character of the desert environment. The regulation of building mass location, colors, materials; grading location, design and treatment; and landscaping were all carefully planned and selected to blend with and retain the visual character of the surrounding desert.

- D. Maintain significant open spaces which provide view corridors and buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.

Response:

A significant amount of open space will be maintained throughout the development as well as a natural wash that provides view corridors and buffers, protects prime wash habitats, and maintains the unique desert setting.

- E. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.

Response:

The preservation of much of the site in a natural or revegetated state provides for protection of the area's rural character and to neighboring properties.



- F. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

Response:

Innovate planning, design, and construction techniques have been utilized that respond to and preserve to a great extent the character of the surrounding sensitive environment.

Conformance with the Environmentally Sensitive Lands District (ESL)

The proposed development meets the purpose and intent of the ESL District which is to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Response:

The proposed development is safe and provides protection to people and property. The site will be constructed and maintained in a manner consistent with ESL development. The proposal contains natural and revegetated landscapes while also minimizing asphalt surface area. The site provides the required amount of retention and the natural features of this site do not pose any hazardous conditions or threats.

- B. Protect and preserve significant natural and visual resources. Such resources include but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

Response:

A majority of the proposed development would remain in a natural state, maintaining large open spaces, native landscaping, minimal asphalt, and scenic corridor along both major roadways providing a buffer to development, pedestrian activity, and nearby traffic. The main natural features of the site is a natural wash and raw desert land both of which will be preserved within the open spaces of the project. There are no known wildlife corridors located within the property, though open space and landscaping would provide for buffers to wildlife in the area.

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- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible uses.

Response:

The proposed development encourages sustainability through the overall design and construction methods. The proposed uses are appropriate and will not have a detrimental effect on renewable and non-renewable resources. Water quality, air quality, soils, and natural vegetation will all benefit from the large amounts of undisturbed or revegetated open space and opportunities for alternative modes of transportation.

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Response:

The proposed development provides the community goods and services to nearby residents, newly constructed street improvements, and an eight (8) foot wide sidewalk and stabilized decomposed granite trail. The construction of a new trail will provide alternative modes of transportation. Collectively, these sustainable features provide a reduction in trip generation for the nearby community. As a result, a more sustainable trip generation will reduce costs to public services and facilities in the ESL District. Additionally, the development impact is minimized through siting, opens pace, and landscaping.

- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

Response:

The proposal provides an abundance of natural desert character through carefully planned open space throughout the site. A scenic corridor setback of a minimum of 90' and up to 125' has been provided along Pima Road and Dynamite Boulevard that provides open space and a buffer to development and traffic while simultaneously providing connections through the development. In addition, the site plan maintains natural desert open space, natural features, and native landscaping throughout the open spaces within the development. The combination of these areas provides meaningful open space that protects and sustains the character of the area and provides a sustainable well design addition to the community.

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- F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Response:

The proposed project celebrates the cultural and historic assets of the local environment through dedication to an exceptional site design, building design, and use of authentic materials that resemble the historical characteristics of the Sonoran Desert. The proposed plan promotes rural characteristics that make the area appealing while also providing services and amenities that reflect the needs of nearby residents and visitors such as a new trail and trailer parking.

- G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

Response:

A drainage study was submitted with this request that identifies the required criteria related to environmental conditions such as drainage. This proposal satisfies the City requirements which would mitigate any probable development impacts.

- H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response:

The proposal provides an environmentally responsible and carefully planned development that blends within the context of the desert. The plan provides large amounts of area designated as undeveloped and revegetated Natural Area Open Space as to preserve much of the site in a natural state. In addition, the development is set back from a major intersection by means of a scenic corridor which will help to mitigate visual impacts of development. The materials and colors were specifically selected to blend with the context of the surrounding desert and its historical characteristics.

- I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

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Response:

The proposal retains the visual character of the natural landscape by preserving much of it in a natural or revegetated state and providing an abundance of open space throughout the site plan. The landscape plan will utilize revegetation techniques and use of native trees, plants, shrubs, and groundcover. Furthermore, the development is setback further from the major intersection and roadways to provide a buffer and visual relief.

- J. Maintain significant open spaces which provide view corridors, buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Response:

This proposed plan seeks to preserve the natural state of the site to the best extent possible. The scenic corridor along both roadways will remain in a natural state and serve as a buffer to the remainder of the site maintains and various open spaces and setbacks that provide a rural and natural setting. The site maintains a wash that traverses the center of the site as a prominent natural feature. The combination of the allocated open spaces, buffers, and landscaping preserve the desert setting to a great extent.

- K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the overall economic goals of the city.

Response:

The proposed plan meets the development requirements of the applicable zoning district and overlays. It also provides opportunities for quality goods and services for residents and visitors, as well as producing revenue for the city.

- L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Response:

The proposal provides innovative planning, materials, design, and construction techniques appropriate for the ESL area. Various setbacks, open spaces, buffers, landscaping, maintaining of natural features, and maintaining of undisturbed desert land that is valued and blends with the surrounding Sonoran Desert. Future construction will minimize disturbances to natural desert and also locates buildings away from the roadways to minimize visual impact.

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Conformance with City of Scottsdale Sensitive Design Principles

1. The design character of any area should be enhanced and strengthened by new development.

Response:

The proposed building design takes into consideration the distinctive qualities and character of the surrounding Sonoran Desert and incorporates these qualities into its design. Features such as: colors, materials, landscaping, site design, and other considerations reflect a commitment to protecting the sensitivity design in the area.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

Response:

The proposed plan has taken careful consideration of the siting of the development by placing the structures back from the roadways and intersection by way of a scenic corridor. The site further preserves a major natural wash and disturbed and revegetated landscape.

3. Development should be sensitive to existing topography and landscaping.

Response:

The development preserves the existing topography and landscaping by preserving large amounts of undisturbed or revegetated open spaces and buffers while also maintaining major natural features such as the wash that runs through the site. The site plan and design reflect the character of the surrounding topography and landscape of the rural desert.

4. 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.

Response:

The overall site design minimizes the overall disturbance to the site while carefully preserving the existing washes and natural features that continue the rural desert character. The site design preserves large scenic corridors, open space, and landscape buffers

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

Response:

The preservation and revegetation of natural desert landscape and scenic corridor in conjunction with the overall design maintains the protection of the Sonoran desert character that will continue to promote the existing natural habitats and ecological processes with minimal disturbance.

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6. 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.
 - a. Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response:

The proposed development provides prominent scenic corridors that enhance the public realm along both major roadways as well as mitigates the development's impact. In addition, the development will be providing natural open space and a multi-use trail along both major roadways. The site design, high quality materials, landscaping, and property improvements further blend with the surrounding context that conveys the design expectation of the area.

7. 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.

Response:

Alternative modes of transportation are highly encouraged throughout this development. The multi-use trails within the scenic corridors provides for pedestrian, bicycling, and equestrian transportation integrated within the site and surrounding pedestrian and major transportation networks.

8. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- a. 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.

Response:

The pedestrian connections and experience were a primary element of consideration during the site layout. The site provides alternative access for pedestrians along the major roadways by means of a new trail buffered by a large scenic corridor. This landscaped scenic corridor ranges from 90'-125' providing a buffer and exceptional pedestrian access and experience through human scaled shelter and shade.

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9. Buildings should be designed with a logical hierarchy of masses:

- a. To control the visual impact of a building's height and size
- b. To highlight important building volumes and features, such as the building entry.

Response:

All proposed buildings within the site are single story including the gas canopy. The elevations include a logical hierarchy of varying building masses that highlight important features. Materials with a natural and authentic feel such as reclaimed wood siding and rusted seam roofing further blend the buildings within the context of the natural setting.

10. The design of the built environment should respond to the desert environment:

- a. Interior spaces should be extended into the outdoors both physically and visually when appropriate
- b. Materials with colors and coarse textures associated with this region should be utilized.
- c. 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
- d. Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response:

The building design is a reflection of the characteristics of the desert environment and historic southwestern "general stores". The primary goal of the design was to create a unique development iconic to the southwestern desert and history that easily blends within the natural setting. A variety of high quality materials were chosen based on their relation to the natural desert environment such as: natural stone, reclaimed wood, and rusted corrugated metal. Features such as: roof overhangs, recessed windows, and shade structures further compliment the materials and provide visual interest into the buildings and development.

11. Developments should strive to incorporate sustainable and healthy building practices and products.

- a. Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response:

The development and design take the upmost consideration of the environment by setting the development farther back from the intersection through means of a landscape buffer which minimizes the impact in terms of overall siting and visual impacts from the surrounding major roadways. Furthermore, much of the site design strives to provide a natural desert landscape through preservation or revegetation that maintains the feel of the natural environment. Building techniques will be utilized that



) minimize disturbance to the site to the greatest extent feasible and reflect sustainable qualities.

12. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- a. The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- b. The landscaping should compliment the built environment while relating to the various uses.

Response:

Where landscape is provided within the site revegetation techniques will be utilized. All landscape materials will be native materials indigenous to the region and further compliment the scale, arrangement, and built environment.

13. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- a. Water, as a landscape element, should be used judiciously
- b. Water features should be placed in locations with high pedestrian activity.

Response:

The proposed site design incorporates efficient water use techniques through utilizing and preserving native plants and also a major wash that will conserve and minimize water use as a precious resource.

14. The extent and quality of lighting should be integrally designed as part of the built environment.

- a. A balance should occur between the ambient light levels and designated focal lighting needs.
- b. Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response:

The lighting included in this proposal meets the standards and requirements.

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15. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- a. Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response:

Any proposed signage will be complementary to the architecture, landscaping, and overall design theme including characteristics of the desert environment. Signage considerations will also include visibility and legibility.

Conformance to Gas Station & Convenience Store Design Guidelines:

1. Mitigate impacts on adjoining uses from site activities by orienting auto repair bay and car wash openings, service and storage areas and refuse enclosures away from public view; orienting drive-through windows, menu boards, and stacking lanes away from residential areas; and displaying items for sale within the main building or within designated areas that are screened from public streets.

Response:

The developments mitigates impacts to adjoining uses from site activities by orienting the overall site development, service areas, and refuse enclosures away from public view and screened from adjacent properties.

2. Discourage buildings whose image is derived solely from applied treatments that express corporate identity. Branding or business identity features not falling under the sign ordinance will be viewed as architectural elements. Business identity, through awnings, accent bands, paint or other applied color schemes, signage, parapet details, or materials, should not be the dominant architecture feature.

Response:

The building design and materials is intended to replicate historical development that blends with the desert context and discourages expression of corporate identity.

3. Canopy integration to building and site walls is desired; multiple canopies or canopies that express differing architectural masses are encouraged. Canopy height should not exceed 13' 9" with the overall height not exceeding 17 feet. Canopy clearance should be clearly indicated. Canopy ceilings should be textured or have a flat finish.

Response:

The gas canopy expresses differing architectural masses and materials to provide visual interest. The canopy height will not exceed 13'9" with the overall height not exceeding 17 feet, as required.



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

Response:

Lighted bands or tubes of corporate color are not proposed.

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

Response:

Gas tank vents are an integral part of the proposed design.

6. Site lighting should minimize direct and reflected glare and excess brightness. Specific canopy lighting details are listed in the complete text of the document.

Response:

Site lighting is contained and directed appropriately minimizing reflected glare or excess brightness.

7. Pump island design should appear well organized and should not contribute to visual clutter. All design elements should be architecturally integrated with other structures on-site (color, material, and detailing); colors should be muted; translucent materials and internally lighted cabinets are discouraged; and a pump island curb or bollard is recommended.

Response:

The gas pump island contains similar architecture and materials as the other structures on site through use of similar design elements such as muted color, material, and detailing. In addition, the gas pump island will include a pump island curb or bollard.

Conformance to Commercial/Retail Design Guidelines:

1. Building frontages (especially those oriented to the street or public areas) should exhibit human scale detail, arcades, pedestrian level display windows, and other openings along ground floor pedestrian areas. Buildings should have a strong visual and pedestrian relationship to the street and public spaces.

Response:

The building frontages exhibit human scale design with pedestrian level display windows and openings along the ground floor. The buildings have a strong visual relationship to the public spaces within and surrounding the site.

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2. The design of buildings occupying a pad or a portion of a larger building in a planned project should share similar design characteristics. Replication is not necessary, but similar colors, materials, and textures or patterns can unify the design.

Response:

Similar colors, materials, and textures are used for all buildings throughout the site as to replicate historical western design elements and blend within the context of the desert setting.

3. Building entries should be easily identifiable and activate a building frontage, entrances should be located at intervals of 50 feet and no farther than 75 feet.

Response:

Building entries are easily identifiable and connected through a network of landscaped walkways and/or paths.

4. The apparent building mass may be reduced by: variations in roof form and parapet height; clearly pronounced recesses and projections; wall plane off-sets; changes in texture and color of walls; deep-set windows; ground level arcades and second floor galleries/balconies; protected and recessed entries; and vertical accents or focal points.

Response:

The building mass is broken up and reduced through variations in roof form and parapet height, clearly pronounced recesses and projections, changes in color and texture, deep set windows, shaded awnings, and vertical focal points.

5. If a building is required to be set back from the street, a strong pedestrian connection should be provided. Centers should feature a pedestrian space scaled with respect to the size and demands of the particular use and including landscaping shaded areas and seating opportunities.

Response:

The building is set back from the major intersection and provides a strong pedestrian connection. The center of the development provides a pedestrian scaled space, shaded areas, and seating opportunities.

6. Break up surface parking areas and other areas of paved surfaces with landscape planting. In large commercial developments parking should be planning in sub-areas and sub-areas should be separated by a 15-20 foot wide landscaped area. Install curbing at the edges of all planter areas next to parking or traffic areas.

Response:

Surface parking areas are broken up through the use of landscape planting and open space areas.

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7. Shopping carts should be stored within the building or screened with a wall that is integral to the architectural design of the building.

Response:

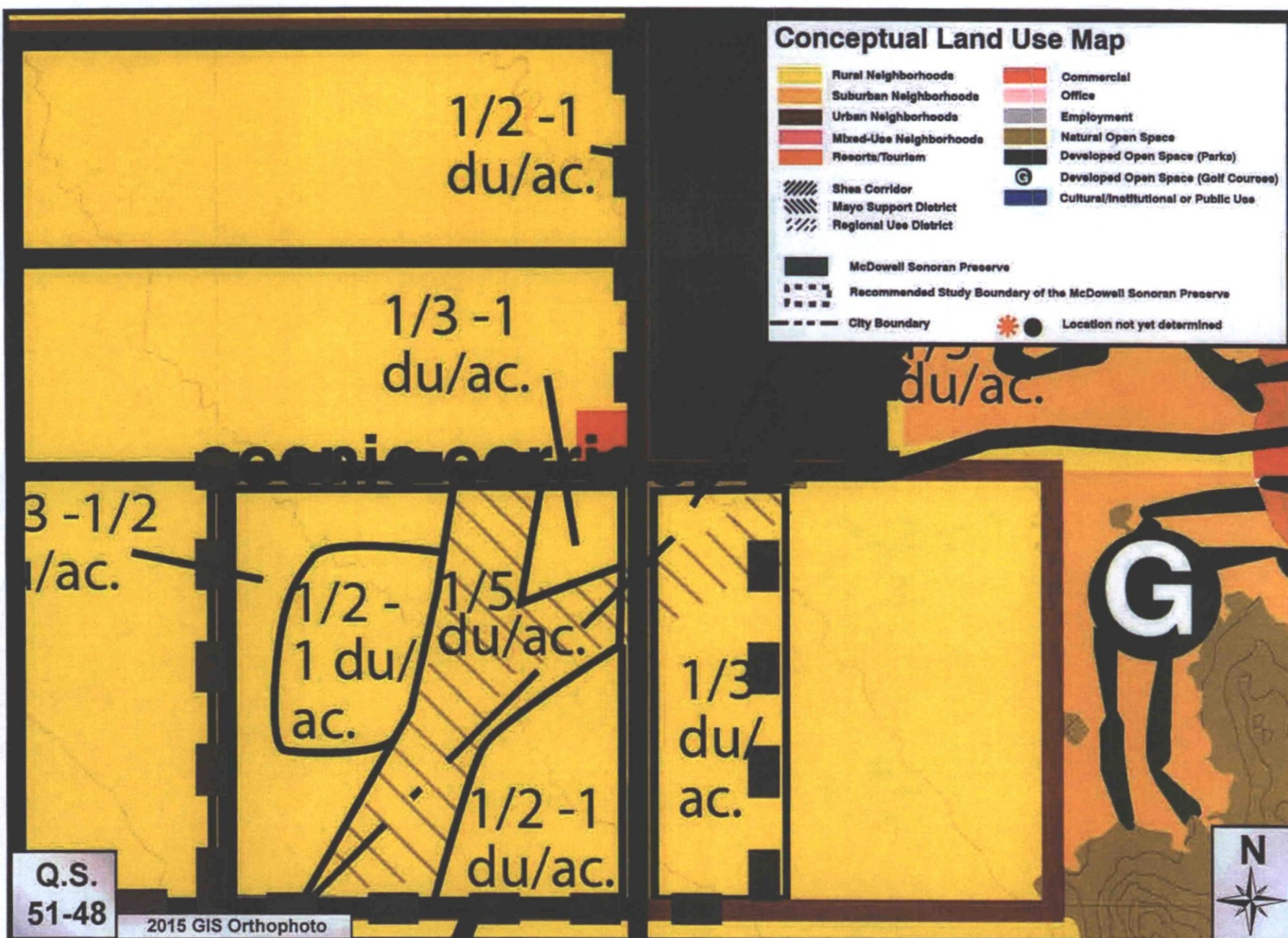
Shopping carts, if necessary, will be stored within the building or screened with a wall integral to the architectural design of the building.

8. When outdoor sales and display occur, the display area should be well organized, constrained, and not prominent from off-site views.

Response:

If outdoor sales displays occur, the display area will be well organized, contained, and not prominent from off-site views.





ATTACHMENT 6

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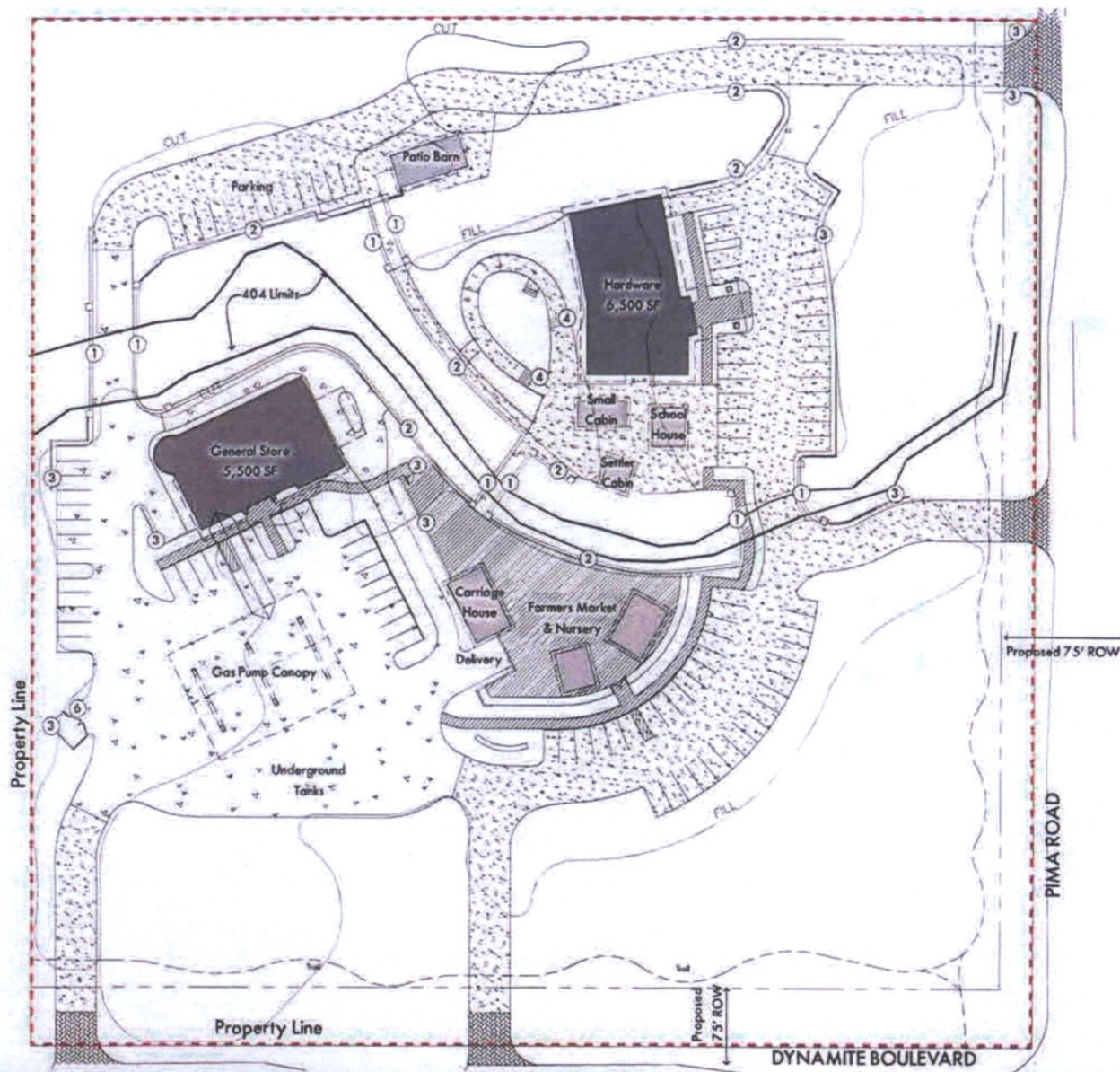


The Outpost CUP

ATTACHMENT 7

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HARDSCAPE PLAN



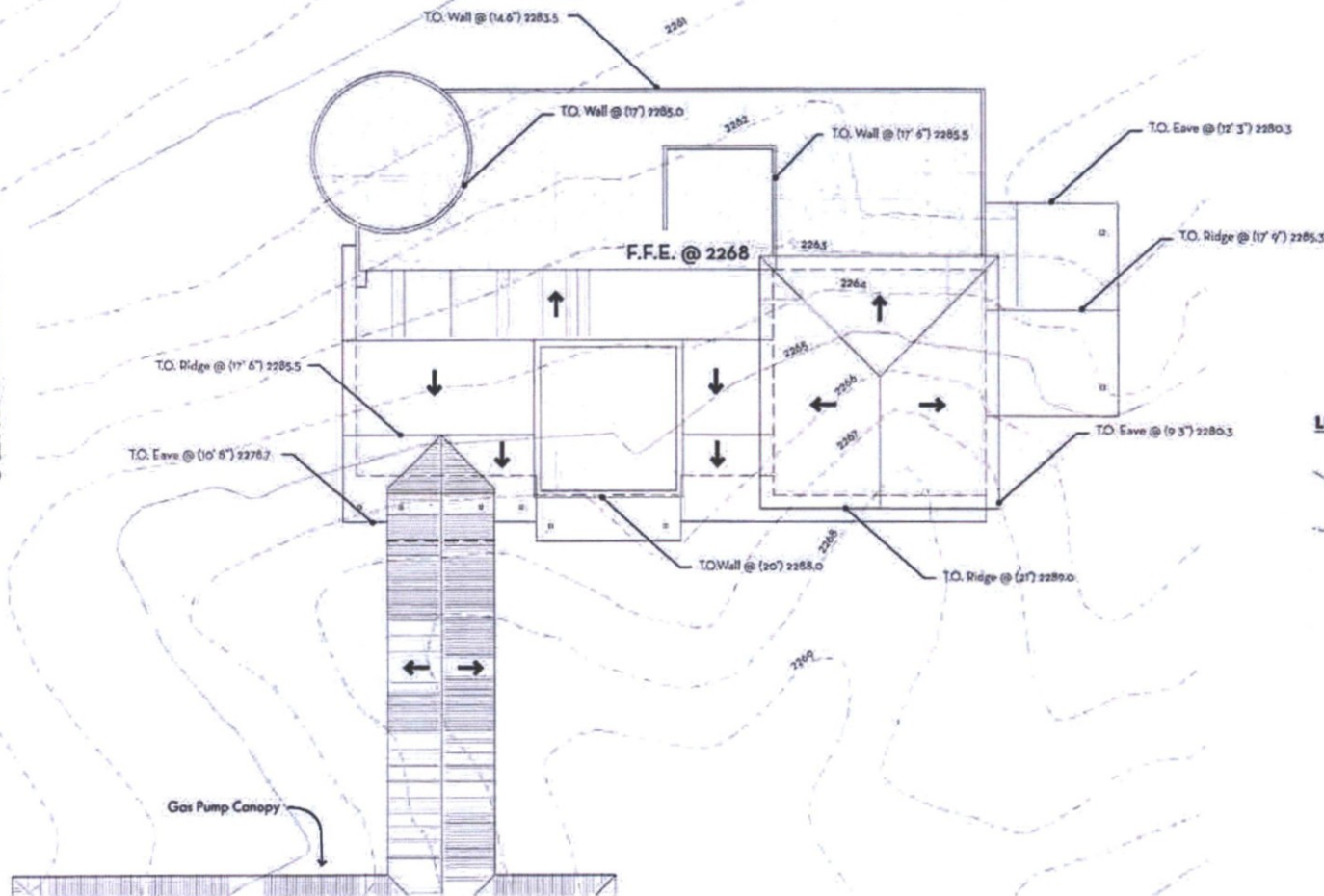
- ① GUARD RAILS
- ② RETAINING WALL
- ③ SCREEN WALL
- ④ STEPS
- ⑤ SIGNAGE
- ⑥ GATE

- DECOMPOSED GRANITE
- CONCRETE
- HARD WALKABLE SURFACE
- 25' STRIP OF PAVERS AT ALL ENTRY POINTS
- LANDSCAPING & OPEN SPACE
- PROPOSED BUILDINGS
- PROPOSED OPEN AIR NON-CONDITIONED STRUCTURE



ROOF PLAN HEIGHT & MASSING ANALYSIS

ATTACHMENT 9



LEGEND

- 5' CONTOURS
- 1' CONTOURS



SCALE: 1/8" = 1'



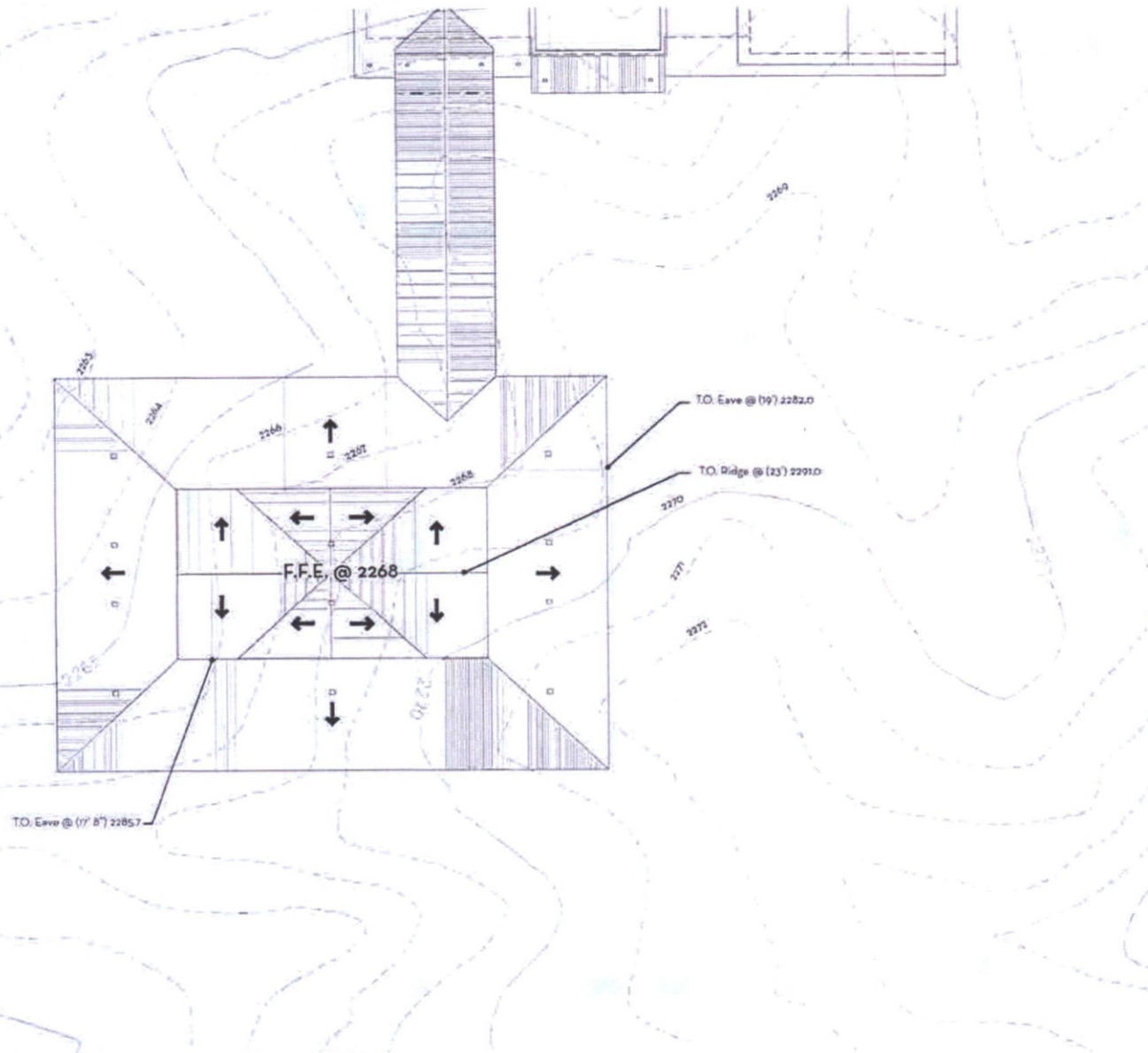
SWABACK PARTNERS PLLC
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

ROOF PLAN HEIGHT & MASSING ANALYSIS



LEGEND

5' CONTOURS

1' CONTOURS



SCALE: 1/8" = 1'



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Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to TI-UP-2016 The Outpost 1st Review Comments. 07/07/17

TRANSPORTATION IMPACT & MITIGATION ANALYSIS
FOR

The Outpost

Northwest corner of Pima Road & Dynamite Boulevard
Scottsdale, Arizona

Prepared for:

Atlas Development Group, LLC
17025 North Scottsdale Road, Suite 190
Scottsdale, Arizona 85255

Prepared by:



*Transportation Impact & Mitigation Analysis
For*

The Outpost

Northwest Corner of Pima Road & Dynamite Boulevard
Scottsdale, Arizona

June 24, 2015

Revised November 18, 2016

UCG Project Number: TR15053

Prepared for:

Atlas Development Group, LLC.
17025 North Scottsdale Road, Suite 190
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Prepared by:



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Conducted by Expires 12/31/2018
Keith A. Winney, P.E.
Project Engineer

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Appendix A . . . Traffic Counts
Appendix B . . . Capacity Analyses
Appendix C . . . Review Comment Resolution

I. EXECUTIVE SUMMARY

A. PURPOSE OF THE REPORT

United Civil Group (UCG) was retained by Atlas Development Group, LLC to perform this Transportation Impact & Mitigation Analysis (TIMA) for the proposed development named The Outpost on the northwest corner of Pima Road and Dynamite Boulevard in Scottsdale, Arizona.

This TIMA is a part of the application to the City of Scottsdale for a request for a conditional use permit on an approximate 10-acre parcel. The Outpost development is proposed to include a gasoline station containing 18 fueling positions and an attached 5,500 square foot market. Additionally, an approximate 4,500 square foot restaurant with patio uses and 8,000 square feet of hardware store/hardware uses is planned within the site. Currently, the parcel of land is undeveloped native desert.

UCG performed this TIMA in general accordance with the requirements within the City of Scottsdale's *Design Standards & Policies Manual*, locally accepted standards, and industry practice.

B. STUDY OBJECTIVES

This study is intended to investigate the existing roadway conditions and identify any potential roadway and intersection improvements necessary to serve The Outpost development and maintain efficient and safe traffic operations on the street system in the vicinity of the site. Major study objectives of this traffic report are as follows:

- Determine the AM and PM peak hour intersection turning movement volumes within the study area.
- Estimate the AM and PM peak hour site generated volumes for the planned development.
- Prepare existing and projected capacity analyses for the study area intersections.
- Analyze the proposed site accesses.
- Where applicable, recommend intersection and/or roadway improvements sufficient to meet the needs of the development and surrounding roadway network due to the addition of the site generated traffic volumes.

C. CONCLUSIONS AND RECOMMENDATIONS

The development is forecasted to generate 243 trips in the AM peak hour and 328 trips in the PM peak hour.

For the existing year 2016 traffic conditions, the signalized study area intersection of Pima Road/Dynamite Boulevard operates at an acceptable level of service, LOS C, in the AM and PM peak hours.

For background traffic conditions in the horizon year of 2017 the intersection of Pima Road/Dynamite Boulevard, is forecasted to operate at an acceptable level of service, LOS C, in the AM and PM peak hours.

For total traffic conditions in the horizon year of 2017, the existing study area intersection of Pima Road/Dynamite Boulevard and the site access intersections are forecasted to operate at acceptable levels of service, LOS C or better, in the AM and PM peak hours, utilizing recommended improvements within this study. Refer to section VI.E for detailed LOS tables.

Based on City of Scottsdale criteria, right-turn deceleration lanes are warranted for implementation at all site access intersections, which include: westbound Dynamite Boulevard at Access A, westbound Dynamite Boulevard at Access B, southbound Pima Road at Access C, and southbound Pima Road at Access D.

Based on City of Scottsdale criteria, left-turn deceleration lanes are warranted for implementation at the full site access intersections, which include: eastbound Dynamite Boulevard at Access A and northbound Pima Road at Access D. Two-way left-turn lanes are recommended for the left-turning access into the site.

As a result of this TIMA, the following improvements are recommended:

- Install right-turn deceleration lanes at all site access intersections.
 - The right-turn deceleration lanes should have dimensions of: 150 feet storage, 90 feet taper. Where the 150 foot storage distance cannot be provided between driveways, the maximum amount of storage available should be provided.
- Install center two-way left-turn lanes (TWLTL) on Dynamite Boulevard and Pima Road for left-in access at Access A and Access D.
 - The TWLTL shall have a minimum length of 230 feet prior to the respective site access.
 - A symmetrical widening/tapering of Dynamite Boulevard prior to the beginning of the TWLTL at Access A shall have a length of 300 feet.

- On Pima Road, the TWLTL shall be installed between the gap openings of the dedicated left-turn lane just north of the subject site and on southbound Pima Road at the Dynamite Boulevard intersection. This shall include any necessary Pima Road widening.
- Half-street right-of-way of 75 feet should be dedicated along the Pima Road and Dynamite Boulevard property frontages for potential future expansion of the roadways to major arterials, aesthetics, and consistency with the area's master plan.
- Install raised median islands at Access B and Access C to restrict these accesses to right-in, right-out only.
- Sight triangles should be provided at site access points per City of Scottsdale DS&PM Figure 5.3-26, Appendix 5-3B, and Appendix 5-3C.

II. PROPOSED DEVELOPMENT

A. SITE LOCATION

The proposed development, The Outpost, is located on the northwest corner of Pima Road and Dynamite Boulevard in Scottsdale, Arizona, as shown in *Figure 1: Vicinity Map* and *Figure 2: Aerial View*.

B. LAND USE AND INTENSITY

Located on an approximate 10-acre parcel, the development is planned to contain a gasoline station containing 18 fueling positions and an attached 5,500 square foot market. Additionally, an approximate 4,500 square foot restaurant with patio uses and an 8,000 square foot hardware store is planned within the site.

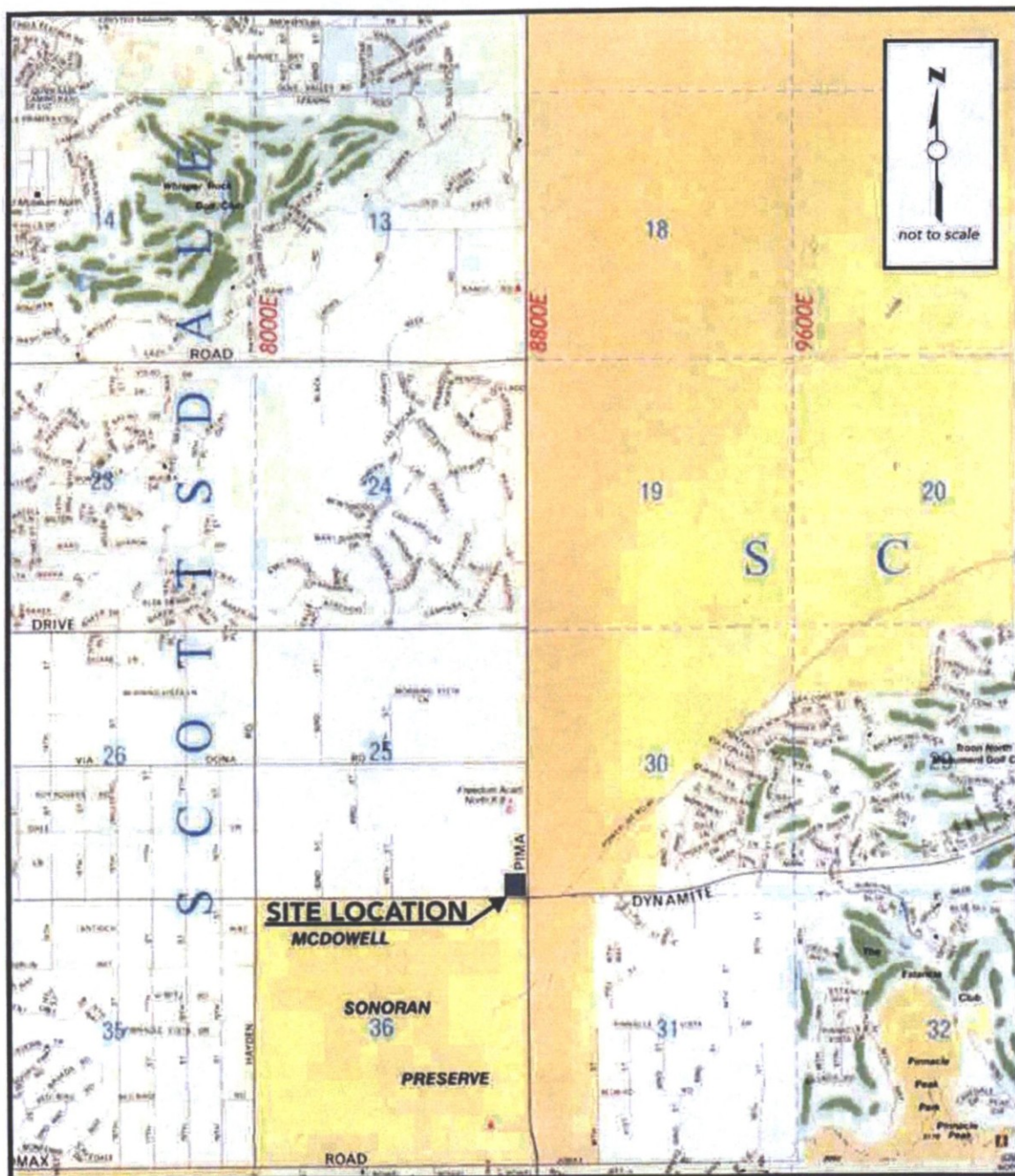
C. PHASING AND TIMING

The proposed development is planned to be constructed in one phase and is expected to be open and operating in 2017. Regardless if the development is constructed and operational prior to the year 2017, all recommendations remain valid and apply.

D. SITE ACCESSIBILITY

Four site access driveways are proposed to serve the development, Access A, Access B, Access C, and Access D. Access A and Access D are planned to be full accesses. Access B and Access C are planned to be right-in/right-out only accesses.

Figure 3: Site Plan conceptualizes the proposed development's site access driveways in relation to the proposed buildings of The Outpost and the existing study area intersection of Pima Road/Dynamite Road. The site accesses are analyzed in further detail in Section VI.A.



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Figure 1: Vicinity Map



Permission for commercial use granted by Google Earth

Figure 2: Aerial View

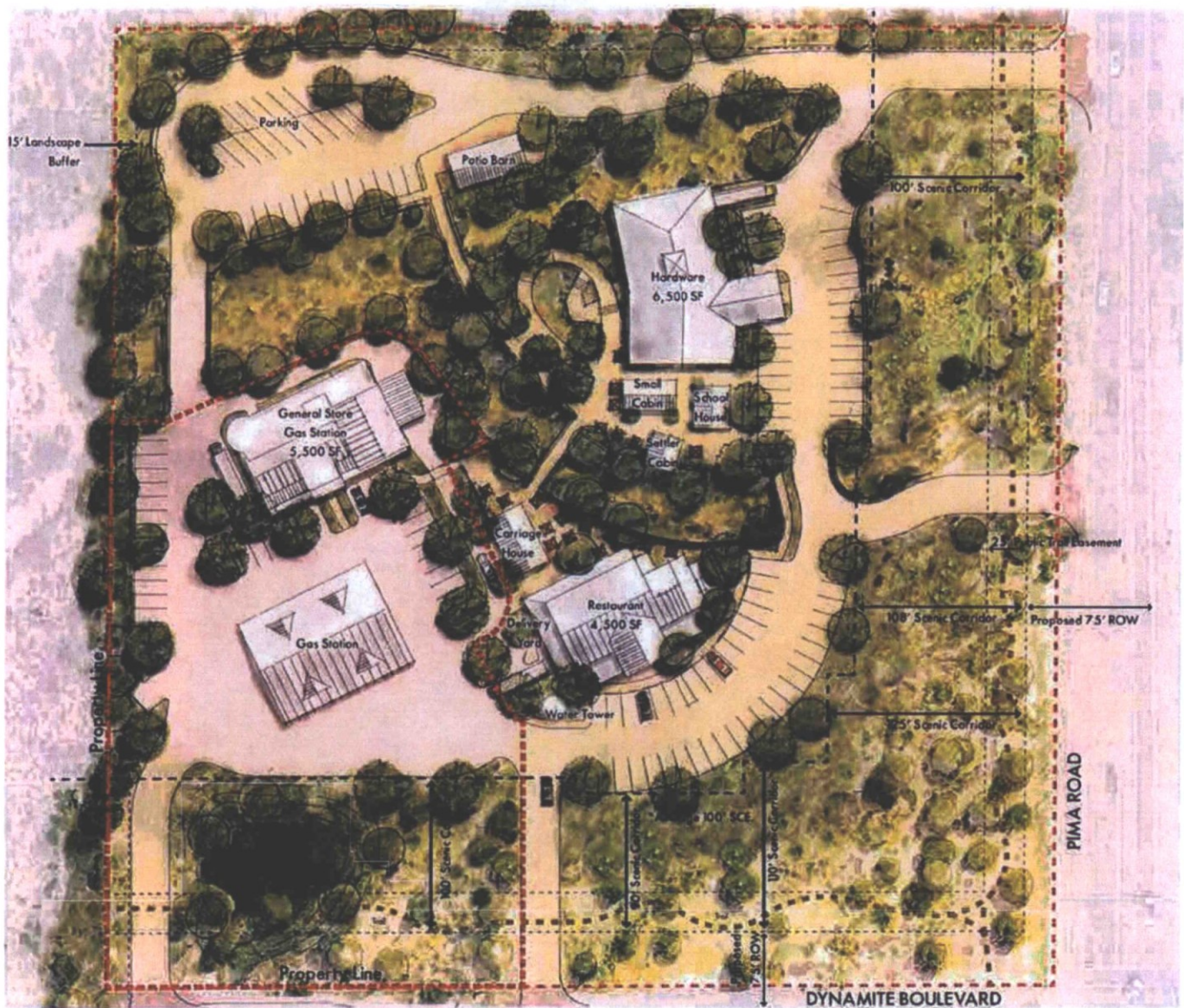


Figure 3: Site Plan

"THE OUTPOST" CONDITIONAL USE PERMIT

445-PA-2016

NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION REPORT

Project Notification:

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.



The comprehensive notification list utilized for this case includes:

- Property owners within 750 feet generated from the Maricopa County Assessor's site and also the Arizona State Land Department (which falls within 750 feet of the site but is not included in the County's ownership generated spreadsheet).
- Staff supplied City of Scottsdale "Interested Parties List."

- Legible entries of people who spoke on record at the previous GPA and rezoning cases were also added to this mailing list as a courtesy.

(See Attachment A: Property Owner & Interested Parties Notification List)

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on November 18th, 2016.

Note: Mr. Bobbie Howard requested to be notified via email *(See Attachment F: Correspondence)*.

Update: The original neighborhood meeting for this request was rescheduled from November 2, 2016 to December 8, 2016. Mailing notification were sent and the sign posting was adjusted to indicate the rescheduled neighborhood meeting date. The letter and photographs for the notification materials for the cancelled and rescheduled meeting have also been included.

(See Attachment B: Notification Letter & Mailing Materials)

Project Under Review Sign Posting:

The completed property posting of "Project Under Consideration" sign was updated on November 21, 2016.

(See Attachment C: (Site Posting Photos & Affidavit)

Neighborhood Meeting:

The Neighborhood Meeting was held Thursday, December 8, 2016 at 6:00 P.M. at the Copper Ridge School inside the Cafeteria.

(See Attachment D: Neighborhood Meeting Summary)

The Neighborhood Meeting Sign-In Sheet from December 8, 2016

(See Attachment E: Open House Sign-In Sheet)

Other Public Involvement:

Telephone Voice Message was received from Mrs. Kubian on December 2, 2016.

The applicant is available to meet with individuals, homeowner associations, and other interested parties at any time during the public process. To date (December 9, 2016) we have not received any additional correspondence other than what is included in Attachment F: Correspondence.

(See Attachment F: Correspondence)

OWNER	ADDRESS	CITY	STATE	ZIP
Abrams, Sandra	8637 N. Willowrain	Scottsdale	AZ	85258
Albergo, Lisa	4473 E. Coyote Wash Drive	Cave Creek	AZ	85331
Allen, Teresa	28408 N. 106th Steet	Scottsdale	AZ	85262
Ambrose, Linda	28700 N. Hayden Road	Scottsdale	AZ	85266
Andrews, Marilyn & Don	22612 N. Church Rd.	Scottsdale	AZ	85255
Battenfield, Tina	28462 N. 101st Place	Scottsdale	AZ	85262
Brown, Janis & Terry	10430 E. Skinner Drive	Scottsdale	Az	85262
Cappel, Robert	33600 N. 79th Way	Scottsdale	AZ	85266
Conklin, Les	27221 N. 71st Place	Scottsdale	Az	95266
Crain, Andrea & Larry	24234 N. 108thWay	Scottsdale	AZ	85255
Davalos Louis	5002 E. Bloomfield Road	Scottsdale	AZ	85254
Diaz, Francis	29662 N. 105th Way	Scottsdale	AZ	85262
Dickerson, Barbara	7501 E. Thompson Peak Pkwy	Scottsdale	AZ	85255
Enkoji, Juanita L. & John	26804 N. 79th Street	Scottsdale	Az	85266
Evan, William	9731 E Hidden Green Drive	Scottsdale	AZ	85262
Fertik, Ira & Arlene	33624 N. 78th Place	Scottsdale	Az	85266
Gladney, Dick	27870 N. 111th Street	Scottsdale	AZ	85262
Godfrey, Nancy Thompson	9222 E. Vista Drive	Scottsdale	AZ	85262
Goodstein	9652 E. Southwind Lane	Scottsdale	AZ	85262
Greenberg, Andrew	10222 E. Southwind lane, #1021	Scottsdale	AZ	85262
Gubler, Lindsey	9095 E. Topeka Drive	Scottsdale	AZ	85255
Guthie, Patricia M	8133 E. Granite Pass Rd	Scottsdale	AZ	85266

Hamilton, Kip	28413 N. 99th Way	Scottsdale	AZ	85262
Hay, Bernard	9591 E. Southwind Lane	Scottsdale	AZ	85262
Hayes, Macy	9307 E. Hidden Green Drive	Scottsdale	AZ	85262
Hayes, Mary Ann	9307 N. Hidden Green Drive	Scottsdale	AZ	85262
Heitel, Jim	8484 E. Dixileta	Scottsdale	AZ	85266
Helms, J.D. & Judy	23205 N. Church Rd.	Scottsdale	AZ	85255
Hendrik, Less	8029 E. Granite Pass Road	Scottsdale	AZ	85266
Hoepf, Dian Jodoin and Jim	7701 E. Journey Lane	Scottsdale	AZ	85255
House, Jan & John	28039 N. 95th Street	Scottsdale	AZ	85262
Howard, Bobbie	9783 E. Hidden Green Drive	Scottsdale	Az	85262
Jeorling, Bill	2601 E. Becker Lane	Phoenix	AZ	85028
Kirtley, Sonnie	8507 E. Highland	Phoenix	AZ	85251
Klein, Fred	12227 E. Palomino Road	Scottsdale	AZ	85259
Kline, Linda & Elliott	7413 E. Russet Sky Drive	Scottsdale	Az	85266
Kout, Daniel	11043 E. Mark Ln.	Scottsdale	AZ	85262
Kunkel, Mark R.	9801 E. Dynamite Blvd.	Scottsdale	AZ	85262
Landau, Jerome	28700 N. Hayden Road	Scottsdale	AZ	85266
Leos, Lynn & Mike	9552 E. Monument Drive	Scottsdale	Az	85262
Melnick, Helena & Lawrence	7979 E. Evening Glow Drive	Scottsdale	AZ	85266
Miller, Ed	9598 E. Southwind Lane	Scottsdale	AZ	85262
Miller, Lynn	22125 N. Dobson Road	Scottsdale	Az	85262
Miner, Doug	9608 E. Peak View Rd.	Scottsdale	AZ	85262
Mineweaser, Rick & Susie	7669 E. Baker Drive	Scottsdale	AZ	85266
Morganstern, Paulette	28482 N. 77th St.	Scottsdale	AZ	85266
Mustafia, Nadia	26347 N. 89th St.	Scottsdale	AZ	85255
Myers, Howard	66631 E. Horned Owl Trail	Scottsdale	AZ	85266
Nguyen, Thao & Leslie	10927 E. Mark Lane	Scottsdale	AZ	85262
Oats, Rick & Donna	9603 E. Balancing Road Rd	Scottsdale	AZ	85262
Paliscak, Paul	8065 E. Granite Pass Rd.	Scottsdale	AZ	85266
Phillips, Copper	7451 E. Via Dona Rd	Scottsdale	AZ	85266
Plosker, Larry & Sue	9545 E. Sutherlands Way	Scottsdale	AZ	85262
Post, David	27855 N. 74th St.	Scottsdale	AZ	85266
Reid, John W.	P.O. Box 28001	Scottsdale	Az	85255
Resident	9644 E. Peak View Road	Scottsdale	AZ	85262

Resident	263 N. 115th Way	Scottsdale	AZ	85255
Resident	8029 E. Granite Pass Rd.	Scottsdale	Az	85266
Resident	7575 N. Via Dona Road	Scottsdale	AZ	85266
Resident	9780 E. Balao Drive	Scottsdale	AZ	85260
Resident	27855 N. 74th St.	Scottsdale	Az	85266
Resident	8300 E. Dixileta Drive	Scottsdale	Az	85266
Resident	9552 E. Monument Drive	Scottsdale	AZ	85262
Resident	7575 E. Via Dona Rd.	Scottsdale	Az	85266
Rudnick, Les	8029 E. Granite Pass Road	Scottsdale	Az	85266
Rue, Bill	10348 E. White Feather lane	Scottsdale	AZ	85262
Salinger, John J.	26156 N. 88th Way	Scottsdale	AZ	85255
Sampier, Robert & Rose	29334 N. 108th Place	Scottsdale	AZ	85262
Sanchez, Roberta	29516 N. 108th Way	Scottsdale	AZ	85262
Shannon, B.J. / Edie	30068 N. 77th Place	Scottsdale	AZ	85266
Somogy, Bert	9415 E. Hidden Green Drive	Scottsdale	Az	85262
Southworth, Kathy	20405 N. 96th Way	Scottsdale	AZ	85255
Stone, Jonieta	28897 N. 94th Place	Scottsdale	AZ	85262
Stratman, Mark & Jamie	10693 E. Skinner Drive	Scottsdale	AZ	85262
Straty, Janis	9367 E. Hidden Green Drive	Scottsdale	AZ	85262
Taylor, Tom & Sharon	9573 E. Mark Lane	Scottsdale	AZ	85262
Tice, Erik	15419 E. Rio Verde Drive	Scottsdale	AZ	85262
Vail, James L. & Mary Ann	8934 E. Calle Buena Vista	Scottsdale	AZ	85255
Watts, Jim	29174 N. 111th St.	Scottsdale	Az	85262
Weber, Gordon	28604 N. 92nd Place	Scottsdale	AZ	85262

Name	Organization	Address
Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak HOA	7740 N 16th St # 300
Clif Tait	GCA & RVA	8302 E Buto Dr
Dan Sommer		12005 N 84th Street
Darcy Clement		7500 E Deer Valley Lot 67
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue
Ed Toschik, President	La Vista at Pinnacle Peak HOA	7657 E Mariposa Grande Dr
Emily Ryan	Capitol Consulting, LLC	PO Box 13116
Fred Unger		7134 E. Stetson Drive; Suite 400
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.
J. P. Lamer		6945 E Glenrosa Ave
Jill Aguirre		8605 E Via Dona Rd
Jim Heather		6732 E Sheridan Street
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane
John Washington		3518 N Cambers Court
Leon Spiro		7814 E Oberlin Way
Linda Whitehead		9681 E Chuckwagon Lane
Michael Jacks, Secretary	La Vista at Pinnacle Peak HOA	7725 E Camino Del Monte
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street
Patti Smith, Property Manager	Bella Vista HOA	7740 N 16th St # 300
Patty Badenoch		5027 N 71st Place
Rodney A. Knight		9414 E San Salvador #225
Sarah Ferrara	Scottsdale Airpark	15000 N. Airport Drive
Chris Schaffner		7346 E. Sunnyside Dr.
Jim Haxby		7336 E. Sunnyside Dr.
Stephanie Bradley		13330 E. Jomax Road
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street
Annette Petrillo		5136 N. 82nd St
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road

Bill Crawford		4390 N. Miller Road, Ste. C-107
Guy Phillips		7131 E. Cholla St.
John Strasser		24055 N. 119th Way
Joan Zuckerman		7295 E. Paradise Dr.
Neil Dempster, MBA, CSP		24573 N. 119th Place
ZERLOTTI MARIO		743 WITTEN RD
ATLAS DEVELOPMENT GROUP LLC		12024 N 61ST ST
WITTER SANDRA/LOCKTON JOHN S/NICOLE		8510 E DYNAMITE BLVD
PIMA REALTY INC		301 NORTH MAIN STREET
LIFE180 INC		8584 E DYNAMITE BLVD
28700 N PIMA RD LLC		28700 N PIMA RD
Arizona State Land Department		1616 W. Adams Street

City	State	Zip Code
Scottsdale	AZ	85255
Stevenson Ranch	CA	92381
Phoenix	AZ	85020
Scottsdale	AZ	85255
Scottsdale	AZ	85260
Scottsdale	AZ	85255
Scottsdale	AZ	85251
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Phoenix	AZ	85002
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Scottsdale	AZ	85251
Scottsdale	AZ	85266
Scottsdale	AZ	85257
Phoenix	AZ	85027
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Scottsdale	AZ	85262
Scottsdale	AZ	85255
Scottsdale	AZ	85257
Scottsdale	AZ	85250
Phoenix	AZ	85020
Scottsdale	AZ	85251
Scottsdale	AZ	85258
Scottsdale	AZ	85260
Scottsdale	AZ	85260
Scottsdale	AZ	85250
Scottsdale	AZ	85262
Scottsdale	AZ	85259
Scottsdale	AZ	85250
Scottsdale	AZ	85258
Scottsdale	AZ	85258

Scottsdale	AZ	85251
Scottsdale	AZ	85254
Scottsdale	AZ	85255
Scottsdale	AZ	85260
Scottsdale	AZ	85255
PLEASANTON	TX	78064
SCOTTSDALE	AZ	85254
SCOTTSDALE	AZ	85262
NEW CITY	NY	10956
SCOTTSDALE	AZ	85266
SCOTTSDALE	AZ	85266
Phoenix	AZ	85007

Appendices B

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

October 18, 2016

VIA U.S. MAIL

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 1 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

This letter is being sent to all interested parties and Neighborhood Associations and property owners within 750 feet (as well as many of those who provided addresses during the recent rezoning and general plan amendment cases public process) to inform you that our firm will be filing a Conditional Use Permit ("CUP") request on behalf of the landowner for a gas station on approximately a one (1) acre site within an overall 8.6 acre site. The site is located at the northwest corner of Pima Road and Dynamite Boulevard (the "Property") (See the attached – *Aerial Location Map*.) This request will allow for a gas station combined with a market designed by Swaback Partners.

The landowner is committed to fulfilling and developing the contemplated design discussed/presented at the hearings for the general plan amendment and rezoning cases. The proposed gas station will provide a more western/Sonoran Desert design theme consistent with the proposed design paradigm for the overall 8.6 acre center, which will blend within the context of the area. (See the attached – *Site Plan and Conceptual Elevation*).

To that end, we will be having a neighborhood meeting to discuss the CUP request. The neighborhood meeting details are as follows below.

NEIGHBORHOOD MEETING

Wednesday, November 2, 2016, at 6:00 PM
Copper Ridge School: **Cafeteria**
10101 E. Thompson Peak Parkway

For directions, please see the attached Neighborhood Meeting Location Map

CUP "The Outpost"
Neighborhood Meeting Letter
October 18, 2016
Page 2

We invite you to attend the Neighborhood Meeting, but if you cannot attend please feel free to contact the landowner's representative.

Beus Gilbert PLLC c/o Dennis M. Newcombe

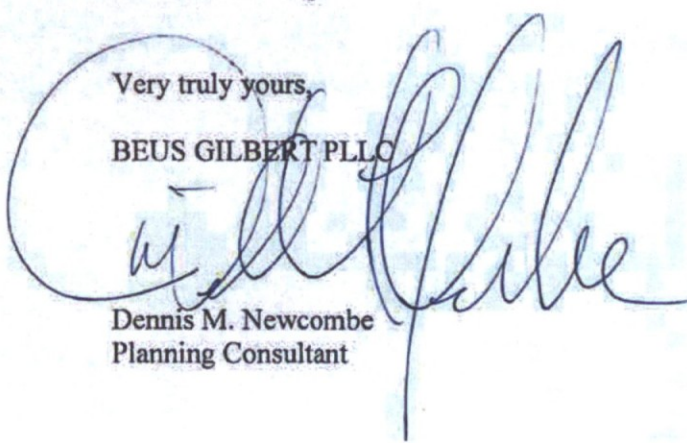
(480) 429-3060 – or – via e-mail: dnewcombe@beusgilbert.com

In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at jmurillo@scottsdaleaz.gov.

Again, thank you for your time, consideration, and openness with us as we move forward through the public process for this Conditional Use Permit request.

Very truly yours,

BEUS GILBERT PLLC


Dennis M. Newcombe
Planning Consultant

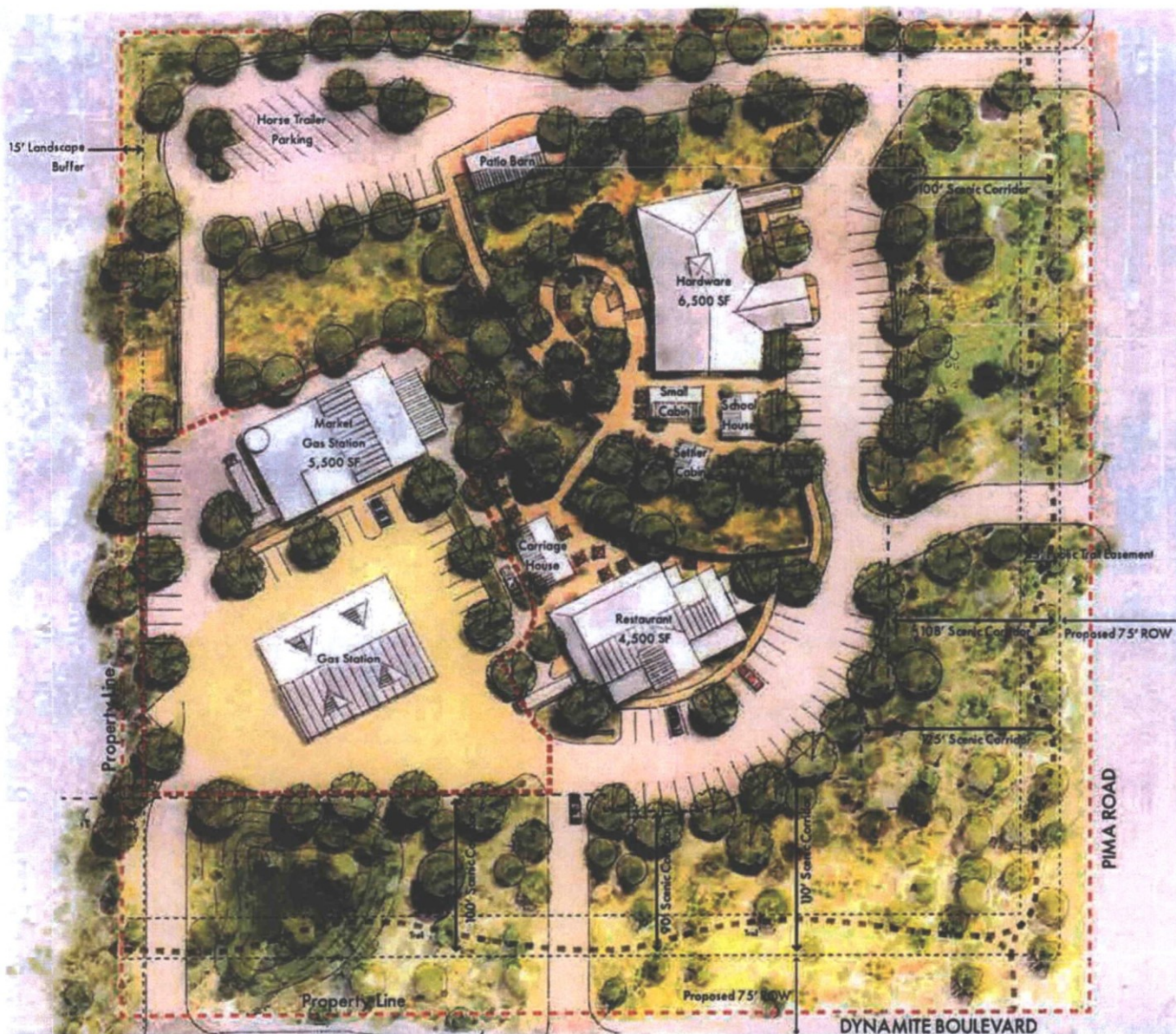
Attachments:

Aerial Location Map
Site Plan
Elevation
Neighborhood Meeting Location Map

Aerial Location Map
"The Outpost" CUP
Northwest corner of Pima & Dynamite



SITE PLAN



Development Information:

Existing User: Vacant
Proposed User: General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens
Buildings/Descriptions: Five (5) Buildings
Parcel Size: 8.6 acres (net lot area)
Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 102 spaces
Parking Provided: 107 spaces
Open Space Required: 211,491 square feet (123,595 sf of NAOS and 87,896 sf of Open Space)
Open Space Provided: 223,197 sf (156,464 sf of NAOS and 66,733 sf of Open Space)
Floor Area Allowed: 172,621 sf
Floor Area Proposed: 19,500 sf

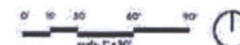
CUP Area Development Information:

Proposed Uses: General Store (Market Gas Station) and Gas Station
Acreage: Approximately 1 acre
Square Feet: 5,500 sf (General Store)
Parking Required: 22 parking spaces
Parking Provided: 30 parking spaces

Note: We realize they will utilize the larger site for access, etc. However the specific CUP is for the gas station, which we want to focus the crux of the discussions on — if possible.

Legend:

- Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
- Trail
- Property Boundary

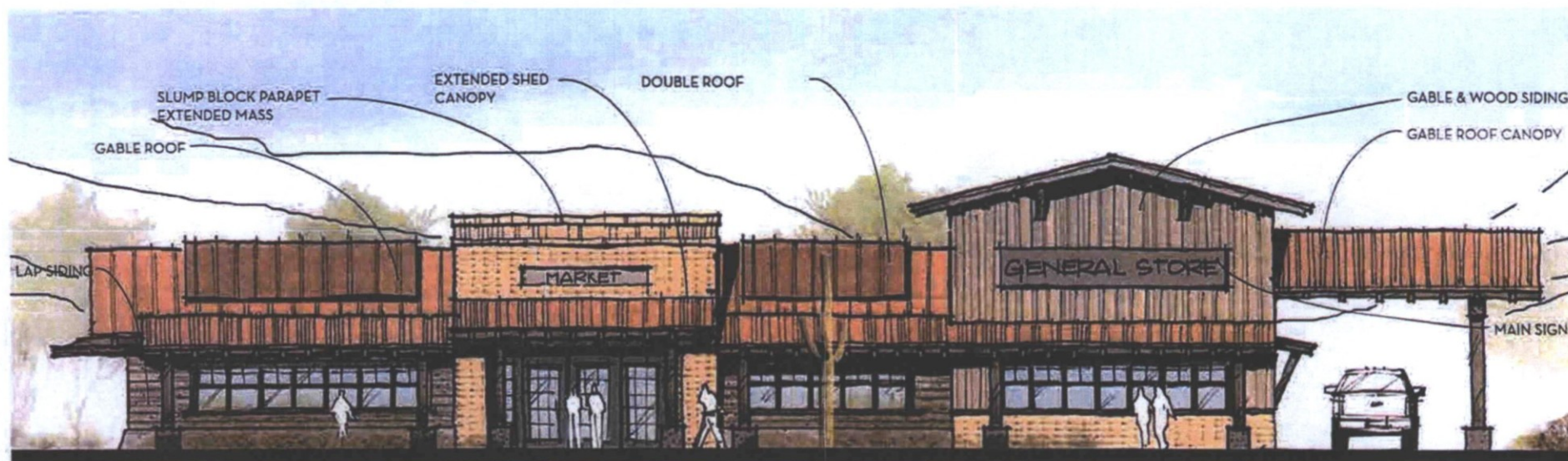


SWABACK PARTNERS PLLC
 Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
 SCOTTSDALE, AZ

CONDITIONAL USE PERMIT
 11/02/16

ELEVATION



scale: 1/4"=1'



SWABACK PARTNERS pllc
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT
11/02/16

Neighborhood Meeting Map: "The Outpost" CUP

Wednesday, November 2nd, 2016 at 6:00 PM

Copper Ridge School: Cafeteria

10101 E. Thompson Peak Parkway



**BEUS GILBERT
PLLC**

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

October 28, 2016

VIA U.S. MAIL

*****NEIGHBORHOOD MEETING CANCELLATION NOTICE*****

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 1 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

We apologize for the inconvenience, however, due to unforeseen circumstances the November 2nd Neighborhood Meeting for the proposed Conditional Use Permit has been canceled. The neighborhood meeting will be rescheduled at a later date and a new notice will be sent out. Again, we apologize for any inconvenience and appreciate your time and consideration in this process.

*****NEIGHBORHOOD MEETING CANCELED*****

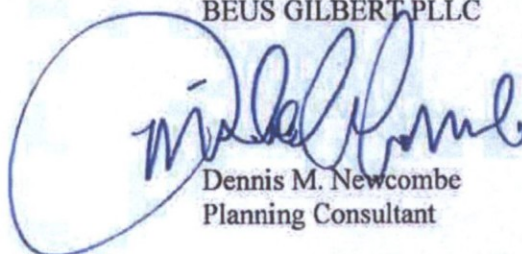
~~Wednesday, November 2, 2016, at 6:00 PM~~
~~Copper Ridge School Cafeteria~~
~~10101 E. Thompson Peak Parkway~~

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3060 – or – via e-mail: dnewcombe@beusgilbert.com

Very truly yours,

BEUS GILBERT PLLC



Dennis M. Newcombe
Planning Consultant

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

November 18, 2016

VIA U.S. MAIL

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 2.25 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

This letter is being sent to all interested parties and Neighborhood Associations and property owners within 750 feet (as well as many of those who provided their addresses during the past rezoning and general plan amendment cases public process) to inform you that our firm will be filing a Conditional Use Permit ("CUP") request on behalf of the landowner for a gas station on approximately a 2.25 acre site within an overall 8.6 acre site. The site is located at the northwest corner of Pima Road and Dynamite Boulevard (the "Property") (See the attached – *Aerial Location Map*.) This request will allow for a gas station combined with a market designed by Swaback Partners.

The landowner is committed to fulfilling and developing the contemplated design discussed/presented at the prior public hearings for the general plan amendment and rezoning cases. To that end the proposed gas station will provide a more western/Sonoran Desert design theme consistent with the proposed design paradigm for the overall 8.6 acre center, which will blend within the context of the area. (See the attached – *Site Plan and Conceptual Elevation*).

To that end, we will be having a neighborhood meeting to discuss the CUP request. The neighborhood meeting details are as follows below.

NEIGHBORHOOD MEETING

Thursday, December 8, 2016, at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway

For directions, please see the attached Neighborhood Meeting Location Map

We invite you to attend the Neighborhood Meeting, but if you cannot attend please feel free to contact the landowner's representative.

Beus Gilbert PLLC c/o Dennis M. Newcombe

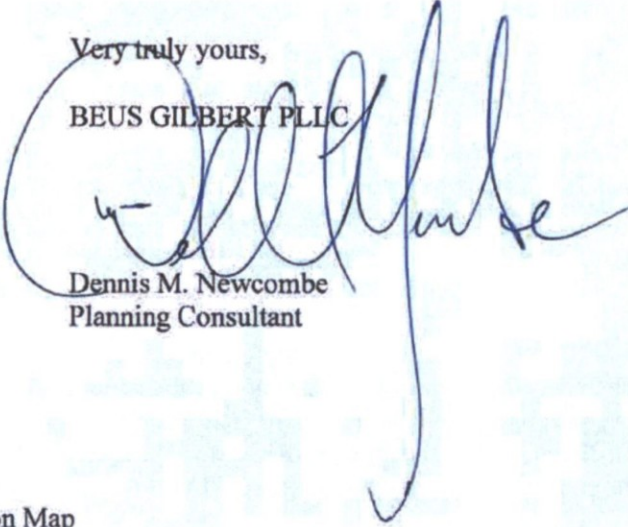
(480) 429-3065 – or – via e-mail: dnewcombe@beusgilbert.com

In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at jmurillo@scottsdaleaz.gov.

Again, thank you for your time, consideration, and openness with us as we move forward through the public process for this Conditional Use Permit request.

Very truly yours,

BEUS GILBERT PLLC


Dennis M. Newcombe
Planning Consultant

Attachments:

Aerial Location Map
Site Plan
Elevation
Neighborhood Meeting Location Map

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday, November 2, 2010
Time: 6:00 P.M.
Location: Copper Edge School Cafeteria
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamilis Blvd

Project Overview: A request for a Conditional Use Permit for a gas station pursuant to the previously approved neighborhood meeting.

Request: A Conditional Use Permit to allow a gas station.

Description of Project and Proposed Use: A gas station, part of a greater Planned Neighborhood Development.

Site Address: Approved site (CUP Request) 10101 E. Thompson Peak Parkway

Site Zoning: PNC-BL-50 (Planned Neighborhood Development)

Environmentally Sensitive Land: No sensitive land is present on the site.

Applicant Contact: City of Scottsdale

City of Scottsdale: Gilbert Bass Gilbert PLLC 480-428-2002

Application #: 443-PD-2010 Available at City of Scottsdale website

Project information may be researched at: <http://scottsdale.gov/projects/>

Priority for reviewing or deferring sign prior to date of last hearing: Applicant Responsibility

10/29/16 17:33:55

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Tuesday, November 2, 2010
Time: 6:00 P.M.
Location: Copper Edge School Cafeteria
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamilis Blvd

Project Overview: A request for a Conditional Use Permit for a gas station pursuant to the previously approved neighborhood meeting.

Request: A Conditional Use Permit to allow a gas station.

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Applicant Contact: City of Scottsdale

City of Scottsdale: Gilbert Bass Gilbert PLLC 480-428-2002

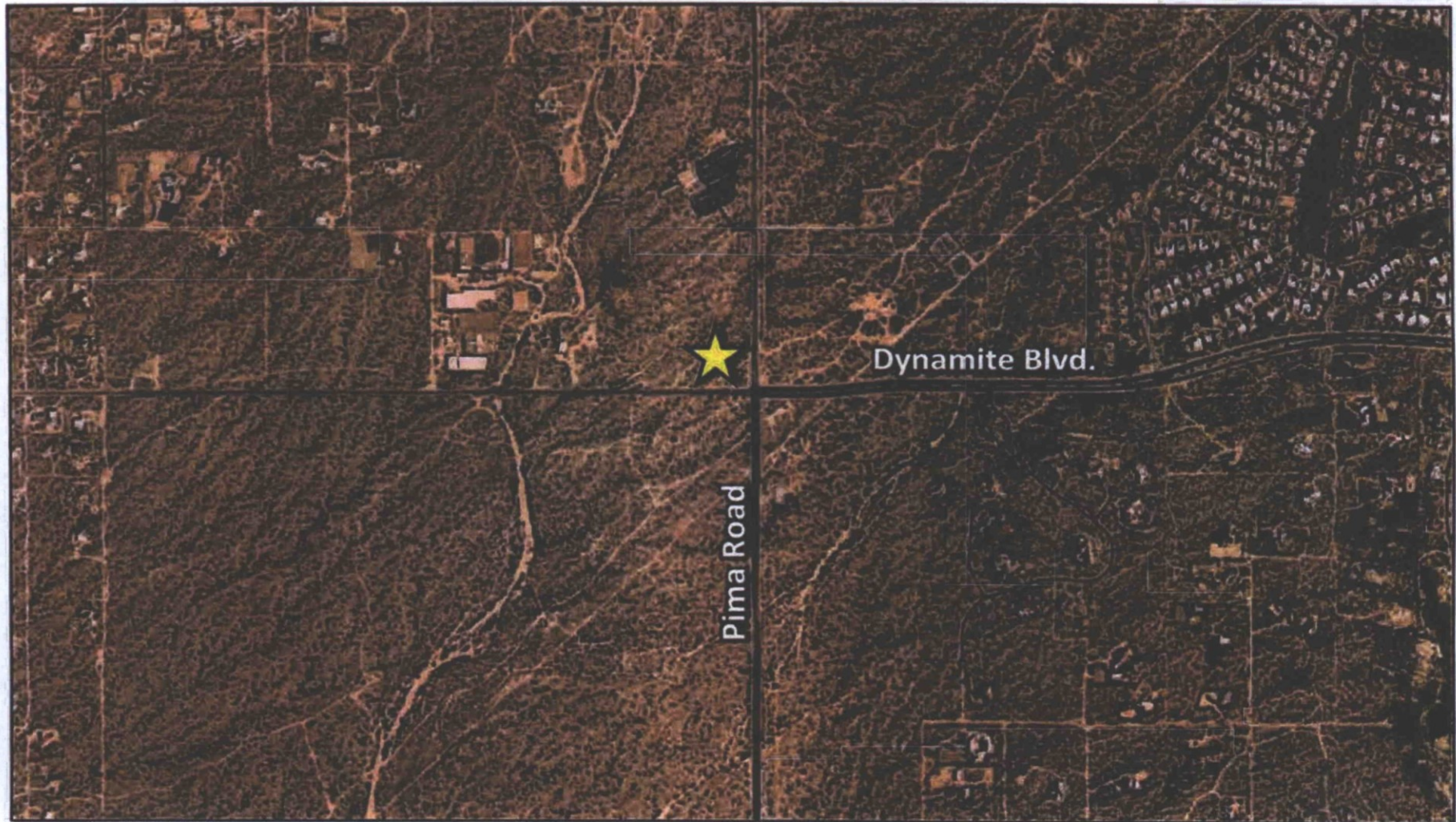
Application #: 443-PD-2010 Available at City of Scottsdale website

Project information may be researched at: <http://scottsdale.gov/projects/>

Priority for reviewing or deferring sign prior to date of last hearing: Applicant Responsibility

10/29/16 17:36:24

Aerial Location Map
"The Outpost" CUP
Northwest corner of Pima & Dynamite



15' Landscape Buffer

Parking

Patio Barn

Hardware 6,500 SF

General Store Gas Station 5,500 SF

Small Cabin

School House

Seller Cabin

Carriage House

Restaurant 4,500 SF

Gas Station

100' Scenic Corridor

108' Scenic Corridor

125' Scenic Corridor

25' Public Trail Easement

Property Line

Property Line

Proposed 75' ROW

Proposed 75' ROW

PIMA ROAD

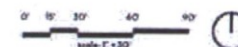
DYNAMITE BOULEVARD

Existing Use: Vacant
Proposed Use: General Store Gas Station, Hardware, Restaurant, Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Buildings/Description: Eight (8) Buildings
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 36 feet
Building Height Proposed: 24 feet
Parking Required: _____ spaces
Parking Provided: 125 spaces
Open Space Required: 198,843 square feet (123,595 sf of NAOs and 75,248 SF of Open Space)
Open Space Provided: 208,054 SQUARE FEET (128,654 sf of NAOs and 72,097 sf of Open Space)
Floor Area Allowed: 171,003 SF (0.50 of net lot area)
Floor Area Proposed: 19,500 SF

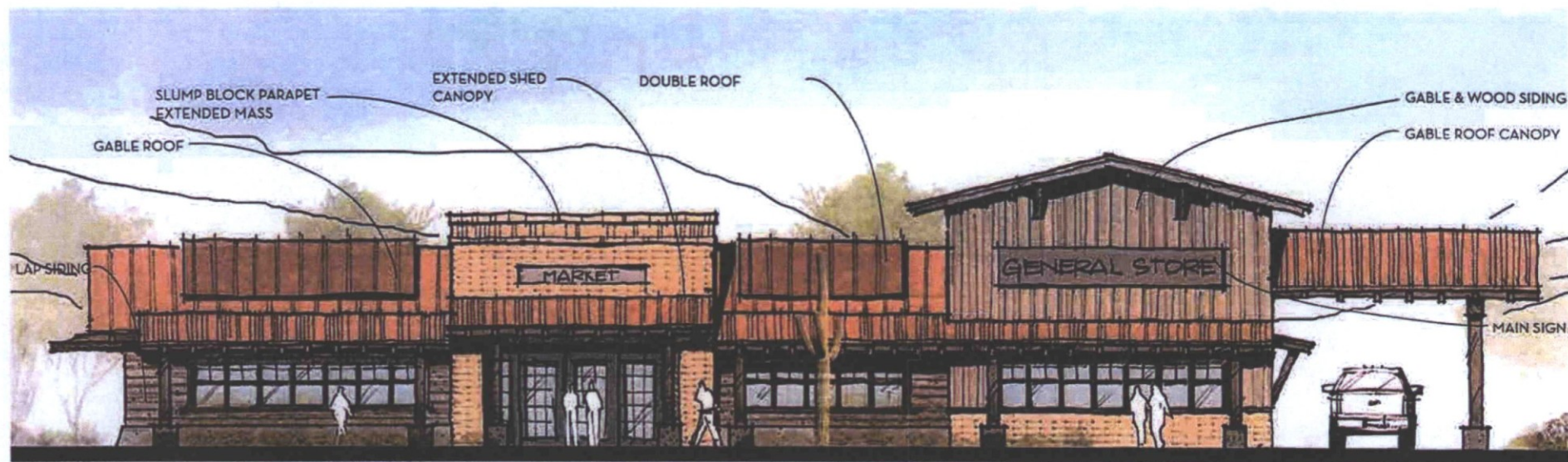
Proposed Use: Market Gas Station and Gas Station
Gross Area: 2.25 Acres
Square Foot: 5,500 SF (General Store)
Parking Required: 22 parking spaces + 54 (3 parking spaces/service bay) = 58
 (each service bay counts for one required parking space)
Parking Provided: 30 parking spaces
Open Space Provided: 34,000 SF

Note: The intent of the Conditional Use Permit is for the Market Gas Station only.

 Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
 Trail
 Property Boundary



ELEVATION



scale: 1/4"=1'



SWABACK PARTNERS pllc
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT
11/02/16

Neighborhood Meeting Map: "The Outpost" CUP

Thursday, December 8th, 2016 at 6:00 PM

Copper Ridge School: Cafeteria

10101 E. Thompson Peak Parkway



Appendices C



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 445-PA-2016

Project Name: The Outpost

Location: NWC Pima and Dynamite Rds

Site Posting Date: Original Post 10/18/16; Updated 11/21/16

Applicant Name: Beus Gilbert

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Liggitt
Applicant Signature

11/21/16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 8/18 day of



Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

*Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal *

11/21/16 14:34:21

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

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- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
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Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

*Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal *

11/21/16 14:34:03

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
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Applicant Contact:

Paul E. Gilbert, Seus Gilbert PLLC 480-429-3002
pgilbert@seusgilbert.com

City Contact:

Jesus Murillo 480-312-7848
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7800

Project information may be researched at: <https://scottsdaleaz.gov/projects/> Posting Date: 10/17/16

*Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

11/21/16 14:35:03

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

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- Site Zoning: PNC-EBL-PO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Seus Gilbert PLLC 480-429-3002
pgilbert@seusgilbert.com

City Contact:

Jesus Murillo 480-312-7848
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7800

Project information may be researched at: <https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

*Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

11/21/16 14:33:44

Andrew Armstrong

From: Andrew Armstrong
Sent: Friday, November 18, 2016 2:43 PM
To: 'jmurillo@scottsdaleaz.gov'; 'planninginfo@scottsdaleaz.gov'
Subject: Notice of Neighborhood Open House Meeting - "The Outpost" CUP

Jesus,

I wanted to provide you with the required notification for our upcoming neighborhood open house meeting for "The Outpost" Conditional Use Permit request (445-PA-2016). (You may remember we sent out a cancellation notice for a meeting that was previously scheduled)

The re-scheduled Neighborhood Open House Meeting for this request will take place:

Thursday, December 8th, 2016 at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway

Thank you for your time and please feel free to contact me if you have any questions regarding the above information.

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Andrew Armstrong

From: Andrew Armstrong
Sent: Thursday, November 17, 2016 4:15 PM
To: 'bchoward123@gmail.com'
Subject: Outpost Neighborhood Meeting Notification
Attachments: Aerial Location Map - Outpost.pdf; Elevations Mailing CUP - Outpost.pdf; Neighborhood Meeting Map - Outpost CUP.pdf; Notification Letter Signed 11-18-16 - Outpost.pdf; Outpost Site Plan 10-24-16.pdf

Mr. Howard,

As requested, we are providing you with an attached notification letter and exhibits by email regarding the proposed Conditional Use Permit request for "The Outpost". Please accept the attachment as a formal invitation to the Neighborhood Meeting on Thursday, December 8th at 6PM at the Copper Ridge School Cafeteria. The details of the meeting location and time are listed within the attached letter. Feel free to reach out to me if you have any additional questions.

Thank you.

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Appendices D

Summary of Neighborhood Meeting
Proposed Conditional Use Permit for a Gas Station

"The Outpost"
Pima Road & Dynamite Boulevard
Case: # 445-PA-2016

Meeting Date/Time: Thursday, December 8, 2016 at 6:00 P.M.

Location: Copper Ridge School
Cafeteria

10101 E. Thompson Peak Parkway
Scottsdale, Arizona.

Attendees:

Beus Gilbert PLLC:

Paul E. Gilbert
Dennis M. Newcombe
Andrew J. Armstrong

Swaback & Associates:

Jeffrey Denzak
Todd True

Giovani Architecture:

Bill Jeorling
Val Jeorling

Interested Parties/Nearby Property Owners:

John Enkoji	26804 N. 79 th Street
Juanita Enkoji	26804 N. 79 th Street
D. Floyd Russell	30600 N. Pima Road #109
Jerome & Linda Landan	28700 N. Hayden Road
Tom & Sharon Taylor	9573 E. Mark Lane
Manny Sipru	10350 E. Mark Lane
Rocco & Wanda Christofaro	8627 E. Cactus Wren Circle
Patricia Badenoch	5027 N. 71 st Place
Voanne Copper Phillips	7451 E. Via Dona
Paulette Morganstern	28482 N. 77 th Street

Summary of Meeting:

Paul Gilbert introduced himself, Dennis Newcombe, and Andrew Armstrong with Beus Gilbert, the firm handling the application. He then introduced Jeffrey Denzak and Todd True of Swaback Architects, and then spoke briefly about the history of the site and previous rezoning

and general plan amendment cases. Mr. Gilbert then began a slideshow that covered the following categories:

- Background, history, and current zoning of the area and property.
- Overview and distinction of previous rezoning and general plan amendment cases for the property and the relation to the proposed Conditional Use Permit request.
- Criteria for a Conditional Use Permit.
- Overview of the site plan, gas canopy, general store, drive-thru, and site data.
- Overview of proposed landscape, trees and shrubs, landscape buffers, and revegetation.
- Overview of the scenic corridor surrounding the site and trail.
- Overview of open space plan and data.
- Overview of the site circulation: vehicular, pedestrian, and multi-modal.
- Overview of design theme, character, and materials.
- Overview of site lighting plan and photometric analysis.

Mr. Gilbert then provided a summation of key points before turning it over for questions and comments from attendees.

Questions & Answers:

- Attendee question about the setback and grade of the gas canopy. Jeff Denzak replied there is a significant setback from the street and grade of area and the gas canopy is well screened from the street.
- Question regarding the 2.25 acreage calculation compared with the previous overall approximately nine (9) acre site. It was clarified that the 2.25 acres is for the Conditional Use Permit request only for the gas station.
- Question regarding if the use permit would allow the developer to “backdoor” the remaining development of the overall site. The response clarified that the remaining development would be held to the same quality standards and would ultimately have to be approved by the city design and site planning review phases (i.e. Development Review Board).
- An attendee wanted to know why the project has not been developed. Mr. Gilbert responded that he agreed the developer would like it to be further along than he is today, but many processes, requirements, studies, etc. take time to complete and it was only December 2015 when the rezoning and general plan amendment were approved.
- Inquiry about signage along the roadway. Mr. Denzak’s response was that prior to approvals we will have to show signage and it will be required to blend with the design theme.
- Inquiry about the restrictions on left-hand turns out of the station. Response to the question was only the furthest two (2) entries from the intersection on both roadways would be allowed to have left-hand turn lanes according to early discussions with the city.
- Inquiry about deceleration lanes for the project. Mr. Gilbert responded that the deceleration lane decision will be per the city, which they are requiring.

Appendices E

SIGN-IN SHEET
NEIGHBORHOOD MEETING
DECEMBER 8TH, 2016
COPPER RIDGE SCHOOL: CAFETERIA
10101 E. THOMPSON PEAK PARKWAY
6:00 PM

PROPOSED CONDITIONAL USE PERMIT:

CASE # 445-PA-2016 "THE OUTPOST"

NAME	ADDRESS	PHONE # OR EMAIL
JOHN ENKOJI	26804 N. 79 ST	JTE480@YAHOO.COM
JUANITA ENKOJI	26804 N. 79 ST.	JTE480@YAHOO.COM
D. FLOYD RUSSELL	30600 N. PIMA Rd. #109 85266	isa.ndo@cox.net
Jerome & LINDA LANDAU	28700 N. WYDEN ROAD Sittlerdale, AZ 85268	JAL@landauLaw.org
Bill Jeorling	2601 E Beecher Ln Phx	bill@GJDarch.c
Val Jeorling	2601 E. Beecher Ln Phx	
NAME	ADDRESS	PHONE # OR EMAIL

SIGN-IN SHEET

NEIGHBORHOOD MEETING

DECEMBER 8TH, 2016

COPPER RIDGE SCHOOL: CAFETERIA

10101 E. THOMPSON PEAK PARKWAY

6:00 PM

PROPOSED CONDITIONAL USE PERMIT:

CASE # 445-PA-2016 "THE OUTPOST"

NAME	ADDRESS	PHONE # OR EMAIL
Tom + Sharon Taylor	9573 E MARK LN	TTAYLOR10@COX.NET
NAME	ADDRESS	PHONE # OR EMAIL
MANNY SIPRU	10350 E MARK LN	480-3615706
NAME	ADDRESS	PHONE # OR EMAIL
Rocco & WANDA Christofaro	8627 E. Cactus Wren Circle	4802687433
NAME	ADDRESS	PHONE # OR EMAIL
PATRICIA Badenoch	5027 N 71 Place Sct AZ	480 949 9549 guardbadenoch@cox.net
NAME	ADDRESS	PHONE # OR EMAIL
Joanne Copper Phillips	7451 E. Valjean	85266 copperphillips@cox.net
NAME	ADDRESS	PHONE # OR EMAIL
JAULEHE MORGANSTERN	28482 No. 77 th St.	85266 Crok474396@aol.com
NAME	ADDRESS	PHONE # OR EMAIL

- Inquiry regarding the hours of operation for the gas station. Mr. Jeorling in response stated that the exact hours are unknown at this time, but would be somewhat similar to gas station hours in the area (e.g. Pinnacle Peak General Store), though it is unlikely the "general store" will be open 24 hours.
- Inquiry regarding any contracts with a gas company. Mr. Gilbert stated that Chevron had been negotiating with them previously; however, they are in discussions with others whom are awaiting the outcome of the use permit.
- Attendee question regarding if the developer owns the whole property including the other buildings shown on the greater overall nine acre property. The response was that indeed the developer does own the entire overall property including the restaurant and retail uses.
- Inquiry about roadway widening for the decal lanes. Mr. Gilbert responded that no there would not be. Though in the future the roadways would be scheduled to be widened by the city. Mr. Newcombe pointed out that there was the 75 foot right-of-way dedication and also the 100 foot scenic corridor which will remain unchanged during any future road widening and the trail would also remain in place.
- Attendee inquired if the trail would be equestrian. Response was that yes it will be a multi-use trail.
- Comment regarding the parking not being adequate. The response was that we have provided more than double what is required. Also, there are mix of uses and associated hours that will allow for flexible parking options.
- Question if the general store would be similar to Circle K. Mr. Gilbert responded that it would absolutely not be. The client has spent a great deal of thought and money to produce a high quality design to get away from that type of a gas station development. This general store would be of high quality design and also sell things such as fishing tackle and higher quality food. Similar to what can be found at AJ's Fine Foods, and most definitely not a Circle K.
- Question about what the canopy shown on the proposed "General Store" is being used for (i.e. drive-thru). Response was that it is a drive-thru which would sell things such as danishes, coffee, sandwiches, etc.
- Question regarding how many gas pumps. Mr. Jeorling responded there would be three islands (3) and three (3) gas pumps per island, for a total of nine (9) gas pumps expected.
- Enthusiastic comment from an attendee to get the project started and get it done now!

****End of Meeting****

Comment Cards Received at the Meeting:

Comment Cards are attached below are the typed versions of those comments received:

- 1) "I am totally opposed to an unneeded and unwanted gas station at The Outpost. I am equally opposed to The Outpost commercial development." - Juanita Enkoji, 26804 N. 79th Street
- 2) "Dangerous Intersection – Pima and Dynamite - Dynamite is one lane and there lacks credibility when we are told, "It will be widened" – the City is not going to do this – will The Outpost's

owners do this. Pima has more traffic than easily handled and north of Dynamite will see more and more traffic and more developments. The designer and owners will be held liable as collisions increase."

3) "If it could be reversed, I would love to see The Outpost gone. It was wrong of the planning commission to promote the project in the rural neighborhood. It was wrong for Council to approve. Total disrespect for all but the developer."

4) "I am and have been opposed to The Outpost since it was first proposed years ago. Limits should be placed on the number of times a proposal can be submitted. A commercial establishment would only lead to further commercialization, further destroying what's left of Scottsdale's unique character."

The Outpost (CUP) - Neighborhood Meeting (12/8/16)
Comments:

I AM TOTALLY OPPOSED TO AN UNNEEDED
AND UNWANTED GAS STATION AT THE
OUTPOST, I AM EQUALLY OPPOSED TO
~~THE~~ THE OUTPOST COMMERCIAL DEVELOPMENT.

JUANITA ENKOTI
26804 N. 79th ST.

The Outpost (CUP) - Neighborhood Meeting (12/8/16)
Comments:

- DANGEROUS Intersection - Pima & Dynamite -
- Dynamite is one lane AND there lacks credibility when we are told "It will be widened" - the City is not going to do this - will the outpost's owners do this -

Pima has more traffic than easily handled & north of Dynamite will see more & more traffic & more developments -
The designer & owners will be held liable as collisions increase.

The Outpost (GUP) - Neighborhood Meeting (12/8/16)
Comments:

I AM & HAVE BEEN OPPOSED TO THE OUTPOST
SINCE IT WAS FIRST PROPOSED YEARS AGO.

~~HARD~~ LIMITS SHOULD BE PLACED ON THE NUMBER
OF TIMES A PROPOSAL CAN BE SUBMITTED.

A COMMERCIAL ESTABLISHMENT WOULD ONLY
LEAD TO FURTHER COMMERCIALIZATION,
FURTHER DESTROYING WHATS LEFT OF
SCOTTSDALE'S UNIQUE CHARACTER

The Outpost (CUP) - Neighborhood Meeting (12/8/16)
Comments:

IF it could be REVERSED I would love
to SEE the Outpost gone. It WAS
wrong of the planning commission to
promote the project in the RURAL
neighborhood. It WAS wrong for Council
to approve. TOTAL disrespect for
all but the developer

Appendices F

Andrew Armstrong

From: Dennis Newcombe
Sent: Tuesday, November 01, 2016 3:37 PM
To: 'Bobbie Howard'
Cc: Andrew Armstrong
Subject: RE: You can use my email (instead of snail mail) regarding neighborhood meeting notices

Bobbie,

Thank you very much for the email and will do. I appreciate your time and thoughtfulness very much.

From this point forward our office we will keep you informed via email. (I too agree with not wasting paper.)

Thanks again and have a great rest of the day/week.

Dennis M. Newcombe

Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008

Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100

Email: dnewcombe@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: Bobbie Howard [<mailto:bchoward123@gmail.com>]

Sent: Tuesday, November 01, 2016 3:31 PM

To: Dennis Newcombe

Subject: You can use my email (instead of snail mail) regarding neighborhood meeting notices

Hi, Mr. Newcombe:

I've received a couple of snail mailings from your practice regarding the "Outpost" gas station at Pima and Dynamite.

I just thought I'd let you know that you are very welcome to contact me via email regarding any future correspondence if that is acceptable. I hate to see the waste of paper, time, money, etc for snail mail. If snail mail is required for some legal reason, I understand.

I am very interested in this "Outpost" and do appreciate being informed when there is a meeting about it.

Thank you so much.

Bobbie Howard

9783 E. Hidden Green Dr.
Scottsdale, AZ 85262

bchoward123@gmail.com

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6201 / Virus Database: 4664/13330 - Release Date: 11/01/16

No virus found in this message.

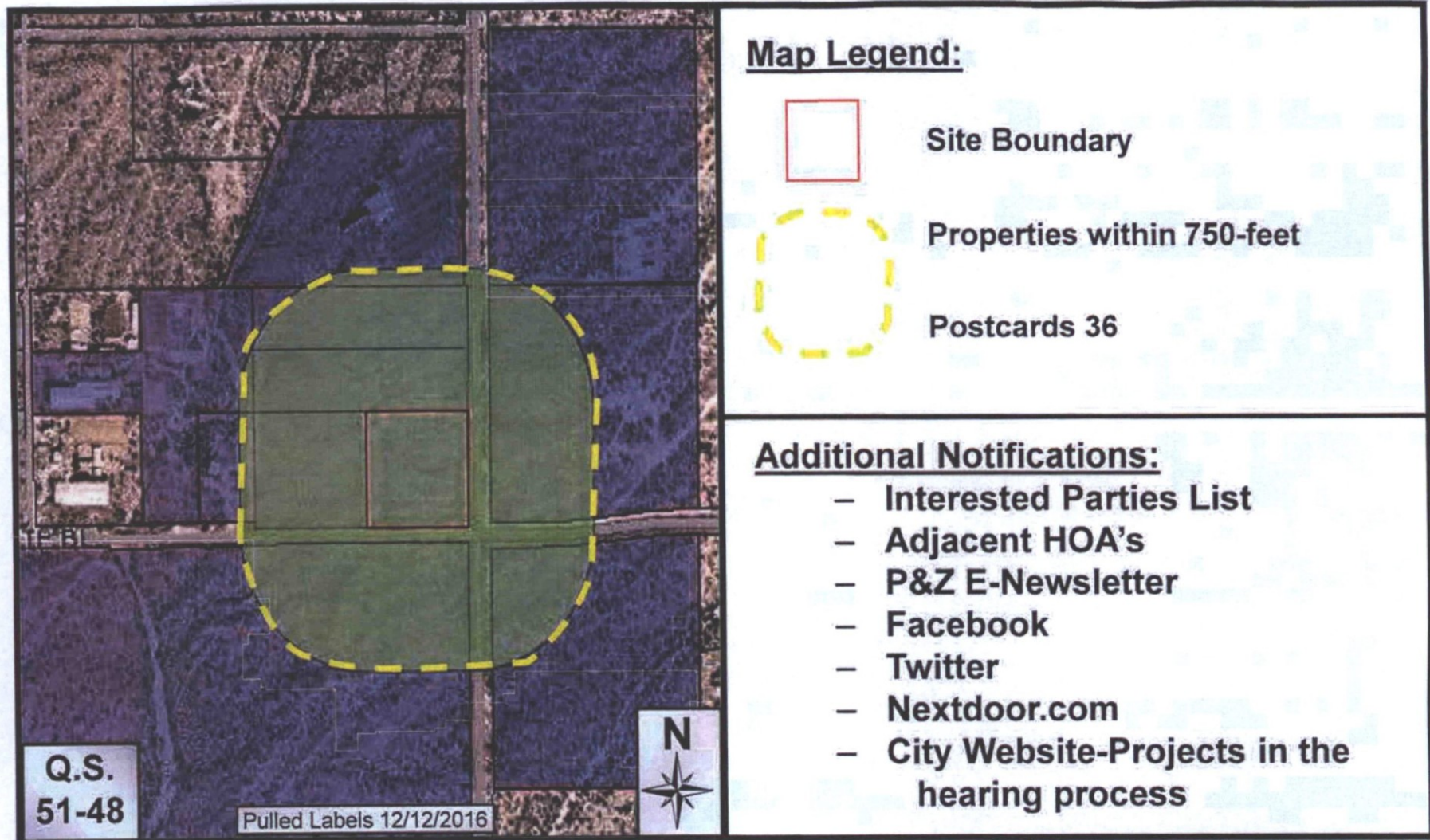
Checked by AVG - www.avg.com

Version: 2015.0.6201 / Virus Database: 4664/13330 - Release Date: 11/01/16

Telephone voicemail to Beus Gilbert (Dennis M. Newcombe) 12-2-16 from Mrs. Kubian (Fairways at Troon North). Parcel Number: 216-72-215

Yes. I'm a homeowner that lives off of Dynamite near the so-called Outpost development. And I won't be able to attend the open meeting at Copper Ridge School Cafeteria. So I'm going to leave you a message. I've been at the meetings where this thing was just nauseatingly argued against and for. And the "fors" were all people – in fact one woman said to me well, she is just so excited about another gas station. And she lives in Desert ... where is it – Desert Mountain. And she wants the better gas, this will be cheaper gas. And I said to her well, by the time you drive here, you're going to be out of gas. So why not put the development up there? But unfortunately everybody wants it but they don't want it in their back yard. And quite ... and honestly, this project is not welcomed by the people in the neighborhood. And it won't do well with the people that surround it, because this particular developer has been told no by the people in the area numerous times and he just keeps coming back. Now I understand he bought the property and he doesn't like the zone that it has ... the zoning it had. But when he bought it he was fully aware of the zoning. And people don't like the idea that when their voices are suppressed because they keep coming back and coming back and coming back, and not caring what the people in the area care. This meeting that you're having is really useless because your developer doesn't – may I be blunt – give a damn about what the people in the area want or he wouldn't be building this monstrous project on that corner. It's going to create all kinds of traffic, it's going to distort the appearance of the southwest look to this area, which is the whole purpose of the original zoning. So my idea is that I would propose is to pull the whole thing and stop trying to force this down the people's throat. Because it's going to cost him. There are gas stations all over the area that are close enough to get to. As far as I'm concerned, I and my neighbors will never, ever buy gas at your gas station that he's developing. We will never use it. We will drive to Pinnacle Peak and Pima, Pinnacle Peak and Scottsdale Road, the Alma School and Dynamite, anywhere but there. And I just tell you it's just a bunch of developer talk and promises that he has no intention to keep. When I saw the developer, I thought of a used car salesman that should have a checkered suitcoat on or a sport coat on, because that's how he acts. He has no class. And he is not even caring what the people want. He just cares about his almighty buck.

City Notifications – Mailing List Selection Map



The Outpost

ATTACHMENT 12

11-UP-2016



**SCOTTSDALE PLANNING COMMISSION
COMMUNITY DESIGN STUDIO
7506 E. INDIAN SCHOOL RD
SCOTTSDALE, ARIZONA**

WEDNESDAY, DECEMBER 13, 2017

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

ABSENT: Ali Fakih, Vice Chair

STAFF: Tim Curtis
Joe Padilla
Kroy Ekblaw
Brad Carr
Jesus Murillo
Jeff Barnes
Lorraine Castro
Alex Acevedo

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of the November 8, 2017 Regular Meeting Minutes including Study Session.
COMMISSIONER KUSH MOVED TO APPROVE THE NOVEMBER 8, 2017 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER SERENA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

2. Approval of the Planning Commission 2018 Calendar.
3. 5-AB-2017 (Rosewood 17)
Request by owner to abandon the northern fifteen-foot (15-ft) portion of right-of-way located along the north side of E. Hawknest Road, adjacent to parcel 216-34-013C, with Single-family Residential, Environmentally Sensitive Lands (R1-35 ESL) zoning located at 8604 E. Hawknest Road. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Mike Delmarter, (602) 906-1374.
4. 8-AB-2017 (Wilshire Place Abandonment)
Request by owner to abandon +/- 989-square feet of E. Wilshire Drive right-of-way located along the northwestern boundary of parcel 129-05-010D, with Medium Density Residential (R-3) zoning located at 7121 E. Wilshire Drive. Staff contact person is Brad Carr, AICP, 480-312-7713. Applicant contact person is Edmir Dzudza, 602-481-9282.
5. 9-AB-2017 (Lawrence Abandonment)
Request by owner to abandon +/- 630-square feet of right-of-way located along the southern boundary of E. Indian School Road, with Single-family Residential District (R1-7) zoning located at 4013 N. 86th Street. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is James Lawrence, 480-949-9597.
6. 10-AB-2017 (Lewis Abandonment)
Request by owner to abandon portions of a 33-foot GLO easement along the east and south boundaries of parcel 217-32-017G, with Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12424 E. Cochise Drive. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is Reece Ubben, 623-703-0399.
7. 11-UP-2017 (Fraesfield Mountain Trailhead MUMSP)
Request by City of Scottsdale for approval of a Municipal Use Master Site Plan for the improvement of a trailhead (located within the McDowell Sonoran Preserve) with Single-family Residential, Environmentally Sensitive Lands (R1-70/ESL and R1-190/ESL) zoning, located at 13400 E. Rio Verde Drive (northwest corner of E. Rio Verde Dr. and N. 136th St.). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Scott Mars, 480-312-2619.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

8. 12-UP-2017 (Granite Mountain Trailhead)

Request by City of Scottsdale for approval of a Municipal Use Master Site Plan for the improvement of a trailhead (located within the McDowell Sonoran Preserve) with Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning, located at 31402 N 136th Street (northwest corner of E. Lone Mountain Road and N. 136th Street). Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Scott Mars, 480-312-2619.

Item No's 2, 3, 4, 5, 6, 7 & 8: Move to approve the 2018 Planning Commission Calendar and make a recommendation to City Council for approval of cases 5-AB-2017, 8-AB-2017, 9-AB-2017, 10-AB-2017, 11-UP-2017 and 12-UP-2017, by a vote of 6-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Abandonments and the Municipal Use Master Site Plan criteria have been met and are consistent and conform with the adopted General Plan, 2nd by Commissioner Young.

9. 11-UP-2016 (The Outpost)

Request by owner for a Conditional Use Permit (CUP) for a gas station use on +/- 2.25-acres of an +/- 8.61-acre site, with Planned Neighborhood Center, Environmentally Sensitive Lands Foothills Overlay (PNC/ESL/FO) zoning, located at 8738 E Dynamite Blvd. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Andrew J. Armstrong, 480-429-3060.

Item No 9: Recommended City Council approve case 11-UP-2016, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met, 2nd by Commissioner Bollinger with Commissioner Smith recused himself.

Request to speak card: Brian Caliendo

Adjournment – Motion to adjourn at 5:12 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"



REQUEST TO SPEAK

9

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Brian Caliendo MEETING DATE 12/13/17

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8075 E. Oak Lane Scottsdale, AZ ZIP 85266

HOME PHONE (480) 577-9262 WORK PHONE (480) 905-8987

E-MAIL ADDRESS (optional) bcaliendo@pmsonline.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 9 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.

PLANNING COMMISSION REPORT



Meeting Date: December 13, 2017
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

The Outpost 11-UP-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit (CUP) for a "gas station" use on +/- 2.25 acres, of an +/- 8.61-acre site, with Planned Neighborhood Center, Environmentally Sensitive Lands Foothills Overlay (PNC/ESL/FO) zoning, located at 8738 E Dynamite Blvd.

Goal/Purpose of Request

The CUP would allow the applicant to develop a gas station and convenience store in conformance with the project site plan approved with the associated major General Plan amendment case (1-GP-2017) and zoning district map amendment case (10-ZN-2015).

Key Items for Consideration

- Gas Station Conditional Use Permit Criteria
- Significant community interest (opposition and support) with the previously approved cases – staff has not received any inquiries with this Conditional Use Permit (CUP) application request.

OWNER

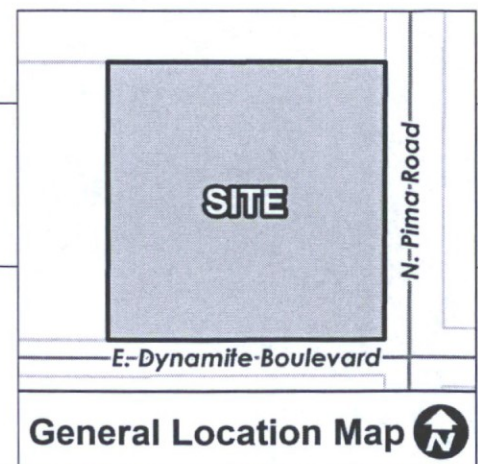
Atlas Development Group
602-909-3975

APPLICANT CONTACT

Andrew J. Armstrong
Paul E. Gilbert, Beus Gilbert PLLC.
480-429-3060

LOCATION

8737 E. Dynamite Boulevard (Northwest corner of N. Pima Road and E. Dynamite Boulevard)



BACKGROUND

General Plan

The General Plan Land Use Element designates this site as Commercial Land Use designation. The General Plan Land Use Element describes the Commercial land use designation as areas that *“provide a variety of goods and services to the people who live in, work in, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals.”*

The General Plan Land Use Element describes the Commercial land use designation states that, *“Neighborhood retail should be located at frequent intervals in relationship to the density of nearby residential areas to reduce travel time and distance. The size and scale of neighborhood commercial centers should be compatible with surrounding residential uses and care must be taken to avoid undesirable impacts on surrounding areas. Neighborhood commercial uses are best located on collector or arterial streets. Community or regional commercial uses should usually be located on arterial streets for high visibility and traffic volumes. Community and regional commercial uses function best when they are integrated with mixed-use areas.”*

The Character and Design Element of the General Plan designates this site within the Rural Desert Character Type. This character type typically contains relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. It provides a rural lifestyle that includes preservation of the desert character.

The Open Space and Recreation Element designates N. Pima Road and E. Dynamite Boulevard as Scenic Corridors. This designation represents substantial native desert setbacks measured from the outside of the ultimate planned right-of-way line. These setbacks are designed to provide a sense of openness for the community.

Character Area Plan

The property is located within the Desert Foothills Character Area boundary. This area has an established Character Area Plan approved by City Council in 1999. The Desert Foothills Character Area is designed to preserve the natural and visual qualities of the Sonoran Desert by using design qualities, building materials, and construction techniques that are sensitive to the desert environment. Projects located within the Desert Foothills Character Area should preserve natural open space areas, scenic and vista corridors, and support trail links and connections. All non-residential structures shall respect the existing rustic, rural character and scale of the buildings across the area.

The three (3) main goals of the Desert Foothills Character Area Plan are:

- Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.
- Promote connected areas of desert open space and trails.
- Identify and celebrate the rural desert character of the Desert Foothills area.

Zoning

The site is zoned Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/FO). The PNC/ESL/FO zoning districts allows for a hub of activity and focal point in the community. Properties zoned PNC are described as providing professional offices, services, and retail sales to meet the daily needs of the residents and patrons.

The site was rezoned from the Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190/ESL/FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/FO) zoning district in December of 2015.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. Later, in March of 2003, the Foothills Overlay designation was added to this site's zoning classification. The Foothills Overlay (FO) designation was in response to the Desert Foothills Character Area Plan approved by City Council in June of 1999. The current ESL overlay took affect in 2004. The ESL ordinance categorized this site within its most current zoning: Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC/ESL/FO).

Context

The subject property is located at the northwest corner of N. Pima Road and E. Dynamite Boulevard, both of which are designated as minor arterials. The overall 8.6 +/- acre net site is currently vacant and undeveloped.

There is a major, three-branched, desert wash running through the parcel. The more predominant of the washes dissects the parcel in half, from east to west. The other two wash branches are located to the north of the more predominant wash corridor. Each of the desert washes are designated as 50 cubic feet per second (cfs), or greater.

The properties, immediately adjacent to the north and west of the subject parcel, are currently vacant and undeveloped. The parcels located on the northeast corner, southeast corner and southwest corner of N. Pima Road and E. Dynamite Boulevard are also currently vacant and undeveloped. These parcels are under the ownership of the City of Scottsdale and are included in the McDowell Sonoran Preserve recommended study boundary. There is a major trailhead proposed at the northeast corner of N. Pima Road and E. Dynamite Boulevard, just east of this site. There is a major utility corridor running diagonally, northeast to southwest, across the street from this site.

There is a large church, Scottsdale First Assembly Dream Center, located approximately 650 feet to the north of the site. There is a ranch facility located approximately 1000 feet to the west of this site. The ranch has a conditional use permit for the existing ranch use, 7-UP-1996, but is not approved as a commercial stable. Troon North, a residential master planned community, is located approximately one-half mile to the east of the site.

Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay, zoned R1-190/ESL/FO; vacant.
- South: Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay, zoned R1-190/ESL/FO; vacant, State Land.
- East: Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, zoned R1-190/ESL; vacant State Land.
- West: Rural Neighborhoods Land Use Designation, Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay, zoned R1-190/ESL/FO; vacant.

Other Related Policies, References:

36-ZN-1984, 113-ZN-1984, 25-ZN-2002, 7-ZN-2009, 20-UP-2009, 3-GP-2009, 7-TA-2009, 38-UP-2009, 5-GP-2011, 5-ZN-2011, 29-ZN-2011, 1-GP-2015, 10-ZN-2015 Ordinance No. 4229, and Resolution No. 10276

- 1999 Desert Foothills Character Area Plan
- 2001 City of Scottsdale General Plan
- 2003 Scenic Corridor Design Guidelines
- 2003 Foothills Overlay
- 2004 Trails Master Plan
- 2004 Environmentally Sensitive Lands Ordinance
- 2008 Transportation Master Plan

APPLICANT'S PROPOSAL

Development Information

The development proposal includes the request for a General Store (convenience store) and a gas station (with gas station canopy) with nine (9) gas pump stations.

The applicant also requests the Planning Commission to conceptually support the following:

- Delay dedication and construction of 8-foot-wide sidewalk and 8-foot-wide trail located within Scenic Corridor Easement (Ordinance No. 4322, Stipulation No. 12.a, and 22). Amending zoning stipulation requires a separate zoning action.
- Provide no shared access easement located along the property's northern and western boundaries (Ordinance No. 4322, Stipulation No. 18.b). Amending zoning stipulation requires a separate zoning action.
- Removing, or thinning out, vegetation located within the Scenic Corridor Easement to be dedicated (7-DR-2003 – Scenic Corridor Design Guidelines).
- Use more than twenty-five (25 %) percent of the proposed Scenic Corridor Easement, to be dedicated, for drainage improvements (7-DR-2003 - Scenic Corridor Design Guidelines).
- Provide no parking lot screen walls between the parking areas and the street (Zoning Ordinance Section 9.106.F – Development Review Board approval).
- Variance to the minimum required landscape area requirement (Zoning Ordinance Section

10.501.H.2.a - landscaping). Variances are heard by the Board of Adjustment.

Site Development Information

- Existing Use: Vacant
- Approved Use: General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens
- Proposed Use: General Store and Gas Station (2.25 acres)
- Parcel Size: 8.6 acres (overall net lot area)
- Building Height Allowed: 24 feet
- Building Height Proposed: 24 feet
- Parking Required: 12 Spaces
- Parking Provided: 29 Spaces
- Open Space Required: 223,197 square feet (Overall Project)
- Open Space Provided: 190,659 square feet (With this phase)
- Floor Area Allowed: 19,500 square feet (Overall Project)
- Floor Area Proposed: 5,500 square feet (With this phase)

IMPACT ANALYSIS

Land Use

The previously approved site plan allocated 5,500 square feet of gross floor area to the General Store, and 8,000 square feet, of unconditioned space, to the gas canopy. The current site plan proposes 5,500 square feet of gross floor area for the General Store, 7,000 square feet of unconditioned space for the gas station canopy and nine (9) gas pump stations.

The proposed structures are in conformance with the setback depicted on the previously approved site plan. The proposed structures will eventually create patio and courtyard area, which are in conformance with the approved Planned Neighborhood Center (PNC) zoning district. The applicant has submitted, and received approval, for a wash modification for those areas that affect the existing wash. The location of the structures and driveways, associated with this CUP request, mirror those locations identified in the previously approved site plan (See Attachment #8).

The owner will provide the 75-foot half-street right-of-way along E. Dynamite Boulevard and N. Pima Road dedications prior to the issuance of a construction permit. The project site plan was previously stipulated to dedicate and provide an 100-foot scenic corridor easements on both of the site's frontages. The owner will provide these dedications prior to the issuance of a construction permit.

The approved zoning map amendment stipulated the project to provide and construct a trail and multi-use path within the scenic corridor areas to promote a continuous trail system which connects the local neighborhoods to each other and to promote a regional trail system leading into the preserve. The stipulation has been carried through from the approved rezoning case to this application.

Conditional Use Permit

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

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **No excessive or significant noise, smoke, odor, or vibration is anticipated to be generated from the proposed gas station. Pursuant to the City's Gas Station and Convenience Store Design Guidelines, canopy height as measured from natural grade to the lowest point of the canopy fascia will not exceed 13 feet- 9 inches. The canopy lighting will adhere to the levels set forth in the Design Guidelines to prevent any potential glare effects and to keep light output to a minimum. The property is setback from surrounding areas and carefully planned to include extensive buffers to surrounding areas through dedicated right-of-way.**
 - **The provided photometrics meet the requirements for lighting within this area of the City. The application has been stipulated to the lighting standards and ambient light zone regulations as provided in the ordinance and Design Standards and Policies Manual, and the gas station and convenience store design guidelines.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The minor arterial intersection of Pima and Dynamite is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on minor arterial roads. The proposed development includes a range of support services that would allow for shorter automobile trips given its location near numerous master planned communities.**
 - **Parking for the proposed site requires 12 spaces, 29 spaces are provided.**
 - **The applicant has been stipulated to provide parking lot screen walls between the parking areas and the street. The screen wall requirement is designed to minimize the light, created from moving and parked vehicles, from spilling into neighboring residential properties and into on-coming drivers. Projects in the past have also successfully maintained headlight light spillage by using vegetation in combination with wall sections.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The area includes a variety of more intense and comparable uses traditionally found in rural residential neighborhoods. To the north along Pima Road, is a 25-acre public charter school property known as Freedom Academy North. West along Dynamite, is a large ranch facility with a series of large metal stables and active riding facilities. The property is near master planned communities.**

- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for gas station as identified in Zoning Ordinance Section 1.403.N., including:
1. The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.
 - **A landscape plan has been included as part of this request and identifies 190,659 square-feet, of the total required 223,197 square-feet, with this first phase.**
 2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.
 - **Supporting graphics included with this application demonstrate the intent of a quality building design that enhances and maintains the area's rural lifestyle and desert character. The gas canopy is proposed to be separated from the General Store as to give separation between uses.**
 3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
 - **The lighting will be concealed and attached to the main structures and will be recessed mounted under the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote "dark skies."**
 4. The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.
 - **The site's net lot area, exclusive of street dedications, is 317,211 square feet.**
 5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.
 - **A planting screen has been provided on the site plan though the gas station is situated so that it will not be visible from the adjacent residentially zoned properties.**

Traffic/Trails

The project was stipulated to provide and construct a trail and multi-use path within the scenic corridor areas to promote a continuous trail system which connects the local neighborhoods to each other and to promote a regional trail system leading into the preserve. The trail and path were stipulated to be an eight-foot-wide (8-ft) stabilized decomposed granite trail, and an eight-foot-wide (8-ft) sidewalk. The trail locations were stipulated to be field verified to ensure the trail location will create the best suitable path. The proposed scenic corridor areas and trails will comply with the Desert Foothills goal to encourage the development of an open space system which links open space throughout the Desert Foothills area to the scenic and vista corridors to the preserve.

Water/Sewer

The case Basis of Design reports have been conceptually approved for the proposed application.

Open Space

Both N. Pima Road and E. Dynamite Boulevard are classified as Scenic Corridor thoroughfares by the General Plan. The proposed site plans shows dedicated 100-foot Scenic Corridor buffers to meet the Scenic Corridor design guidelines. The proposed site plan identifies a 100-foot scenic corridor buffer along N. Pima Road and E. Dynamite Boulevard to meet the General Plan and Transportation Master Plan scenic corridor designation. The scenic corridor areas provide approximately 119,485 square feet of the above mentioned 211,491 square-foot open space and NAOS requirement.

Public Safety

The site and surrounding area are adequately served by existing public safety services, including police and fire services. The closest fire station to the subject site is Fire Station #13 located at 26602 N. Pima Road, approximately 1 mile south from the site. The proposed use is not anticipated to negatively affect police or fire service in the area.

Community Involvement

A considerable amount of outreach was performed with the associated, approved, major General Plan amendment and zoning map amendment cases.

The applicant has notified all property owners and home owner associations within 750 feet of the site. A summary of the citizen involvement is included as Attachment #11. The city also notified all property owners within 750 feet of the site. Staff has received not received any inquiries regarding the proposed gas station.

Policy Implications

The applicant has requested that the Planning Commission conceptually support variance requests, zoning application, and Development Review Board approval. Items are as follows:

Items subject to separate zoning action

The approved zoning case stipulated the project to provide and construct a trail and sidewalk path within the scenic corridor areas to promote a continuous trail system to connect neighborhoods and promote a regional trail system. The applicant has proposed to not dedicate or construct the trail and multi-use path at the time of permitting of the convenience store and gas station. The owner proposes to dedicate and construct the trail and multi-use paths at the time that the adjacent properties dedicate and construct these improvements. These improvements are typically obtained with each individual project, at the time of each property's development.

The project was stipulated to provide and dedicate shared-access easements to the adjacent parcels located to the north and west. The shared access easements ensure that driveways are located with an appropriate amount of distance from each other along street frontages. The applicant has proposed to not dedicate the shared access easement. The applicant has stated that they would like to have the option of negotiating for the access with the owners located to the north and west of the site. The applicant has stated that there is a financial hardship in requiring an encumbrance that otherwise the applicant could negotiate with the adjacent owners. This was a similar requirement applied to, and provided, by the "church" parcel located to the north of this site.

Items subject to Development Review Board approval

The Scenic Corridor Design Guidelines, unless otherwise approved by the Development Review Board, requires the scenic corridor areas or be left in a natural state, yet does allow for maximum of twenty-five (25%) percent of the scenic corridor area to be utilized for drainage purposes. The ESL Ordinance also requires areas dedicated as NAOS to be left in a natural state. The applicant is requesting to modify the vegetation located within the areas identified as scenic corridor and NAOS areas. The applicant would like to remove or thin the vegetation to allow better view of the proposed gas station, and use more than twenty-five (25%) percent of the scenic corridor area for drainage improvements. The applicant has stated that the existing vegetation would hurt the project from being noticed by those vehicles driving past the site.

Site walls are required to be located at a minimum height of three (3) feet, between proposed parking areas located between any structure and a public street, to prevent vehicle headlight spillage. The screen wall requirement is designed to minimize the light, created from moving and parked vehicles, from spilling into neighboring residential properties and into on-coming drivers. The applicant has stated that there is a considerable amount of open space being provided in the forms of open space, Natural Area Open Space, and scenic corridor.

Items subject to variance approval (Board of Adjustment)

Ordinance requires that if a parking lot contains more than twenty (20) parking spaces, then a minimum of one-third ($1/3$) of the required parking lot landscape area shall be in landscape islands distributed within the parking lot area. These landscape areas shall have a minimum width of seven (7) feet and a minimum area of one hundred twenty (120) square feet. The applicant has proposed to not provide landscape islands within the proposed parking areas. The applicant has stated that there is a considerable amount of open space being provided in the forms of open space, Natural Area Open Space, and scenic corridor. The applicant states that the additional requirement of landscape islands is overly burdensome on the project.

The applicant is aware that the above mentioned requests will require a separate variance, zoning stipulations amendment application, and Development Review Board approval.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and determine that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval of the Conditional Use Permit, per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

STAFF CONTACTS

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author
480-312-7849, jmurillo@scottsdaleaz.gov

12-7-2017

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

12/7/2017

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

12/8/17

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Site Plan
 - Exhibit B to Attachment 2: Floor plans
 - Exhibit C to Attachment 2: NAOS
 - Exhibit D to Attachment 2: Open Space Plan
 - Exhibit E to Attachment 2: Scenic Corridor Plan
 - Exhibit F to Attachment 2: Landscape Plan
 - Exhibit G to Attachment 2: Building Elevations (Color and Black and White)
 - Exhibit H to Attachment 2: Pedestrian and Vehicular Circulation Plan
 - Exhibit I to Attachment 2: Parking Plan
3. Additional Information
4. Ordinance No. 4229 with attached stipulations
5. Applicant's Narrative
6. General Plan Land Use Map
7. Zoning Map
8. Hardscape Plan
9. Roof Plan Over Topography
10. Traffic Impact Summary
11. Citizen Involvement
12. City Notification Map



The Outpost CUP

ATTACHMENT #1

11-UP-2016

Additional Information for:

The Outpost

Case: 11-UP-2016

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DRAINAGE REPORT.** Case drainage reports submitted in support of Development Review Board applications should include a 75% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. The Final Drainage Report shall provide hydrologic or hydraulic design and analysis. This information is pivotal for design of site layout and all proposed drainage infrastructure. Please submit drainage analysis to demonstrate compliance with Design Standards and Policies Manual, Chapter 4 and Chapter 37 Floodplain and Stormwater Regulations.

The City strongly recommends for applicant to schedule a meeting for discussion of required content for Final Drainage Report. Submitted report was not reviewed due to absence of hydrologic and hydraulic analysis, which defines the basis for site layout and proposed drainage infrastructure.

1. **BASIS OF DESIGN REPORT (WATER).** With the Development Review Board application, the required basis of design report, the owner shall address:
 - a. The onsite sewer collection system shall be private. The owner shall construct, own, operate and maintain a private onsite sewer lift station designed to serve this property. The force main shall connect to the existing sewer in E. Pima Road and shall not run longitudinally within the N. Dynamite Boulevard right-of-way.
 - b. The onsite water system providing fire protection and metered service shall be public and located within a 20-foot wide water easement.
 - c. The water system shall provide a looped configuration for second sourcing.
 - d. Prior to the zoning hearing, the redlined preliminary water and wastewater reports must be corrected technically and include a conceptual layout of the proposed infrastructure. Include a comparative demand analysis of the existing land use to the proposed land use and that impact on the adjacent water/sewer infrastructure.
 - e. Final water basis of design reports shall be accepted by Water Resources prior to submittal of improvement plan submittal to the One-Stop Shop (DSPM Sec. 6-1.200).
 - f. Engineer to verify the needed fire flow demand with the Scottsdale Fire Department.

- g. Final basis of design reports must include a detailed hydraulic analysis of the proposed water/sewer pipes and include a description of the proposed private lift station and force main per DS+PM Ch. 6 and AZ Administrative Code Title 18, Chapter 9.
 - h. Final basis of design reports must verify the needed fire flow demand with the Scottsdale Fire Department.
2. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board application, the required basis of design report, the owner shall address: (Engineering)
- a. The owner shall install a man hole per DSPM 7-1.303 – force mains must enter at a manhole, per COS Standard Detail 2402.
 - b. The owner shall install clean-outs on the private force main per DSPM Standard Detail 2402.
 - c. Final sewer basis of design reports shall be accepted by Water Resources prior to submittal of improvement plan submittal to the One-Stop Shop (DSPM Sec. 7-1.200).
 - d. All onsite sewer works to be privately owned, operated and maintained must be compliant with AZ Administrative Code Title 18, Chapter 9.
 - e. Final basis of design reports must include a detailed hydraulic analysis of the proposed water/sewer pipes and include a description of the proposed private lift station and force main per DSPM Ch. 6 and AZ Administrative Code Title 18, Chapter 9.
3. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
- a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. scenic corridors and buffered parkways,
 - e. major stormwater management systems,
 - f. Vista Corridor watercourses (all watercourses with a 100 year flow of 750 cfs or greater),
 - g. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs),
 - h. walls adjacent to Vista Corridors and NAOS corridors,
 - i. signage, and
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving,

sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

4. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
5. CONSTRUCTION COMPLETED. Before any building permit is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

ORDINANCE NO. 4229

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 10-ZN-2015 FROM THE SINGLE-FAMILY RESIDENTIAL DISTRICT, ENVIRONMENTALLY SENSITIVE LANDS, FOOTHILLS OVERLAY (R1-190 ESL FO) ZONING DISTRICT, TO THE PLANNED NEIGHBORHOOD CENTER, ENVIRONMENTALLY SENSITIVE LANDS, FOOTHILLS OVERLAY (PNC ESL FO) ZONING DISTRICT, ON A 10-+/- ACRE PROPERTY LOCATED AT 8738 E. DYNAMITE BOULEVARD, ON THE NORTHWEST CORNER OF N. PIMA ROAD AND E. DYNAMITE BOULEVARD.

WHEREAS, the Planning Commission held a hearing on October 28, 2015;

WHEREAS, the City Council held a hearing on December 1, 2015; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 10-ZN-2015.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

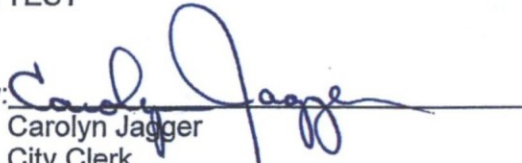
Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 10-+/- acre property located at 8738 E. Dynamite Boulevard, on the northwest corner of N. Pima Road and E. Dynamite Boulevard and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from the Single-Family Residential District, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning district, to the Planned Neighborhood Center, Environmentally Sensitive Lands, Foothills Overlay (PNC ESL FO) zoning district zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 1st day of December, 2015.

ATTEST

By:


Carolyn Jagger
City Clerk

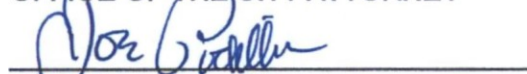
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By:


W. J. "Jim" Lane
Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY


Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

Stipulations for the Zoning Application:

The Outpost

Case Number: 10-ZN-2015

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

City Council amendments, from the December 1, 2015 hearing, added in bold font.

SITE DESIGN

1. CONFORMANCE TO 2001 GENERAL PLAN. The proposed Planned Neighborhood Center, Environmentally Sensitive Lands (PNC/ESL) zoning district conflicts with the existing 2001 General Plan. The rezoning request, if approved, will be contingent on the approval of the associated Major General Plan amendment case, case 1-GP-2015.
2. CONFORMANCE TO CONCEPTUAL DEVELOPMENT PLAN/SITE PLAN. Development shall conform with the conceptual development/site plan and land uses submitted by Giovanni Jeorling Design and with the city staff date of June 22, 20015, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual development/site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. **Site plan and architectural elevation design shall be in conformance with the elevations, perspectives, and architectural character studies included as Attachments 15, 16, 17, and 18 in the December 1, 2015 Council Report for Case 10-ZN-2015 (provided hereon as Exhibit B to Exhibit 1).**
3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units and maximum density shall be as indicated on the Land Use Budget Table below.

Land Use Budget Table						
Parcel	Gross Acres	Zoning	Proposed Zoning	Max DU/AC	Proposed # of Units / Lots	Max # of Units / Lots
216-70-006M	+/- 9.9 acres	R1-190 ESL/FO	PNC/ESL/FO	4 du/ac	N/A	31.6 units

Redistribution of dwelling units is subject to the maximum density in the Land Use Budget Table and subject to city staff approval. The owner's redistribution request shall be submitted with the preliminary plat submittal to the Development Review Board and shall include a revised Master Development Plan and a revised Land Use Budget Table indicating the parcels with the corresponding reductions and increases.

4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed twenty-four (24) feet in height, measured as provided in the applicable section of the Zoning Ordinance.

5. LOTS ADJACENT TO LESS INTENSIVE ZONING. Structures on the perimeter of the site adjacent to lots with less intensive zoning shall have rear yard setback of sixty (60) feet.
6. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
7. PEDESTRIAN CIRCULATION. Coordinate the site plan and the pedestrian circulation plan with the landscape plan so that the proposed pedestrian paths will not conflict with proposed tree locations, as well as under-story plants.
8. LANDSCAPE PLANS. The project narrative indicates that “A landscape plan has been included as part of the zoning submittal and not only meets the above noted criteria...”, which refers to the Zoning Ordinance Section 1.403.Q., however, the landscape plan provides general information about plant types and locations. To satisfy the requirements referred to in the narrative; please provide a preliminary landscape plan that complies with the provisions of Zoning Ordinance Section 10.200.
9. LANDSCAPE PLANS. Coordinate the landscape plan with the site plan and the pedestrian circulation plan so that the proposed tree locations, as well as under-story plants, will not conflict with the proposed pedestrian paths. Please refer to Scottsdale Sensitive Design Principle 7.
10. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.
11. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above sixteen (16) feet shall be subject to the approval of the Development Review Board.

INFRASTRUCTURE AND DEDICATIONS

12. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Dynamite Boulevard	Minor Arterial	35 feet right-of-way to complete 75 feet half street right-of-way (40' half street existing)	8' wide stabilized decomposed granite trail, and 8' wide sidewalk	a.1., a.2.

Street Name	Street Type	Dedications	Improvements	Notes
N. Pima Road	Minor Arterial	20 feet right-of-way to complete 75 feet half street right-of-way (55' half street existing) 25-foot radius right-of-way at the intersection of E. Dynamite Boulevard and N. Pima Road	8' wide stabilized decomposed granite trail, and 8' wide sidewalk	a.1., a.3

- a.1. Before any construction permit is issued for the site, the owner shall make an in-lieu payment to the City of Scottsdale for the construction of half-street improvement along both the E. Pima Road and N. Dynamite Boulevard frontages. The improvement shall consist of one 12-foot wide lane and curb and gutter. The owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
- a.2. The owner shall widen the existing pavement on E. Dynamite Boulevard to provide enough width for an eastbound left-turn lane at the westernmost site driveway, plus an appropriate taper from the existing street cross section to the west. The median widening for the center turn lane shall extend from the site driveway to Pima Road.
- a.3. The owner shall widen the existing pavement on N. Pima Road to provide enough width for a northbound left-turn lane at the northernmost site driveway, plus an appropriate taper to the existing street cross section to the north. The median widening for the center turn lane shall extend from the site driveway to E. Dynamite Boulevard.
- b. **TRAFFIC IMPROVEMENTS.** Construct any improvements supported by the approved traffic impact study, as determined by city staff.
- c. **VEHICLE NON-ACCESS EASEMENT.** Dedicate a one foot wide vehicular non-access easement on E. Pima Road and N. Dynamite Boulevard except at the approved street entrances.
- d. **AUXILIARY LANE.** Dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on N. Dynamite Boulevard and Pima Road.
- e. **PEDESTRIAN CIRCULATION.** Provide a pedestrian pathway construction along both frontages and from the site to adjacent streets.

13. IN LIEU PAYMENTS. Before any building permit is issued for the site, if directed by city staff, the owner shall make an in-lieu payment to the city instead of constructing a specified the street improvement(s). Before any final plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs, subject to city staff approval.
14. ACCESS RESTRICTIONS. Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):
 - a. Access to the site shall be provided by two driveways on N. Pima Road and two driveways on N. Dynamite Boulevard, as shown on the submitted site plan with staff receipt date of 6/22/2015.
 - b. The owner shall construct deceleration lanes at all site.
 - c. The northern driveway on E. Pima Road and western driveway on N. Dynamite Boulevard shall provide shared access to serve adjacent properties. Access easements shall be dedicated by the developer over both site driveways, with a minimum width of 30 feet.
 - d. The two site driveways nearest the intersection of E. Dynamite Boulevard and N. Pima Road shall be restricted to right-in, right-out movements. Appropriate signage or median islands shall be installed to prevent the left-turn movements into and out of these driveway as approved by City staff.
15. DRAINAGE REPORT. Case drainage reports submitted in support of zoning applications should include a 50% level of design and analysis to allow review and evaluation of the major drainage elements relating to a proposed project by City staff. The Preliminary Drainage Report submitted to the City did not contain any of the hydrologic or hydraulic design and analysis. This information is pivotal for design of site layout and all proposed drainage infrastructure. Please submit drainage analysis to demonstrate compliance with Design Standards and Policies Manual, Chapter 4 and Chapter 37 Floodplain and Stormwater Regulations.

The City strongly recommends for applicant to schedule a meeting for discussion of required content for Preliminary Drainage Report. Submitted report was not reviewed due to absence of hydrologic and hydraulic analysis, which defines the basis for site layout and proposed drainage infrastructure.
16. DRAINAGE REPORT. In the required drainage report, the owner shall address:
 - a. Calculation of the volume of runoff to be detained on the site must be presented, with all data necessary to verify the volume.
 - b. The location of the detention structures must be specified on a figure and their characteristic dimensions or depth-volume relationships must be specified.
 - c. The interconnection of the detention structures with each other and with the outfall must be shown on a figure.
 - d. The drainage time for each structure must meet the requirements of the City's Drainage Standards & Policy Manual (DS & PM), and include an adequate description on how the proposed below-ground garages will be protected from flooding.
 - e. In the required basis of design report, the owner shall address: the design of the public water line loop thru the site from Pima Road to Dynamite Boulevard to provide for fire

lines, domestic lines and irrigation metering, and the capacity available to serve this project.

- f. Provide clear analysis of how all washes located on this property shall be managed or modified. Provide flow calculations for all washes located on this site. The site plan is not clear on wash modifications or delineations (COS DS&PM, Chapter 4, 4.1.800).

17. BASIS OF DESIGN REPORT (WATER and WASTEWATER). The developer shall submit Water and Sewer Basis of Design Reports for review and acceptance by City of Scottsdale Water Resources Department prior to the submittal of improvement plans. In the required reports, the owner shall address:

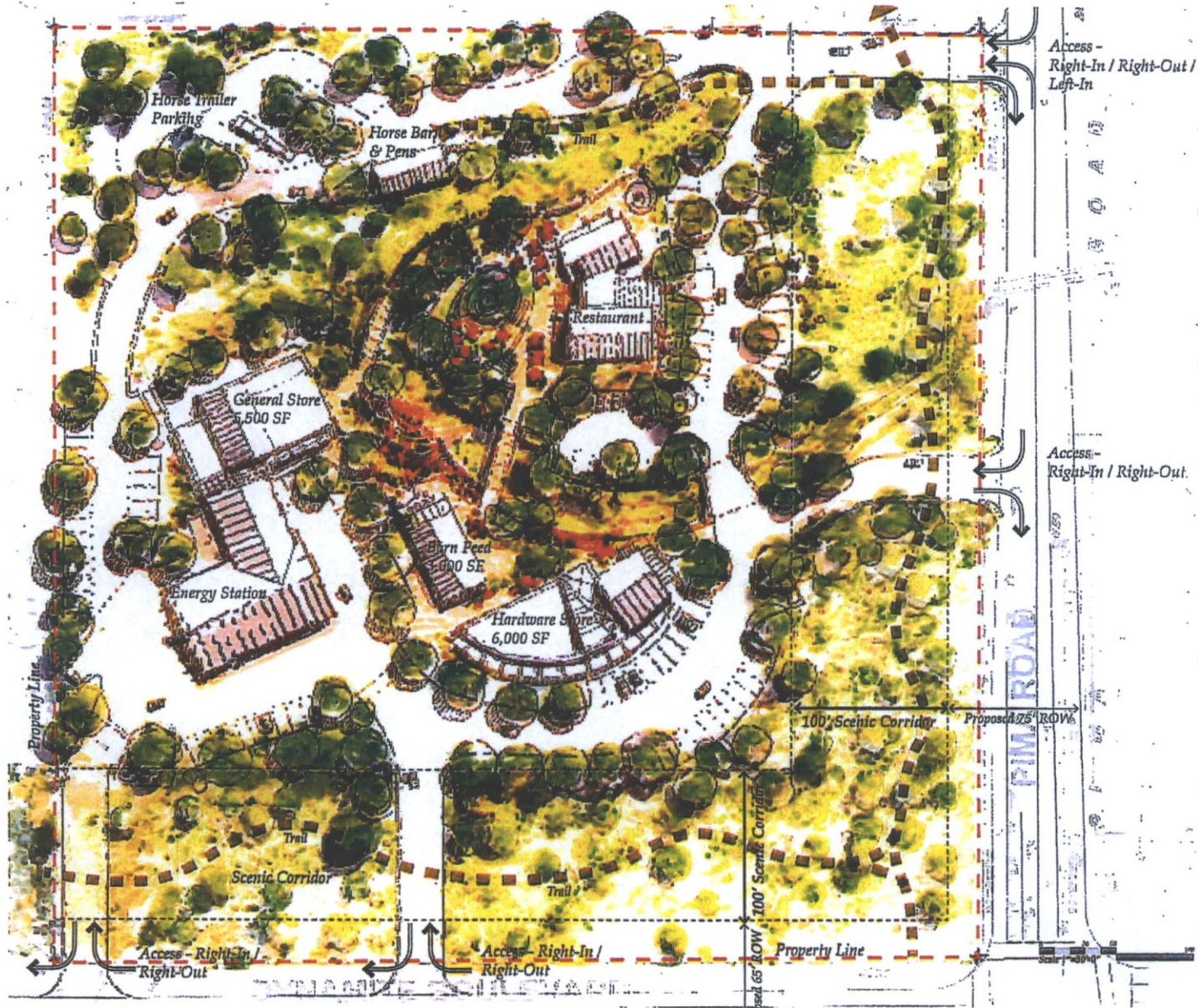
- a. The onsite sewer collection system shall be private. The developer shall construct, own, operate and maintain a private onsite sewer lift station designed to serve this property. The force main shall connect to the existing sewer in E. Pima Road and shall not run longitudinally within the N. Dynamite Boulevard right-of-way.
- b. The onsite water system providing fire protection and metered service shall be public and located within a 20-foot wide water easement.
- c. The water system shall provide a looped configuration for second sourcing.
- d. Prior to the zoning hearing, the redlined preliminary water and wastewater reports must be corrected technically and include a conceptual layout of the proposed infrastructure. Include a comparative demand analysis of the existing land use to the proposed land use and that impact on the adjacent water/sewer infrastructure.
- e. Final water and sewer basis of design reports must be accepted by Water Resources prior to submittal of improvement plans to the One-Stop Shop (DSPM Sec. 6-1.200 and 7-1.200).
- f. All onsite sewer works to be privately owned, operated and maintained compliant with AZ Administrative Code Title 18, Chapter 9.
- g. Final basis of design reports must include a detailed hydraulic analysis of the proposed water/sewer pipes and include a description of the proposed private lift station and force main per DS+PM Ch. 6 and AZ Administrative Code Title 18, Chapter 9.
- h. Engineer to verify the needed fire flow demand with the Scottsdale Fire Department.

18. EASEMENTS.

- a. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
- b. ACCESS EASEMENT. Prior to approval of improvement plans, the owner shall dedicate 24' wide access easement over the northernmost and westernmost driveways along Pima Road and Dynamite Road connecting to adjacent property line.

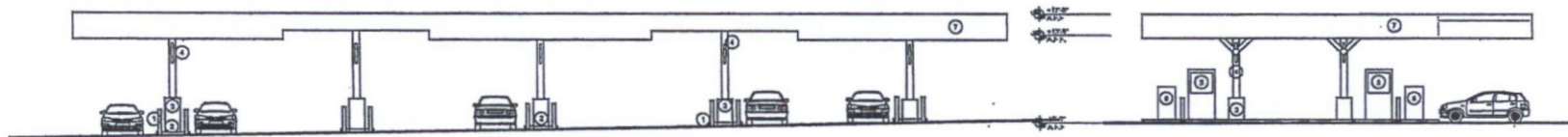
19. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along E. Pima Road shall be a minimum of one-hundred (100) feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.

20. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along N. Dynamite Boulevard shall be a minimum of one-hundred (100) feet, measured from the property line. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The final plat shall show all Scenic Corridor setback easements dedicated to the city.
21. VISTA CORRIDOR EASEMENTS. Each Vista Corridor, a watercourse with a peak flow rate of 750 cfs or greater based on the 100 year – 2 hour rain event, shall be dedicated to the city on through a separate document as a continuous Vista Corridor easement dedicated to the city. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse. At the time of the Development Review Board submittal, the owner shall stake the boundaries of the Vista Corridor easement as determined by city staff. Unless approved by the Development Review Board, all Vista Corridors shall be left in a natural state.
22. MULTI-USE TRAIL. Before any certificate of occupancy is issued for the site, the owner shall construct 8 foot wide stabilized decomposed granite trails along site frontage on N. Dynamite Boulevard and E. Pima Road. The trail shall be contained within the Scenic Corridor easement. Provide the Scenic Corridor easement as a public non-vehicle access easement dedicated to the city before any building permit is issued for the site. The alignment of the trail shall be subject to approval by the city's Transportation General Manager or designee prior to dedication.
23. CONSTRUCTION COMPLETED. Before any certificate of occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
24. ARHCEOLOGY. Please provide updated scope of project and Archeological Report update for this project. Submit Archeological Report done within the last 90 days of the submittal date. Please revise the report so that it will meet current COS and SHPO guidelines.
 - a. Based on the Arizona State Historic Preservation Officer Guidance Point No. 10, please revise the SRSF as follows:
 - i. Per Section II.D. and Section II.F. of Guidance Point No. 10, topographic maps must be included showing the project location, as well as the results of the background research.
 - ii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - iii. Per Section II.G. of Guidance Point No. 10, overview photographs of the survey area should be provided from two different directions.
 - b. In addition to ASM site criteria, please list COS site criteria.
 - c. Please provide evidence that GLO maps and data have been included in this survey and report, given the historic use of the area. Please provide the correct spelling of "Dynamite" in the report title citation within previous research. It is assumed that this project is the only project that occurred within the project area, as it is the only project reference that contains a full citation.
 - d. Please provide a report citation for site AZ U:5:240 (ASM).



PUMP STATION ELEVATION KEY NOTES

- ① BOLLARD
- ② CURB
- ③ GABION STONE DOLLAR WEAP
- ④ STEEL COLUMN
- ⑤ GABION WOODS ELECTRIC PUMP
- ⑥ WASTE & RECYCLING BIN
- ⑦ METAL FACIA

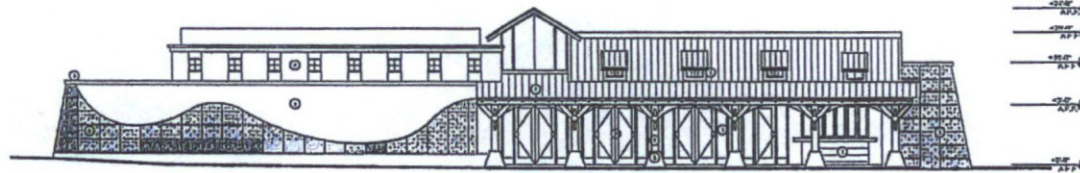


ENERGY STATION ELEVATIONS

SCALE 1/4" = 1'-0"

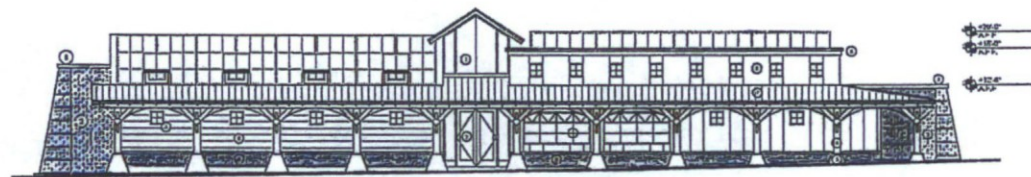
GENERAL STORE ELEVATION KEY NOTES

- ① WINDOW SLAB
- ② DOOR
- ③ GABION STONE TALL
- ④ WOOD COLUMN
- ⑤ CONCRETE COLUMN
- ⑥ WEATHERED STEEL ON BOWTIE FORM CONCRETE
- ⑦ STAINLESS STEEL ROOF
- ⑧ CONCRETE CORNER
- ⑨ BOARD-ON CONCRETE OR WEATHERED STEEL
- ⑩ SOLAR PANELS



BACK - NORTH ELEVATION

SCALE 1/4" = 1'-0"



FRONT - SOUTH ELEVATION

SCALE 1/4" = 1'-0"

ATTACHMENT #15

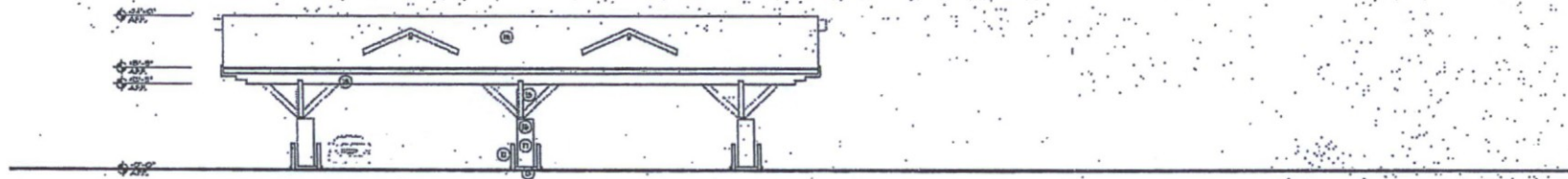
Dynamite & Pima - Rezoning Application
Scottsdale, Arizona

ELEVATIONS

06.22.15

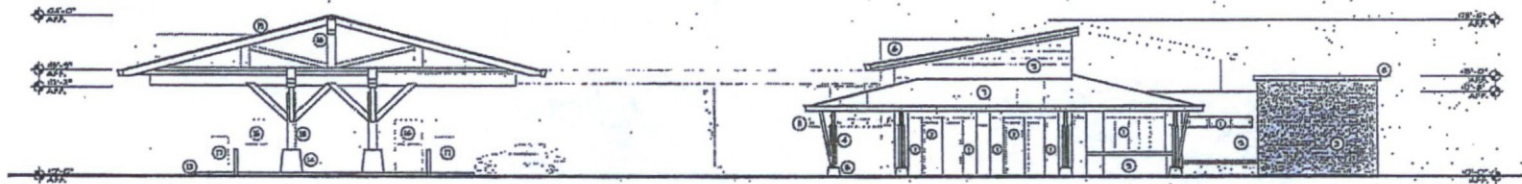
PUMP STATION ELEVATION KEY NOTES:

- (1) BOLLARD
- (2) CURB
- (3) GASTON STONE COLUMN WRAP
- (4) BOOD COLUMN
- (5) GASTON/DOGS/SELECTING PUMP
- (6) WASTE + RECYCLING BIN
- (7) BOOD TREMBLE/PS
- (8) CORRUGATED METAL ROOF



GENERAL STORE ELEVATION KEY NOTES

- (1) BRICK/CLADDING
- (2) DOOR
- (3) GASTON STONE WALL
- (4) BOOD COLUMN
- (5) CONCRETE COLUMN BASE
- (6) WEATHERED STEEL OR BOARDFORM CONCRETE
- (7) STANDING SEED ROOF
- (8) CONCRETE GUTTER
- (9) BOARDFORM CONCRETE OR WEATHERED STEEL
- (10) SOLAR PANELS
- (11) WOOD TRUSS

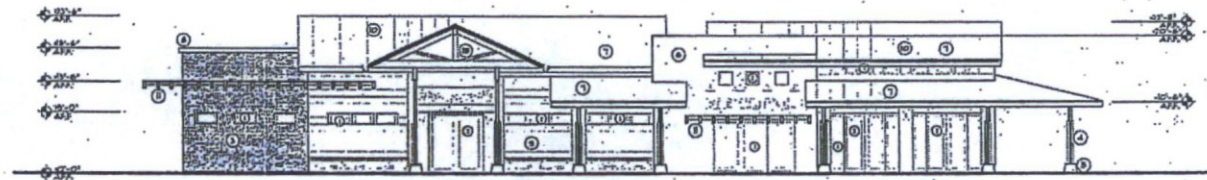


ENERGY STATION ELEVATIONS

SCALE: 1/8" = 1'-0"

SIDE - EAST ELEVATION

SCALE: 1/8" = 1'-0"



FRONT - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Dynamite & Pima - Rezoning Application
Scottsdale, Arizona

PRELIMINARY ELEVATIONS

6.22.15 SWABACK PARTNERS LLP
ARCHITECTS

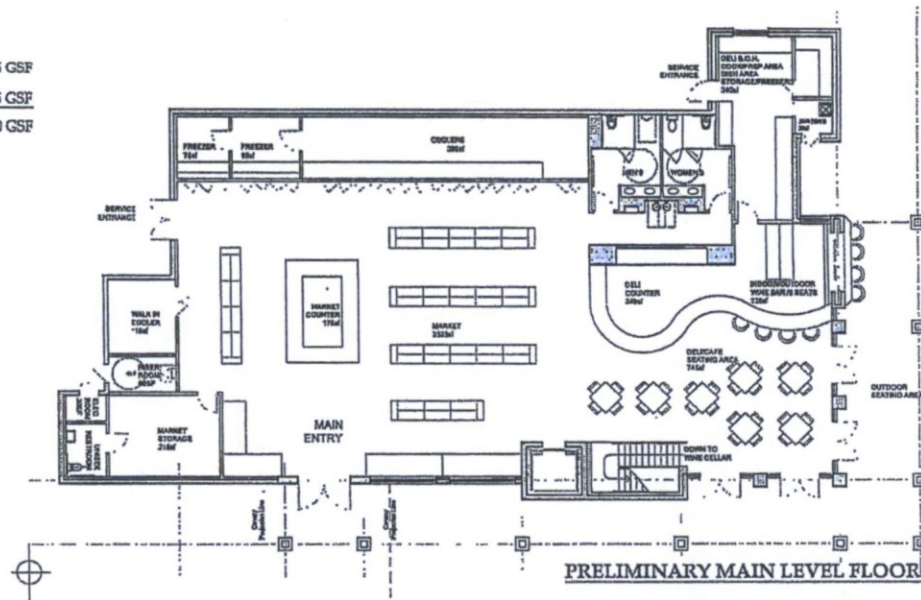
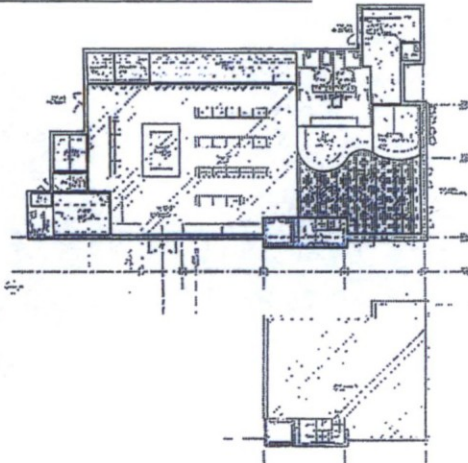
PRELIMINARY PROJECT INFORMATION

APN: 216-70-006-M AREA: MAIN LEVEL 6515 GSF
 ADDRESS: 8738 E DYNAMITE BLVD LOWER LEVEL 1965 GSF
 SCOTTSDALE 85266 TOTAL BLDG 8470 GSF

ESTIMATED PROJECT DESIGN OCCUPANCY CALCULATIONS

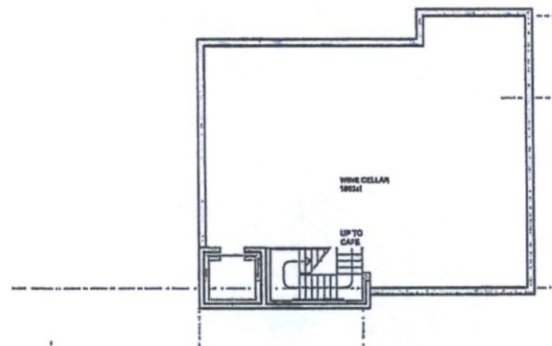
MERCANTILE			
 AREAS ON OTHER FLOORS	30 GROSS	= 2525SF/30 = 84 occ.	1965SF/30 = 65.5 occ.
 STORAGE	300 GROSS	= 395SF/300 = 1.3 occ.	75SF/300 = 1.0 occ.
		90SF/300 = 1.0 occ.	220SF/300 = 1.0 occ.
		250SF/300 = 1.0 occ.	
 KITCHEN	200 GROSS	= 355SF/200 = 1.8 occ.	240SF/200 = 1.2 occ.
		220SF/200 = 1.1 occ.	
 MECHANICAL/EQUIPMENT	300 GROSS	= 30SF/300 = 1.0 occ.	30SF/300 = 1.0 occ.
		60SF/300 = 1.0 occ.	
 BUSINESS			
UNCONCENTRATED (TABLES AND CHAIRS)	15 NET	= 745SF/15 = 49.7 occ.	
TOTAL OCCUPANT COUNT		= 211.6 occ.	

KEY PLAN: OCCUPANT SEPARATION



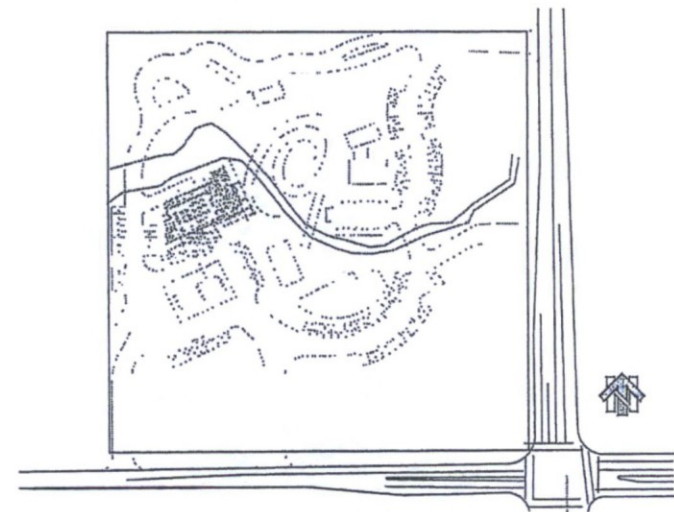
PRELIMINARY MAIN LEVEL FLOOR PLAN

SCALE 1" = 10'-0"



PRELIMINARY LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



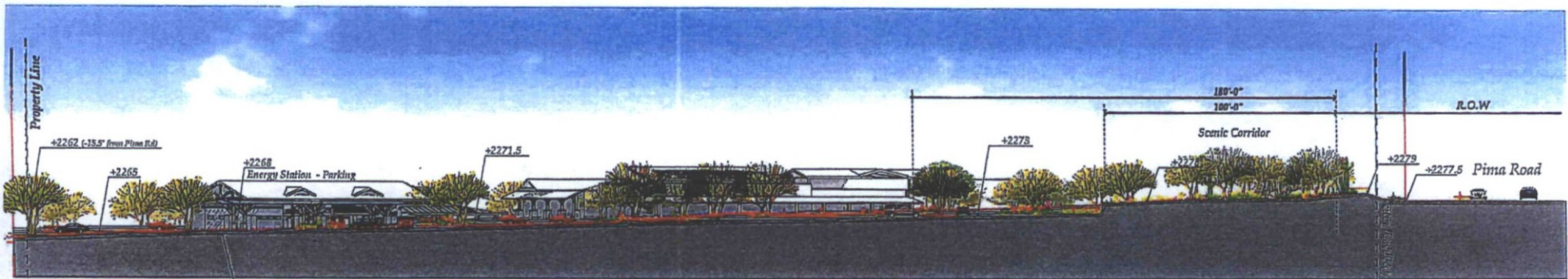
PRELIMINARY SITE PLAN PORTION

SCALE NTS

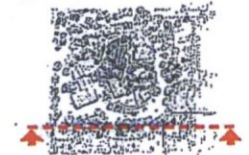
PRELIMINARY FLOOR PLANS

Dynamite & Pima - Use Permit Application
 Scottsdale, Arizona

June 2015  **SWABACK PARTNERS** LLC
 10000 N. 19th Avenue, Suite 100, Scottsdale, AZ 85260



East / West Site Section
Scale 1"=20'-0"



North / South Site Section
Scale 1"=20'-0"



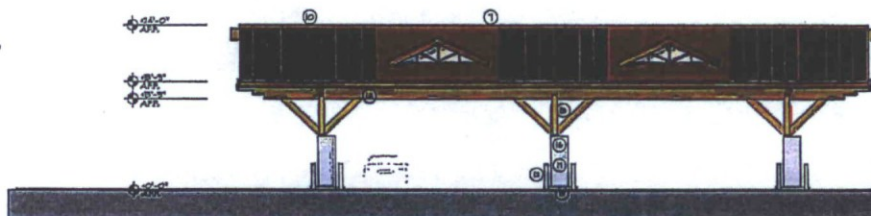
Site Sections

Dynamite & Pima - Use Permit Application
Scottsdale, Arizona

June 2015 DYNAMITE & PIMA

PUMP STATION ELEVATION KEY NOTES

- ① DOLLARD
- ② CORN
- ③ GABION STONE COLUMN WRAP
- ④ WOOD COLUMN
- ⑤ GARANTSPROBELECTRIC PUMP
- ⑥ GATE + RECYCLING BIN
- ⑦ WOOD TRUSS/BEAMS
- ⑧ CORRUGATED METAL ROOF



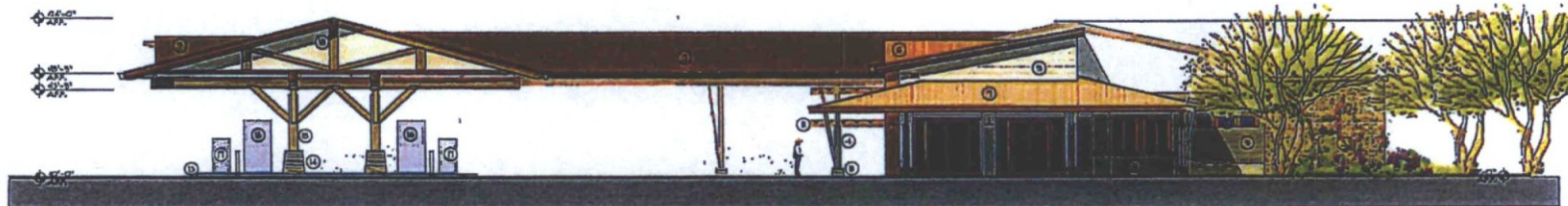
general store beyond

ENERGY STATION ELEVATIONS

SCALE 1/8"=1'-0"

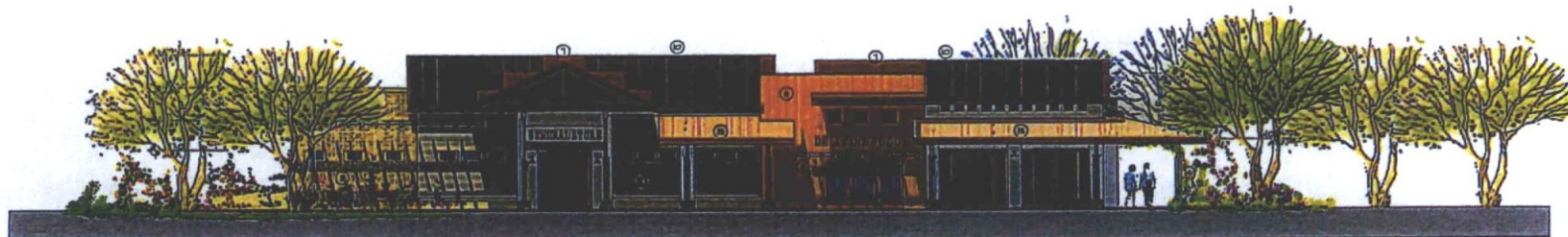
GENERAL STORE ELEVATION KEY NOTES

- ① WINDOWGLAZING
- ② DOOR
- ③ GABION STONE WALL
- ④ WOOD COLUMN
- ⑤ CONCRETE COLUMN DOME
- ⑥ REINFORCED STEEL OR BOARDFORM CONCRETE
- ⑦ STANDING REDD ROOF
- ⑧ CONCRETE CORNER
- ⑨ BOARDFORM CONCRETE OR REINFORCED STEEL
- ⑩ SOLAR PANELS
- ⑪ WOOD TRUSS



SIDE - EAST ELEVATION

SCALE 1/8"=1'-0"



FRONT - SOUTH ELEVATION

SCALE 1/8"=1'-0"

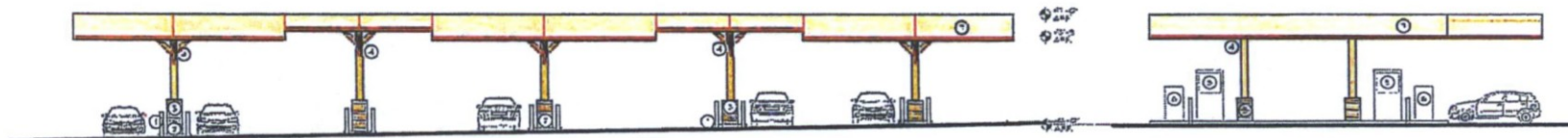
Dynamite & Pima - Use Permit Application
Scottsdale, Arizona

PRELIMINARY ELEVATIONS

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Architect, Planning, and Construction

PUMP STATION ELEVATION KEY NOTES

- ① SILLARD
- ② CURB
- ③ GLASS-TO-STONE COLUMN GROUP
- ④ STEEL COLUMN
- ⑤ GLASS-TO-STONE-ELECTRIC PUMP
- ⑥ GLASS-TO-STONE-ELECTRIC PUMP
- ⑦ METAL PAVEMENT



ENERGY STATION ELEVATIONS

GENERAL STORE ELEVATION KEY NOTES

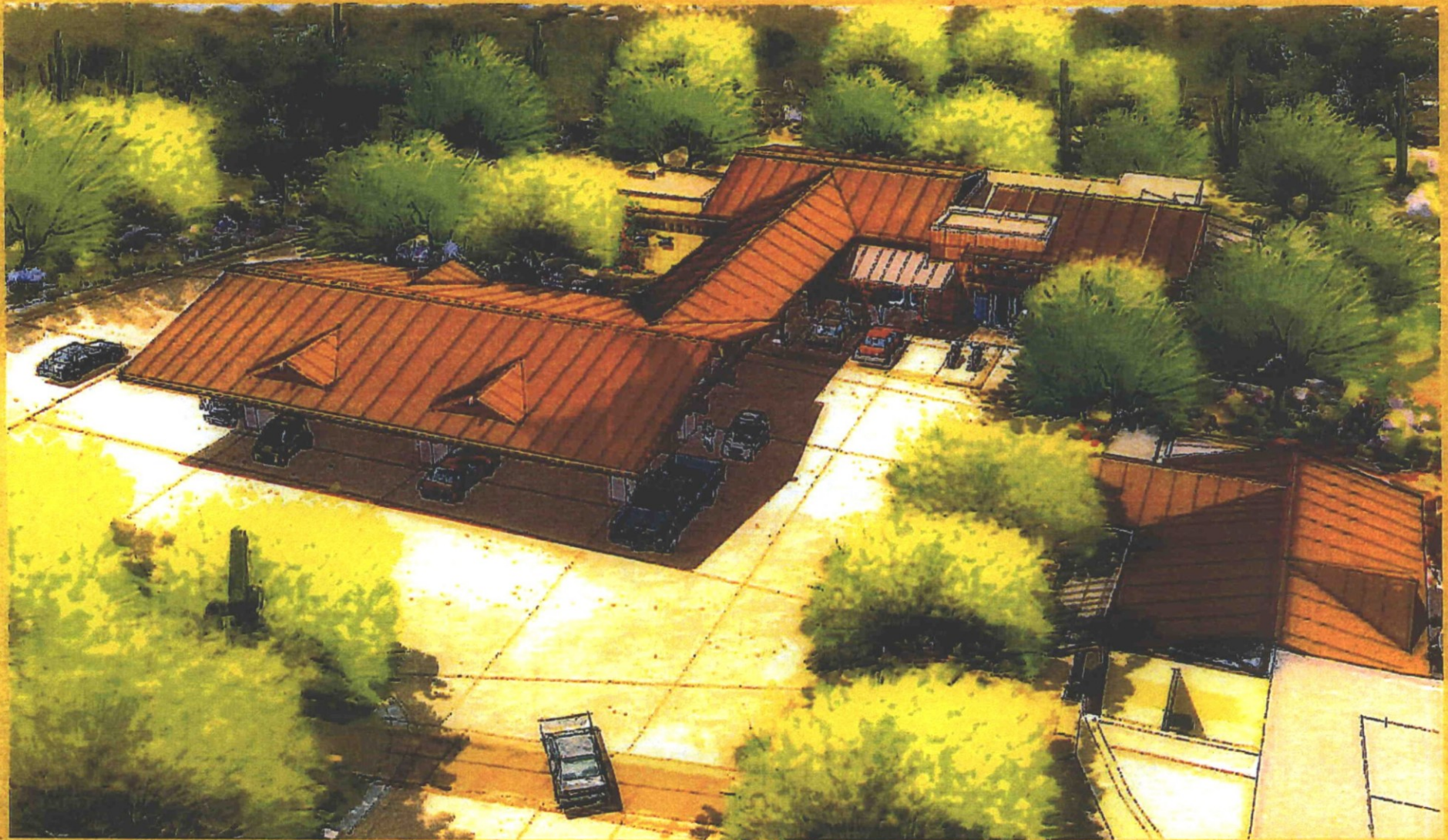
- ① WINDOW GLAZERS
- ② DOOR
- ③ GLASS-TO-STONE WALL
- ④ BRICK COLUMN
- ⑤ CONCRETE COLUMN BASE
- ⑥ WEATHERED STEEL OR BRICK-TO-CONCRETE
- ⑦ STANDING SEAM ROOF
- ⑧ CORRUGATED CORRUG
- ⑨ BRICK-TO-CONCRETE OR WEATHERED STEEL
- ⑩ SOLAR PANELS



BACK - NORTH ELEVATION



FRONT - SOUTH ELEVATION



Pima & Dynamite
Scottsdale, Arizona

Perspective: General Store

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Pima & Dynamite
Scottsdale, Arizona

Perspective: Patio Area

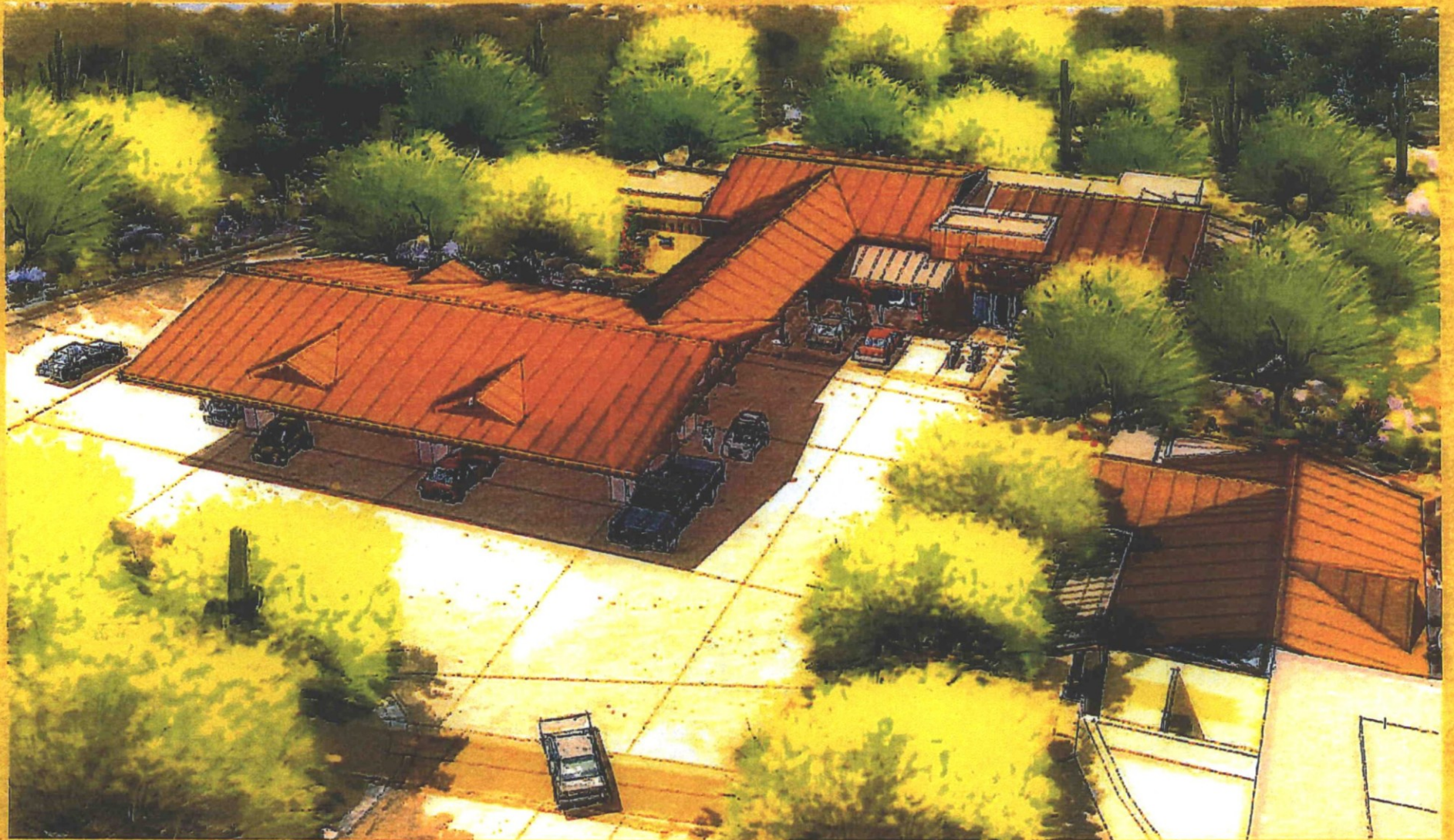
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Pima & Dynamite
Scottsdale, Arizona

Perspective: General Store Courtyard

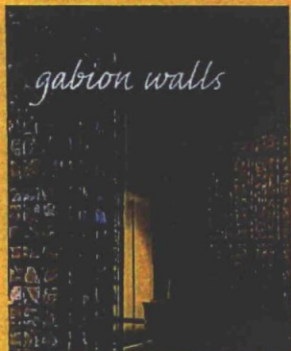
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Pima & Dynamite
Scottsdale, Arizona

Perspective: General Store

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gabion walls



weathered steel



shade features

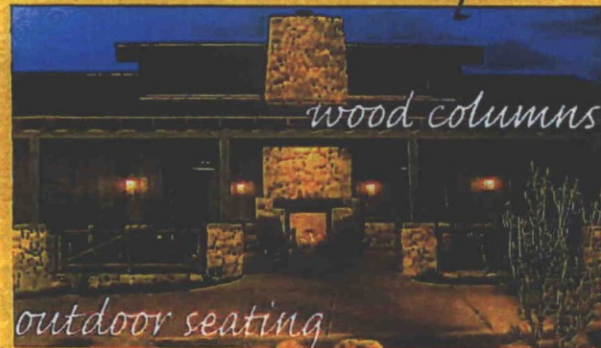
rustic architecture



natural landscape



outdoor spaces



wood columns

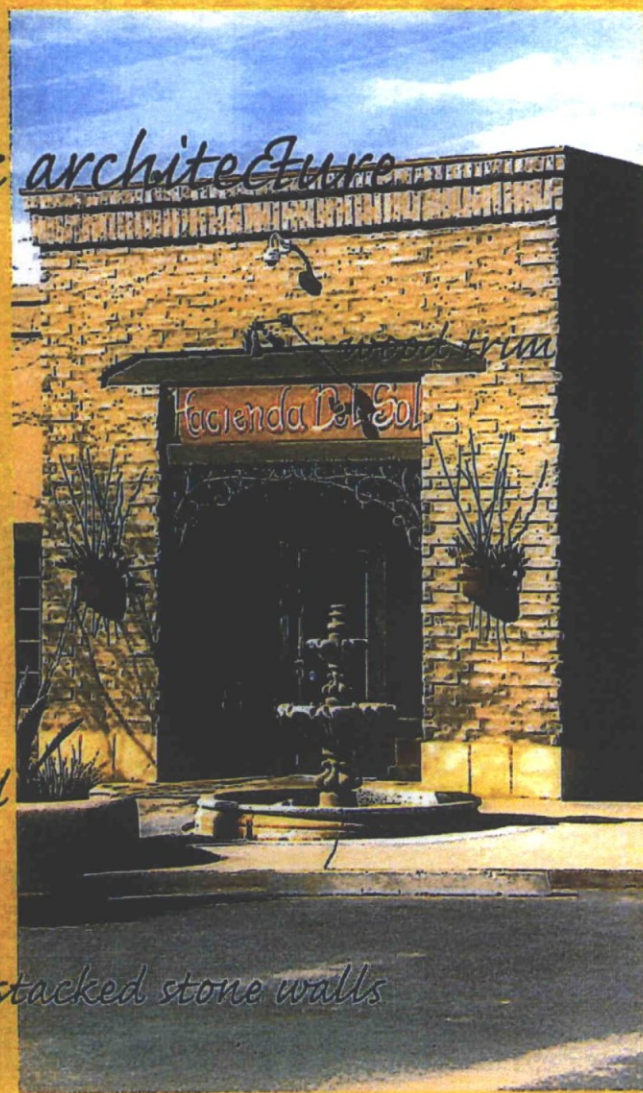
outdoor seating



inviting spaces



cor-ten steel



Character Studies: Architecture

Pima & Dynamite
Scottsdale, Arizona

JUNE 2015

SWABACK PARTNERS
Architecture - Planning - Interior Design

cor-ten steel

wood trim

stacked stone walls

natural landscape

weathered steel

wood finishes

shade features

rustic architecture

inviting spaces

Pima & Dynamite
Scottsdale, Arizona

Character Studies: Architecture

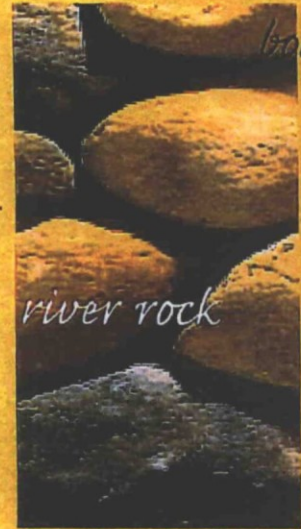
JUNE 2015



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Architecture • Planning • Interior Design



decomposed concrete



river rock



board formed concrete



adobe block



porous asphalt



cor-ten steel



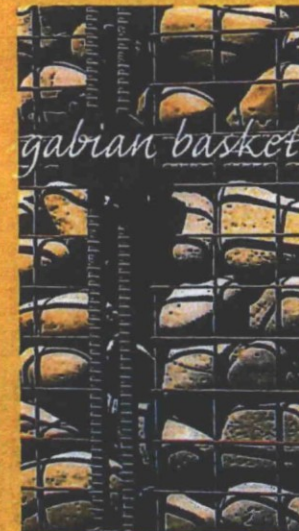
rammed earth



pavers



wood



gabian basket



copper

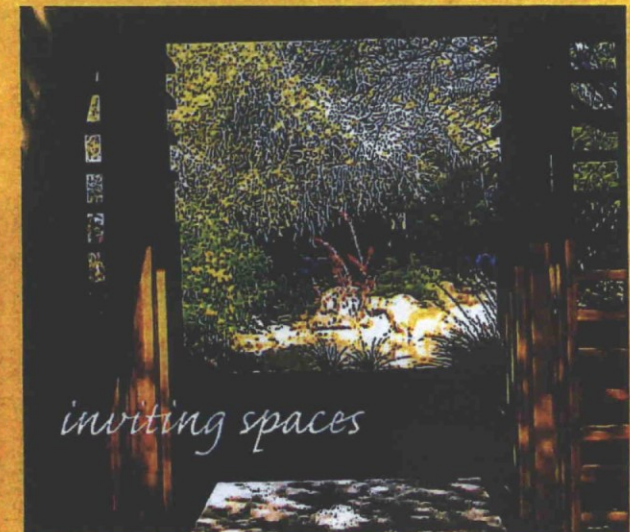
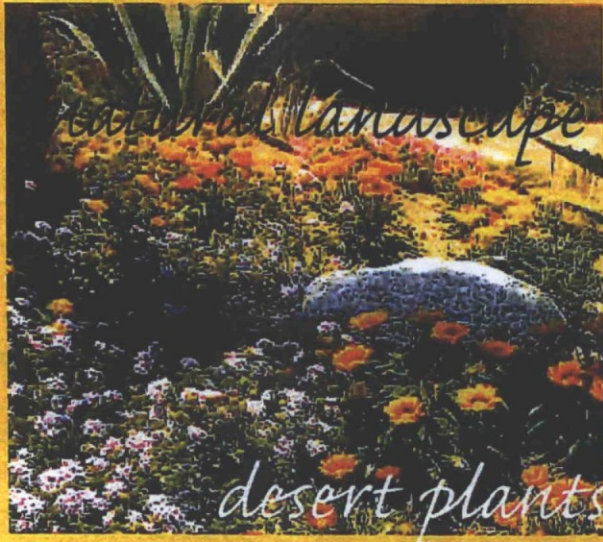


weathered copper

Pima & Dynamite
Scottsdale, Arizona

Character Studies: Materials

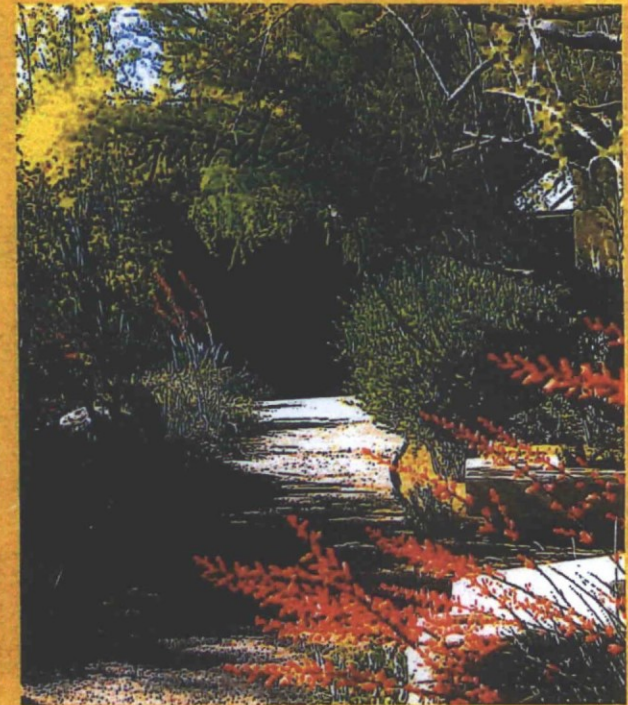
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Pima & Dynamite
Scottsdale, Arizona

Character Studies: Materials

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Pima & Dynamite
Scottsdale, Arizona

Character Studies: Site Landscape

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garden paths



shade structures



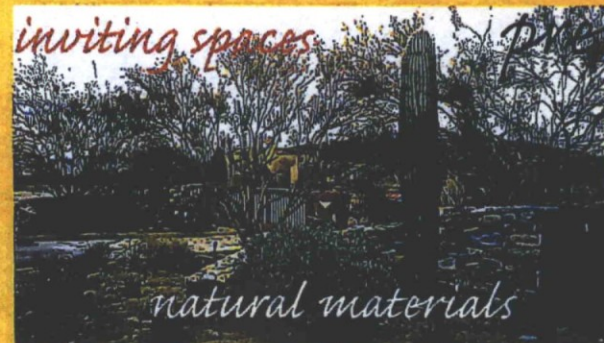
desert gardens

water reclamation



shaded seating

natural colors



inviting spaces

natural materials



water features

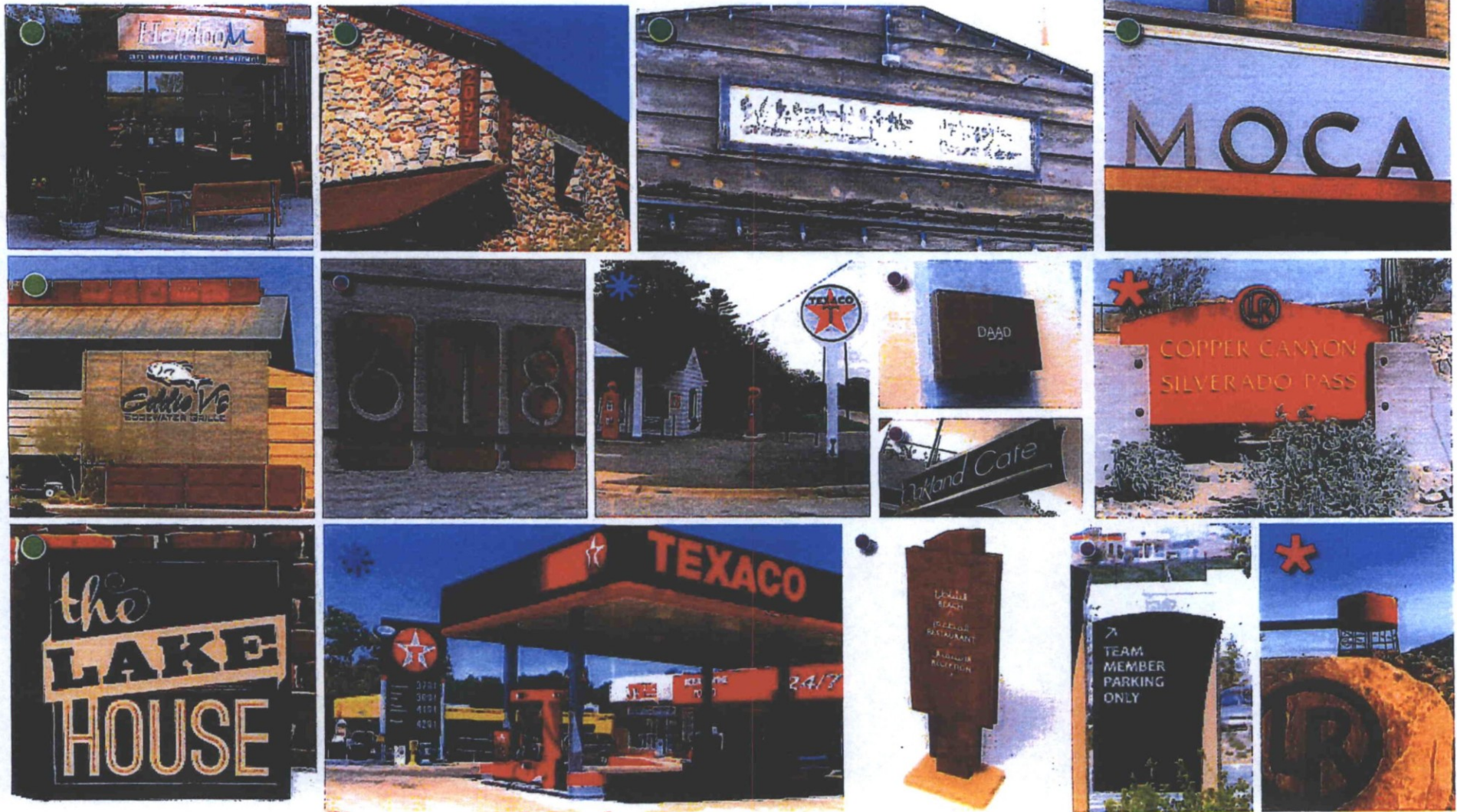


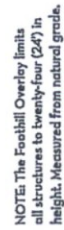
garden paths

Pima & Dynamite
Scottsdale, Arizona

Character Studies: Site Landscape

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Architecture • Planning • Interior Design



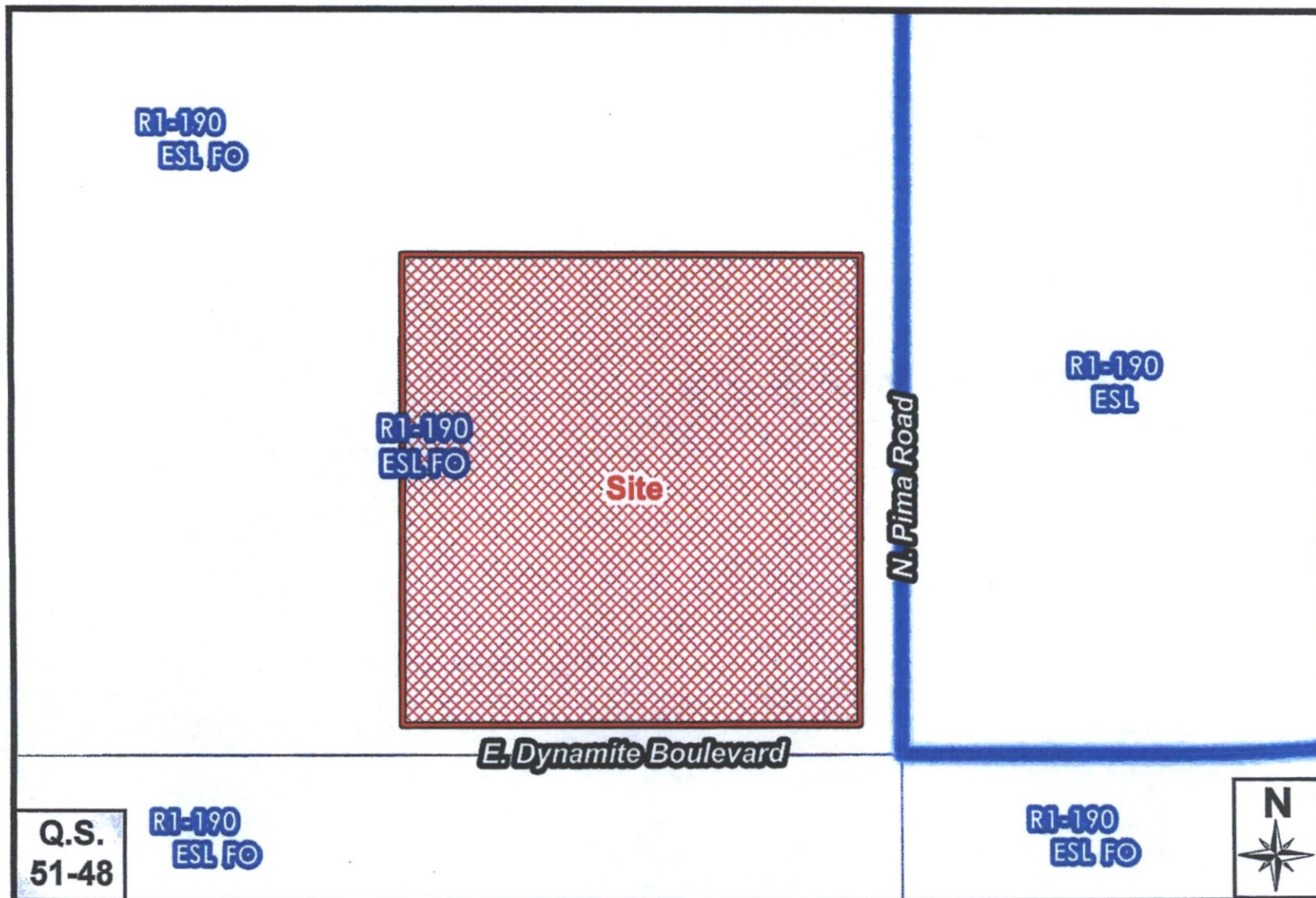


June 2015

Updated: August 2015

Exhibit B to Exhibit 1
Ordinance No. 4229
Page 19 of 19

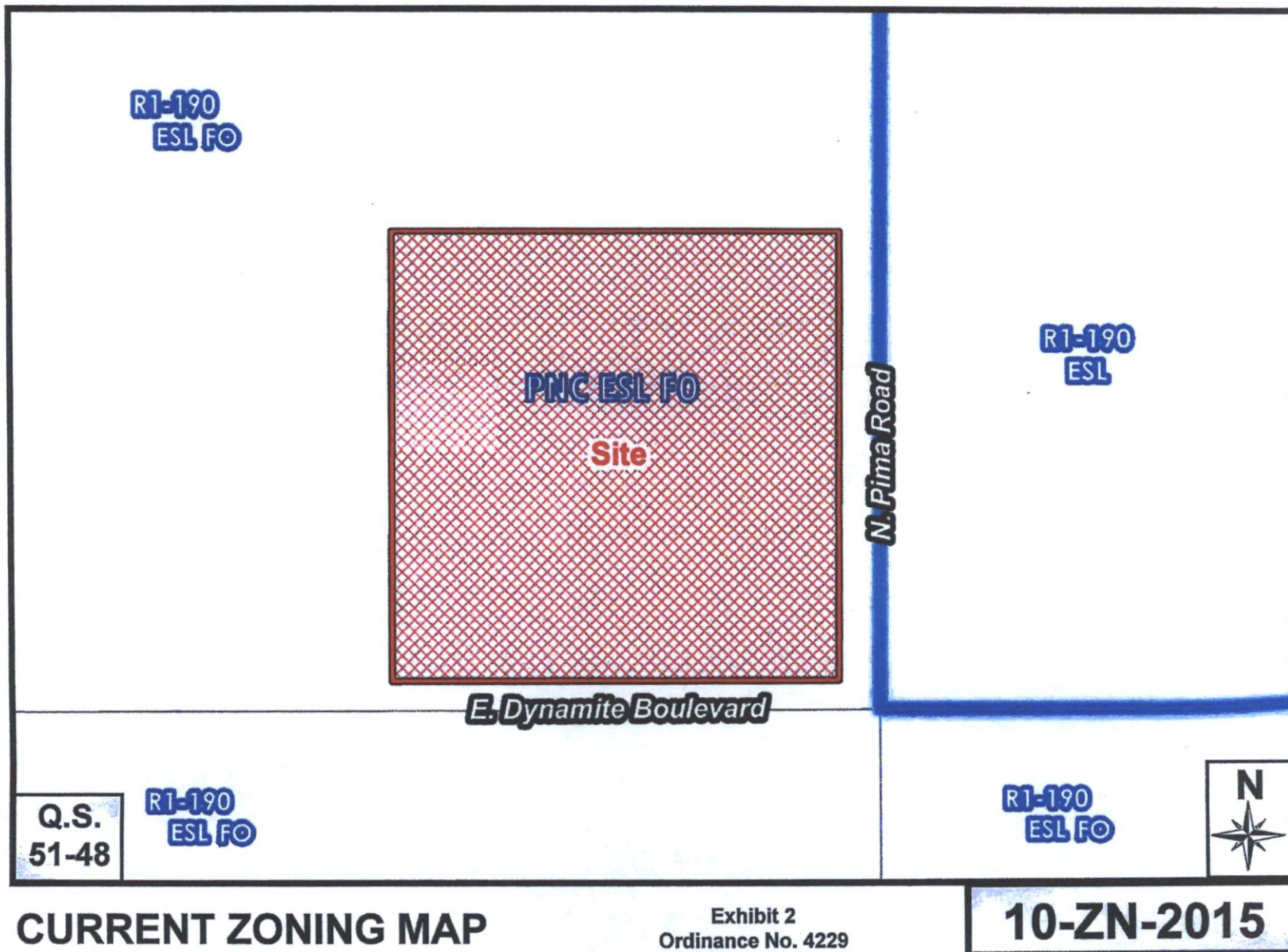
Dynamite & Pima - Rezoning Application
Scottsdale, Arizona



CURRENT ZONING MAP

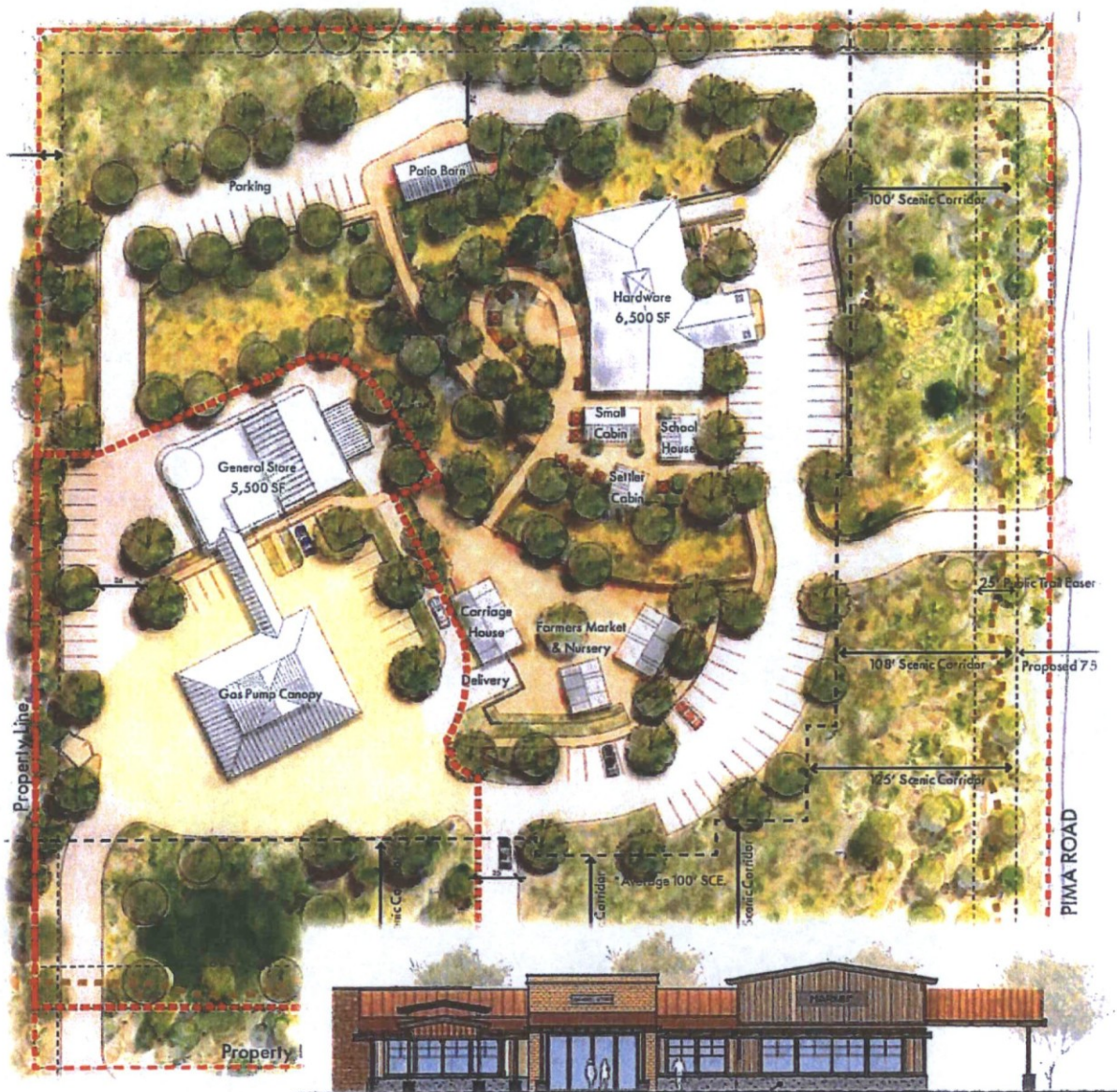
Exhibit 2
Ordinance No. 4229
Page 1 of 2

10-ZN-2015



"THE OUTPOST"

Northwest corner of Pima Road & Dynamite Boulevard
Conditional Use Permit
Project Narrative



Case: # 11-UP-2016
Resubmitted: September 1, 2017

"The Outpost"

Northwest corner of Pima Road & Dynamite Boulevard

Conditional Use Permit - Project Narrative

Case: # 11-UP-2016

Resubmitted: September 1, 2017

Request:

Beus Gilbert PLLC is requesting a Conditional Use Permit on behalf of the property owner Atlas Development LLC to allow for a gas station with an approximately 5,500 square foot market/drive-thru (i.e. coffee, sandwiches, etc.) on an approximately 2.05 acre site (Conditional Use Permit acreage) of an approximately 8.61 acre overall site, which is currently vacant/undeveloped land consisting of one parcel located at the northwest corner of Pima Road and Dynamite Boulevard. In 2015 the property was approved for rezoning to "PNC ESL FO" (Case #: 10-ZN-2015).

The proposed development intends to create a unique project that reflects the western/Sonoran Desert design theme utilizing the latest principles and practices of sustainability and green building design. The applicant is committed to developing a design expression that takes cues from authentic design features and conditions that maintain and enhance the unique community character. Unlike a typical commercial center, this unique project will appear as a rural and authentic design theme that better blends within the context of the surrounding desert setting. The development is set back from a nearby major intersection and further buffered by a scenic corridor that will also contain an eight (8) foot wide stabilized decomposed granite trail along Pima Road and Dynamite Boulevard within a Public Non-Motorized Access Easement.

The current proposed site plan does not include the Hardware Store and the Flower and Garden Shop as a part of the six structures originally shown on the previously approved site plan for Case: 10-ZN-2015. These two (2) structures have been replaced by the structures currently identified on the proposed site plan. The patio barn, carriage house, small cabin, settler cabin, and school house are proposed ornamental secondary structures that are open air and non-air conditioned structures designed to provide shade, interest, and aid in the function of the proposed retail.

Conditional Use Permit Criteria (Section 1.401)

A Conditional Use Permit is required for a gas station in the PNC district. Conditional Use Permits may be granted only after the Planning Commission has made a recommendation and the City Council has found as follows:

11-UP-2016
09/01/17



A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not limited to, the following factors:

- 1) Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

Response:

No excessive or significant noise, smoke, odor, or vibration is anticipated to be generated from the proposed gas station. Pursuant to the City's Gas Station and Convenience Store Design Guidelines, canopy height as measured from natural grade to the lowest point of the canopy fascia will not exceed 13 feet – 9 inches. The canopy lighting will adhere to the levels set forth in the Design Guidelines to prevent any potential glare effects and to keep light output to a minimum. The property is setback from surrounding areas and carefully planned to include extensive buffers to surrounding areas through dedicated right-of-way, scenic corridor, a public trail easement, and landscape buffers.

- 2) Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response:

The minor arterial intersection of Pima and Dynamite is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on minor arterial roads. The proposed development includes a range of support services that would allow for shorter automobile trips given its location near numerous master planned communities and promotion of a balance of land uses in a neighborhood that lacks neighborhood commercial opportunities. The land use integration creates a balance of uses appropriate for neighborhood services within residential communities that promote reduction of vehicle trips, air pollution, and resource consumption.

B) The characteristics of the proposed conditional use are reasonably compatible with the types of uses in the surrounding areas.

Response:

The area includes a variety of more intense and comparable uses traditionally found in rural residential neighborhoods. To the north along Pima Road, is a 25-acre public charter school property known as Freedom Academy North. West along Dynamite, is a large ranch facility with a series of large metal stables and active riding facilities. Further, the property is near a host of master planned communities and residential subdivisions that include Troon, Troon North, Estancia, and Desert Highlands. The property is adjacent to a major utility corridor with towers reaching well over 100 feet in height, as well as two regional arterial roads (Pima and Dynamite) that serve as two of the highest capacity roadways north of the Loop 101 providing vehicular connectivity from the 101 to Carefree and from Phoenix to Fountain Hills.



C) The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Response:

Section 1.403.H prescribes development standards specifically related to the physical structures and site improvements of an automotive service station with the intent to mitigate the effects of those occurrences identified above.

Section 1.403.H Gas Stations

- 1) The application shall include detailed landscape plans showing plant, type, size, and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.

Response:

A landscape plan has been included as part of this request that not only meets the above noted criteria, but exceeds the open space calculations with the preservation of the scenic corridors along Pima and Dynamite. Additionally, there will be lush landscaping that will be meticulously maintained in keeping with the design philosophy of the project and the owner/operator's commitment to establishing and sustaining a premier neighborhood amenity.

- 2) All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.

Response:

The development will be a distinctive, small-scale environmentally sensitive fueling opportunity consistent with the goals and strategies of the Desert Foothills Character Plan and in conformance with the Gas Station and Convenience Store Design Guidelines. Supporting graphics included with this application demonstrate the applicant's commitment to promoting a quality building design that enhances and maintains the area's rural lifestyle and desert character. The gas canopy has been integrated to provide a connection to the roof of the main structure (General Store). The consideration of the character of the surrounding area will provide for a development with design features that blend seamlessly within a desert setting. The renderings submitted for structures will be within reasonable conformity.



- 3) All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.

Response:

The lighting for this service station will be concealed and attached to the main structures and will be flush mounted with the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote "dark skies".

- 4) The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.

Response:

The site plan has been designed in compliance with this requirement.

- 5) A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.

Response:

Ownership feels that a planting screen is not necessary given the landscape buffers and setbacks provided in conjunction with the rural nature of the surrounding context. The gas canopy is situated so that it will be screened from the adjacent residentially zoned properties.

Conformance with Additional Ordinances, Policies, and Design Guidelines

In addition to the above required criteria for Conditional Use Permit we are further providing the following responses below to demonstrate how this proposal conforms to additional related policies and design guidelines by providing an exemplary development.

Conformance with the Foothills Overlay Development Standards

This proposal is in conformance with the intent of the Foothills Overlay Development Standards by providing a design that fulfills the essence of a development that responds to the characteristics of the Sonoran desert. The result of these standards and design produces a low impact development that relates to the preservation of the desert and blends the form of buildings and materials into the desert environment. These considerations minimize visual impact of buildings, conserves and retains the character of the natural desert, encourage innovative design and construction techniques, landscaping, and maintaining significant open spaces.



- A. Conserve the character of the natural desert.

Response:

The proposed development conserves the natural desert to a great extent by providing large amounts of undisturbed or revegetated open space and natural features such as the wash traversing the site.

- B. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response:

The location, intensity, pattern, design, construction techniques, and materials of development and construction will all be controlled as to produce minimal impacts to the site and surrounding area.

- C. Retain the visual character of the natural desert to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping.

Response:

All aspects of the proposed development take into strong consideration the character of the desert environment. The regulation of building mass location, colors, materials; grading location, design and treatment; and landscaping were all carefully planned and selected to blend with and retain the visual character of the surrounding desert.

- D. Maintain significant open spaces which provide view corridors and buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.

Response:

A significant amount of open space will be maintained throughout the development as well as a natural wash that provides view corridors and buffers, protects prime wash habitats, and maintains the unique desert setting.

- E. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.

Response:

The preservation of much of the site in a natural or revegetated state provides for protection of the area's rural character and to neighboring properties.



- F. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

Response:

Innovate planning, design, and construction techniques have been utilized that respond to and preserve to a great extent the character of the surrounding sensitive environment.

Conformance with the Environmentally Sensitive Lands District (ESL)

The proposed development meets the purpose and intent of the ESL District which is to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

Response:

The proposed development is safe and provides protection to people and property. The site will be constructed and maintained in a manner consistent with ESL development. The proposal contains natural and revegetated landscapes while also minimizing asphalt surface area. The site provides the required amount of retention and the natural features of this site do not pose any hazardous conditions or threats.

- B. Protect and preserve significant natural and visual resources. Such resources include but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

Response:

A majority of the proposed development would remain in a natural state, maintaining large open spaces, native landscaping, minimal asphalt, and scenic corridor along both major roadways providing a buffer to development, pedestrian activity, and nearby traffic. The main natural features of the site is a natural wash and raw desert land both of which will be preserved within the open spaces of the project. There are no known wildlife corridors located within the property, though open space and landscaping would provide for buffers to wildlife in the area.

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- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible uses.

Response:

The proposed development encourages sustainability through the overall design and construction methods. The proposed uses are appropriate and will not have a detrimental effect on renewable and non-renewable resources. Water quality, air quality, soils, and natural vegetation will all benefit from the large amounts of undisturbed or revegetated open space and opportunities for alternative modes of transportation.

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

Response:

The proposed development provides the community goods and services to nearby residents, newly constructed street improvements, and an eight (8) foot wide sidewalk and stabilized decomposed granite trail. The construction of a new trail will provide alternative modes of transportation. Collectively, these sustainable features provide a reduction in trip generation for the nearby community. As a result, a more sustainable trip generation will reduce costs to public services and facilities in the ESL District. Additionally, the development impact is minimized through siting, opens pace, and landscaping.

- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

Response:

The proposal provides an abundance of natural desert character through carefully planned open space throughout the site. A scenic corridor setback of a minimum of 90' and up to 125' has been provided along Pima Road and Dynamite Boulevard that provides open space and a buffer to development and traffic while simultaneously providing connections through the development. In addition, the site plan maintains natural desert open space, natural features, and native landscaping throughout the open spaces within the development. The combination of these areas provides meaningful open space that protects and sustains the character of the area and provides a sustainable well design addition to the community.

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- F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

Response:

The proposed project celebrates the cultural and historic assets of the local environment through dedication to an exceptional site design, building design, and use of authentic materials that resemble the historical characteristics of the Sonoran Desert. The proposed plan promotes rural characteristics that make the area appealing while also providing services and amenities that reflect the needs of nearby residents and visitors such as a new trail and trailer parking.

- G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

Response:

A drainage study was submitted with this request that identifies the required criteria related to environmental conditions such as drainage. This proposal satisfies the City requirements which would mitigate any probable development impacts.

- H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

Response:

The proposal provides an environmentally responsible and carefully planned development that blends within the context of the desert. The plan provides large amounts of area designated as undeveloped and revegetated Natural Area Open Space as to preserve much of the site in a natural state. In addition, the development is set back from a major intersection by means of a scenic corridor which will help to mitigate visual impacts of development. The materials and colors were specifically selected to blend with the context of the surrounding desert and its historical characteristics.

- I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

11-UP-2016
09/01/17



Response:

The proposal retains the visual character of the natural landscape by preserving much of it in a natural or revegetated state and providing an abundance of open space throughout the site plan. The landscape plan will utilize revegetation techniques and use of native trees, plants, shrubs, and groundcover. Furthermore, the development is setback further from the major intersection and roadways to provide a buffer and visual relief.

- J. Maintain significant open spaces which provide view corridors, buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

Response:

This proposed plan seeks to preserve the natural state of the site to the best extent possible. The scenic corridor along both roadways will remain in a natural state and serve as a buffer to the remainder of the site maintains and various open spaces and setbacks that provide a rural and natural setting. The site maintains a wash that traverses the center of the site as a prominent natural feature. The combination of the allocated open spaces, buffers, and landscaping preserve the desert setting to a great extent.

- K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the overall economic goals of the city.

Response:

The proposed plan meets the development requirements of the applicable zoning district and overlays. It also provides opportunities for quality goods and services for residents and visitors, as well as producing revenue for the city.

- L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

Response:

The proposal provides innovative planning, materials, design, and construction techniques appropriate for the ESL area. Various setbacks, open spaces, buffers, landscaping, maintaining of natural features, and maintaining of undisturbed desert land that is valued and blends with the surrounding Sonoran Desert. Future construction will minimize disturbances to natural desert and also locates buildings away from the roadways to minimize visual impact.

11-UP-2016
09/01/17



Conformance with City of Scottsdale Sensitive Design Principles

1. The design character of any area should be enhanced and strengthened by new development.

Response:

The proposed building design takes into consideration the distinctive qualities and character of the surrounding Sonoran Desert and incorporates these qualities into its design. Features such as: colors, materials, landscaping, site design, and other considerations reflect a commitment to protecting the sensitivity design in the area.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:

Response:

The proposed plan has taken careful consideration of the siting of the development by placing the structures back from the roadways and intersection by way of a scenic corridor. The site further preserves a major natural wash and disturbed and revegetated landscape.

3. Development should be sensitive to existing topography and landscaping.

Response:

The development preserves the existing topography and landscaping by preserving large amounts of undisturbed or revegetated open spaces and buffers while also maintaining major natural features such as the wash that runs through the site. The site plan and design reflect the character of the surrounding topography and landscape of the rural desert.

4. 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.

Response:

The overall site design minimizes the overall disturbance to the site while carefully preserving the existing washes and natural features that continue the rural desert character. The site design preserves large scenic corridors, open space, and landscape buffers

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

Response:

The preservation and revegetation of natural desert landscape and scenic corridor in conjunction with the overall design maintains the protection of the Sonoran desert character that will continue to promote the existing natural habitats and ecological processes with minimal disturbance.

11-UP-2016
09/01/17



6. 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.
 - a. Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response:

The proposed development provides prominent scenic corridors that enhance the public realm along both major roadways as well as mitigates the development's impact. In addition, the development will be providing natural open space and a multi-use trail along both major roadways. The site design, high quality materials, landscaping, and property improvements further blend with the surrounding context that conveys the design expectation of the area.

7. 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.

Response:

Alternative modes of transportation are highly encouraged throughout this development. The multi-use trails within the scenic corridors provides for pedestrian, bicycling, and equestrian transportation integrated within the site and surrounding pedestrian and major transportation networks.

8. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - a. 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.

Response:

The pedestrian connections and experience were a primary element of consideration during the site layout. The site provides alternative access for pedestrians along the major roadways by means of a new trail buffered by a large scenic corridor. This landscaped scenic corridor ranges from 90'-125' providing a buffer and exceptional pedestrian access and experience through human scaled shelter and shade.

11-UP-2016
09/01/17



9. Buildings should be designed with a logical hierarchy of masses:

- a. To control the visual impact of a building's height and size
- b. To highlight important building volumes and features, such as the building entry.

Response:

All proposed buildings within the site are single story including the gas canopy. The elevations include a logical hierarchy of varying building masses that highlight important features. Materials with a natural and authentic feel such as reclaimed wood siding and rusted seam roofing further blend the buildings within the context of the natural setting.

10. The design of the built environment should respond to the desert environment:

- a. Interior spaces should be extended into the outdoors both physically and visually when appropriate
- b. Materials with colors and coarse textures associated with this region should be utilized.
- c. 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
- d. Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response:

The building design is a reflection of the characteristics of the desert environment and historic southwestern "general stores". The primary goal of the design was to create a unique development iconic to the southwestern desert and history that easily blends within the natural setting. A variety of high quality materials were chosen based on their relation to the natural desert environment such as: natural stone, reclaimed wood, and rusted corrugated metal. Features such as: roof overhangs, recessed windows, and shade structures further compliment the materials and provide visual interest into the buildings and development.

11. Developments should strive to incorporate sustainable and healthy building practices and products.

- a. Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response:

The development and design take the upmost consideration of the environment by setting the development farther back from the intersection through means of a landscape buffer which minimizes the impact in terms of overall siting and visual impacts from the surrounding major roadways. Furthermore, much of the site design strives to provide a natural desert landscape through preservation or revegetation that maintains the feel of the natural environment. Building techniques will be utilized that



) minimize disturbance to the site to the greatest extent feasible and reflect sustainable qualities.

12. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- a. The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement.
- b. The landscaping should compliment the built environment while relating to the various uses.

Response:

Where landscape is provided within the site revegetation techniques will be utilized. All landscape materials will be native materials indigenous to the region and further compliment the scale, arrangement, and built environment.

13. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- a. Water, as a landscape element, should be used judiciously
- b. Water features should be placed in locations with high pedestrian activity.

Response:

The proposed site design incorporates efficient water use techniques through utilizing and preserving native plants and also a major wash that will conserve and minimize water use as a precious resource.

14. The extent and quality of lighting should be integrally designed as part of the built environment.

- a. A balance should occur between the ambient light levels and designated focal lighting needs.
- b. Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response:

The lighting included in this proposal meets the standards and requirements.

11-UP-2016
09/01/17



15. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- a. Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response:

Any proposed signage will be complementary to the architecture, landscaping, and overall design theme including characteristics of the desert environment. Signage considerations will also include visibility and legibility.

Conformance to Gas Station & Convenience Store Design Guidelines:

1. Mitigate impacts on adjoining uses from site activities by orienting auto repair bay and car wash openings, service and storage areas and refuse enclosures away from public view; orienting drive-through windows, menu boards, and stacking lanes away from residential areas; and displaying items for sale within the main building or within designated areas that are screened from public streets.

Response:

The developments mitigates impacts to adjoining uses from site activities by orienting the overall site development, service areas, and refuse enclosures away from public view and screened from adjacent properties.

2. Discourage buildings whose image is derived solely from applied treatments that express corporate identity. Branding or business identity features not falling under the sign ordinance will be viewed as architectural elements. Business identity, through awnings, accent bands, paint or other applied color schemes, signage, parapet details, or materials, should not be the dominant architecture feature.

Response:

The building design and materials is intended to replicate historical development that blends with the desert context and discourages expression of corporate identity.

3. Canopy integration to building and site walls is desired; multiple canopies or canopies that express differing architectural masses are encouraged. Canopy height should not exceed 13' 9" with the overall height not exceeding 17 feet. Canopy clearance should be clearly indicated. Canopy ceilings should be textured or have a flat finish.

Response:

The gas canopy expresses differing architectural masses and materials to provide visual interest. The canopy height will not exceed 13'9" with the overall height not exceeding 17 feet, as required.



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

Response:

Lighted bands or tubes of corporate color are not proposed.

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

Response:

Gas tank vents are an integral part of the proposed design.

6. Site lighting should minimize direct and reflected glare and excess brightness. Specific canopy lighting details are listed in the complete text of the document.

Response:

Site lighting is contained and directed appropriately minimizing reflected glare or excess brightness.

7. Pump island design should appear well organized and should not contribute to visual clutter. All design elements should be architecturally integrated with other structures on-site (color, material, and detailing); colors should be muted; translucent materials and internally lighted cabinets are discouraged; and a pump island curb or bollard is recommended.

Response:

The gas pump island contains similar architecture and materials as the other structures on site through use of similar design elements such as muted color, material, and detailing. In addition, the gas pump island will include a pump island curb or bollard.

Conformance to Commercial/Retail Design Guidelines:

1. Building frontages (especially those oriented to the street or public areas) should exhibit human scale detail, arcades, pedestrian level display windows, and other openings along ground floor pedestrian areas. Buildings should have a strong visual and pedestrian relationship to the street and public spaces.

Response:

The building frontages exhibit human scale design with pedestrian level display windows and openings along the ground floor. The buildings have a strong visual relationship to the public spaces within and surrounding the site.

11-UP-2016
09/01/17



2. The design of buildings occupying a pad or a portion of a larger building in a planned project should share similar design characteristics. Replication is not necessary, but similar colors, materials, and textures or patterns can unify the design.

Response:

Similar colors, materials, and textures are used for all buildings throughout the site as to replicate historical western design elements and blend within the context of the desert setting.

3. Building entries should be easily identifiable and activate a building frontage, entrances should be located at intervals of 50 feet and no farther than 75 feet.

Response:

Building entries are easily identifiable and connected through a network of landscaped walkways and/or paths.

4. The apparent building mass may be reduced by: variations in roof form and parapet height; clearly pronounced recesses and projections; wall plane off-sets; changes in texture and color of walls; deep-set windows; ground level arcades and second floor galleries/balconies; protected and recessed entries; and vertical accents or focal points.

Response:

The building mass is broken up and reduced through variations in roof form and parapet height, clearly pronounced recesses and projections, changes in color and texture, deep set windows, shaded awnings, and vertical focal points.

5. If a building is required to be set back from the street, a strong pedestrian connection should be provided. Centers should feature a pedestrian space scaled with respect to the size and demands of the particular use and including landscaping shaded areas and seating opportunities.

Response:

The building is set back from the major intersection and provides a strong pedestrian connection. The center of the development provides a pedestrian scaled space, shaded areas, and seating opportunities.

6. Break up surface parking areas and other areas of paved surfaces with landscape planting. In large commercial developments parking should be planning in sub-areas and sub-areas should be separated by a 15-20 foot wide landscaped area. Install curbing at the edges of all planter areas next to parking or traffic areas.

Response:

Surface parking areas are broken up through the use of landscape planting and open space areas.

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09/01/17



7. Shopping carts should be stored within the building or screened with a wall that is integral to the architectural design of the building.

Response:

Shopping carts, if necessary, will be stored within the building or screened with a wall integral to the architectural design of the building.

8. When outdoor sales and display occur, the display area should be well organized, constrained, and not prominent from off-site views.

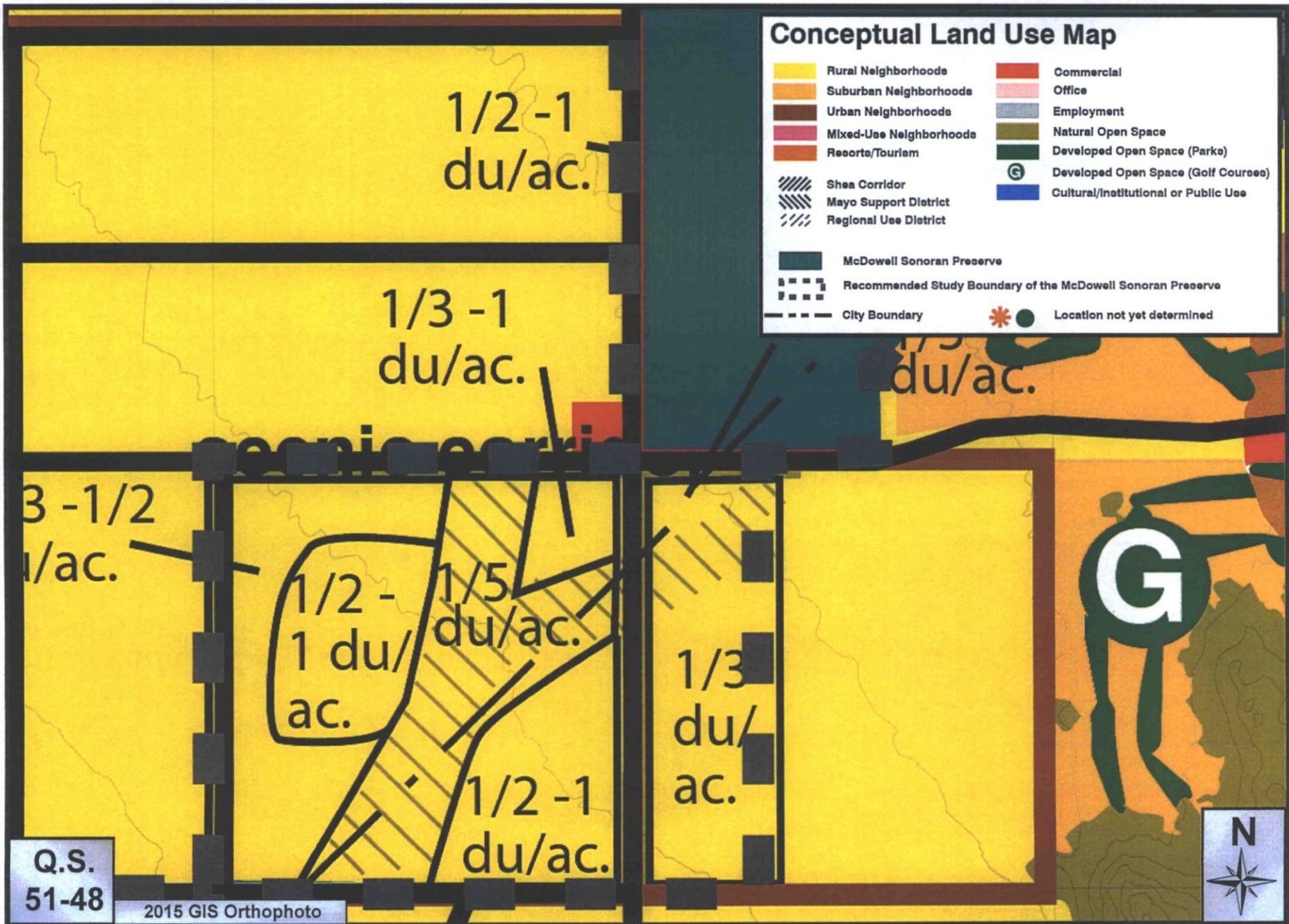
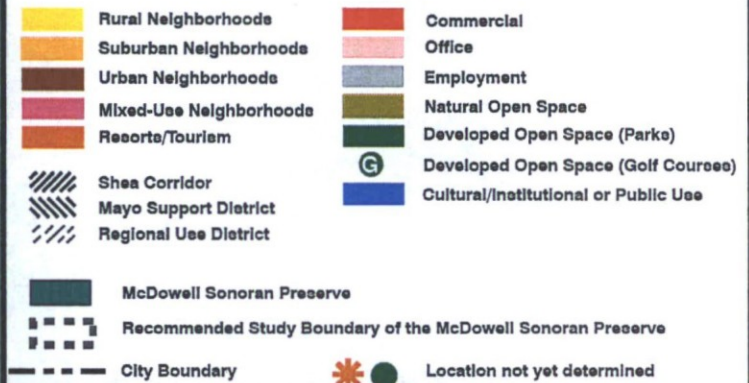
Response:

If outdoor sales displays occur, the display area will be well organized, contained, and not prominent from off-site views.

11-UP-2016
09/01/17



Conceptual Land Use Map



The Outpost CUP

ATTACHMENT 6

11-UP-2016

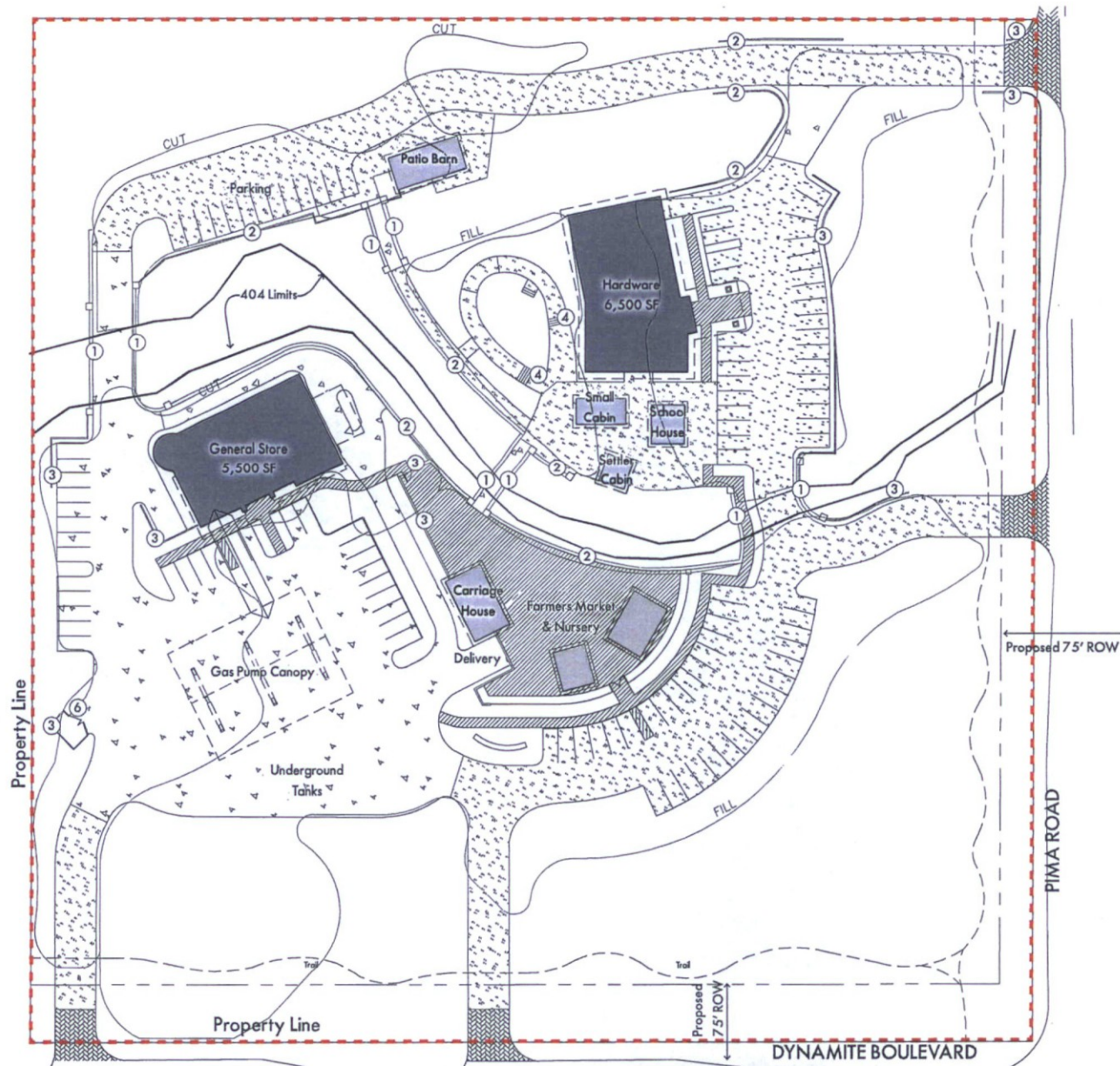


The Outpost CUP

ATTACHMENT 7

11-UP-2016

HARDSCAPE PLAN



- ① GUARD RAILS
- ② RETAINING WALL
- ③ SCREEN WALL
- ④ STEPS
- ⑤ SIGNAGE
- ⑥ GATE

- DECOMPOSED GRANITE
- CONCRETE
- HARD WALKABLE SURFACE
- 25' STRIP OF PAVERS AT ALL ENTRY POINTS
- LANDSCAPING & OPEN SPACE
- PROPOSED BUILDINGS
- PROPOSED OPEN AIR NON-CONDITIONED STRUCTURE



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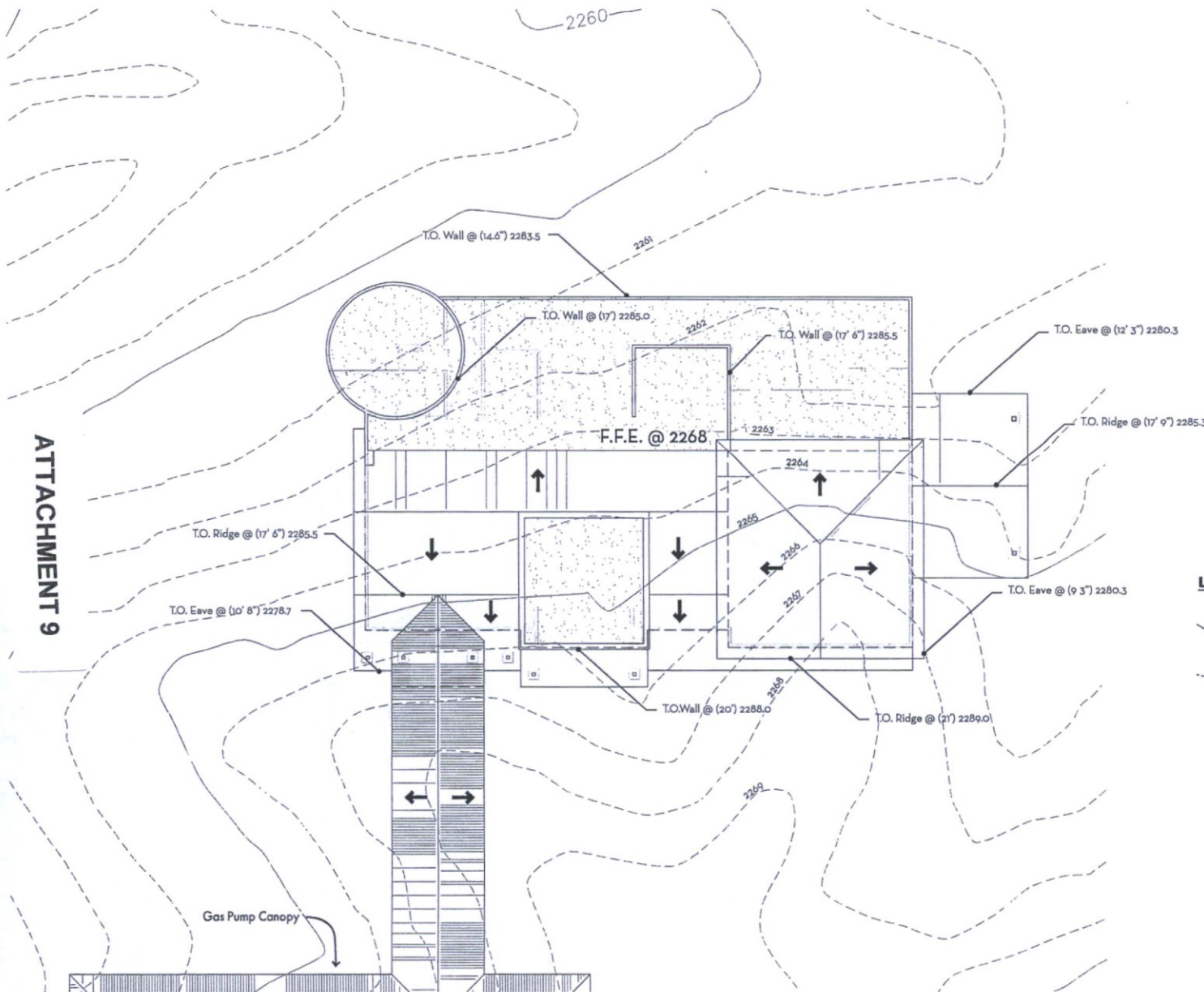
THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

ROOF PLAN HEIGHT & MASSING ANALYSIS

ATTACHMENT 9



LEGEND

- 5' CONTOURS
- 1' CONTOURS



SCALE: 1/8" = 1'



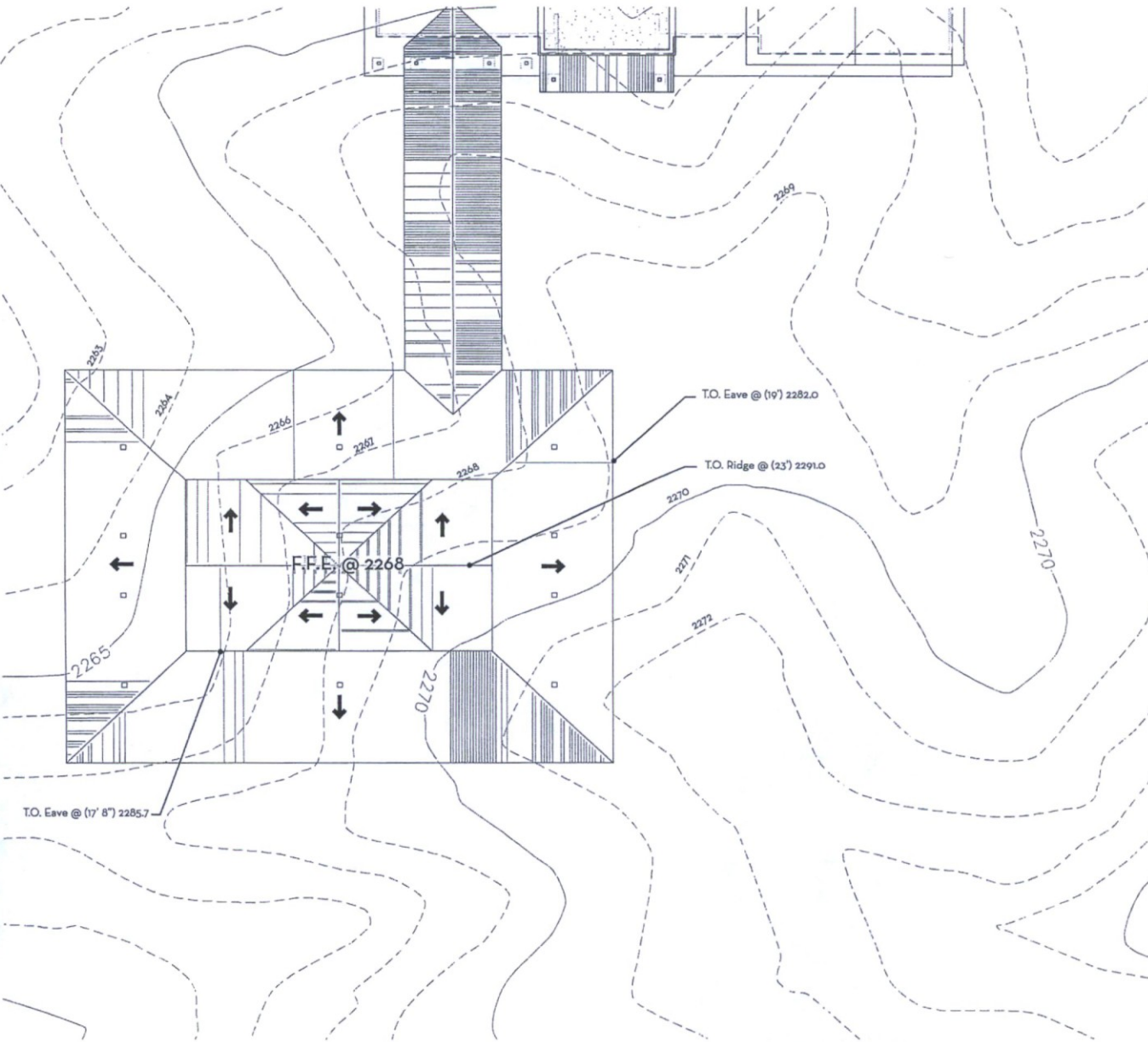
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SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

ROOF PLAN HEIGHT & MASSING ANALYSIS



LEGEND

- 5' CONTOURS
- 1' CONTOURS



SCALE: 1/8" = 1'



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THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT

Response to 11-UP-2016 The Outpost 1st Review Comments: 07/07/17

TRANSPORTATION IMPACT & MITIGATION ANALYSIS
FOR

The Outpost

Northwest corner of Pima Road & Dynamite Boulevard
Scottsdale, Arizona

Prepared for:

Atlas Development Group, LLC
17025 North Scottsdale Road, Suite 190
Scottsdale, Arizona 85255

Prepared by:



*Transportation Impact & Mitigation Analysis
For*

The Outpost

Northwest Corner of Pima Road & Dynamite Boulevard
Scottsdale, Arizona

June 24, 2015
Revised November 18, 2016

UCG Project Number: TR15053

Prepared for:
Atlas Development Group, LLC.
17025 North Scottsdale Road, Suite 190
Scottsdale, AZ 85255

Prepared by:



2803 N. 7th Avenue
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Conducted by Expires 12/31/2018
Keith A. Winney, P.E.
Project Engineer

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Appendix A . . . Traffic Counts
Appendix B . . . Capacity Analyses
Appendix C . . . Review Comment Resolution

I. EXECUTIVE SUMMARY

A. PURPOSE OF THE REPORT

United Civil Group (UCG) was retained by Atlas Development Group, LLC to perform this Transportation Impact & Mitigation Analysis (TIMA) for the proposed development named The Outpost on the northwest corner of Pima Road and Dynamite Boulevard in Scottsdale, Arizona.

This TIMA is a part of the application to the City of Scottsdale for a request for a conditional use permit on an approximate 10-acre parcel. The Outpost development is proposed to include a gasoline station containing 18 fueling positions and an attached 5,500 square foot market. Additionally, an approximate 4,500 square foot restaurant with patio uses and 8,000 square feet of hardware store/hardware uses is planned within the site. Currently, the parcel of land is undeveloped native desert.

UCG performed this TIMA in general accordance with the requirements within the City of Scottsdale's *Design Standards & Policies Manual*, locally accepted standards, and industry practice.

B. STUDY OBJECTIVES

This study is intended to investigate the existing roadway conditions and identify any potential roadway and intersection improvements necessary to serve The Outpost development and maintain efficient and safe traffic operations on the street system in the vicinity of the site. Major study objectives of this traffic report are as follows:

- Determine the AM and PM peak hour intersection turning movement volumes within the study area.
- Estimate the AM and PM peak hour site generated volumes for the planned development.
- Prepare existing and projected capacity analyses for the study area intersections.
- Analyze the proposed site accesses.
- Where applicable, recommend intersection and/or roadway improvements sufficient to meet the needs of the development and surrounding roadway network due to the addition of the site generated traffic volumes.

C. CONCLUSIONS AND RECOMMENDATIONS

The development is forecasted to generate 243 trips in the AM peak hour and 328 trips in the PM peak hour.

For the existing year 2016 traffic conditions, the signalized study area intersection of Pima Road/Dynamite Boulevard operates at an acceptable level of service, LOS C, in the AM and PM peak hours.

For background traffic conditions in the horizon year of 2017 the intersection of Pima Road/Dynamite Boulevard, is forecasted to operate at an acceptable level of service, LOS C, in the AM and PM peak hours.

For total traffic conditions in the horizon year of 2017, the existing study area intersection of Pima Road/Dynamite Boulevard and the site access intersections are forecasted to operate at acceptable levels of service, LOS C or better, in the AM and PM peak hours, utilizing recommended improvements within this study. Refer to section VI.E for detailed LOS tables.

Based on City of Scottsdale criteria, right-turn deceleration lanes are warranted for implementation at all site access intersections, which include: westbound Dynamite Boulevard at Access A, westbound Dynamite Boulevard at Access B, southbound Pima Road at Access C, and southbound Pima Road at Access D.

Based on City of Scottsdale criteria, left-turn deceleration lanes are warranted for implementation at the full site access intersections, which include: eastbound Dynamite Boulevard at Access A and northbound Pima Road at Access D. Two-way left-turn lanes are recommended for the left-turning access into the site.

As a result of this TIMA, the following improvements are recommended:

- Install right-turn deceleration lanes at all site access intersections.
 - The right-turn deceleration lanes should have dimensions of: 150 feet storage, 90 feet taper. Where the 150 foot storage distance cannot be provided between driveways, the maximum amount of storage available should be provided.
- Install center two-way left-turn lanes (TWLTL) on Dynamite Boulevard and Pima Road for left-in access at Access A and Access D.
 - The TWLTL shall have a minimum length of 230 feet prior to the respective site access.
 - A symmetrical widening/tapering of Dynamite Boulevard prior to the beginning of the TWLTL at Access A shall have a length of 300 feet.

- On Pima Road, the TWLTL shall be installed between the gap openings of the dedicated left-turn lane just north of the subject site and on southbound Pima Road at the Dynamite Boulevard intersection. This shall include any necessary Pima Road widening.
- Half-street right-of-way of 75 feet should be dedicated along the Pima Road and Dynamite Boulevard property frontages for potential future expansion of the roadways to major arterials, aesthetics, and consistency with the area's master plan.
- Install raised median islands at Access B and Access C to restrict these accesses to right-in, right-out only.
- Sight triangles should be provided at site access points per City of Scottsdale DS&PM Figure 5.3-26, Appendix 5-3B, and Appendix 5-3C.

II. PROPOSED DEVELOPMENT

A. SITE LOCATION

The proposed development, The Outpost, is located on the northwest corner of Pima Road and Dynamite Boulevard in Scottsdale, Arizona, as shown in *Figure 1: Vicinity Map* and *Figure 2: Aerial View*.

B. LAND USE AND INTENSITY

Located on an approximate 10-acre parcel, the development is planned to contain a gasoline station containing 18 fueling positions and an attached 5,500 square foot market. Additionally, an approximate 4,500 square foot restaurant with patio uses and an 8,000 square foot hardware store is planned within the site.

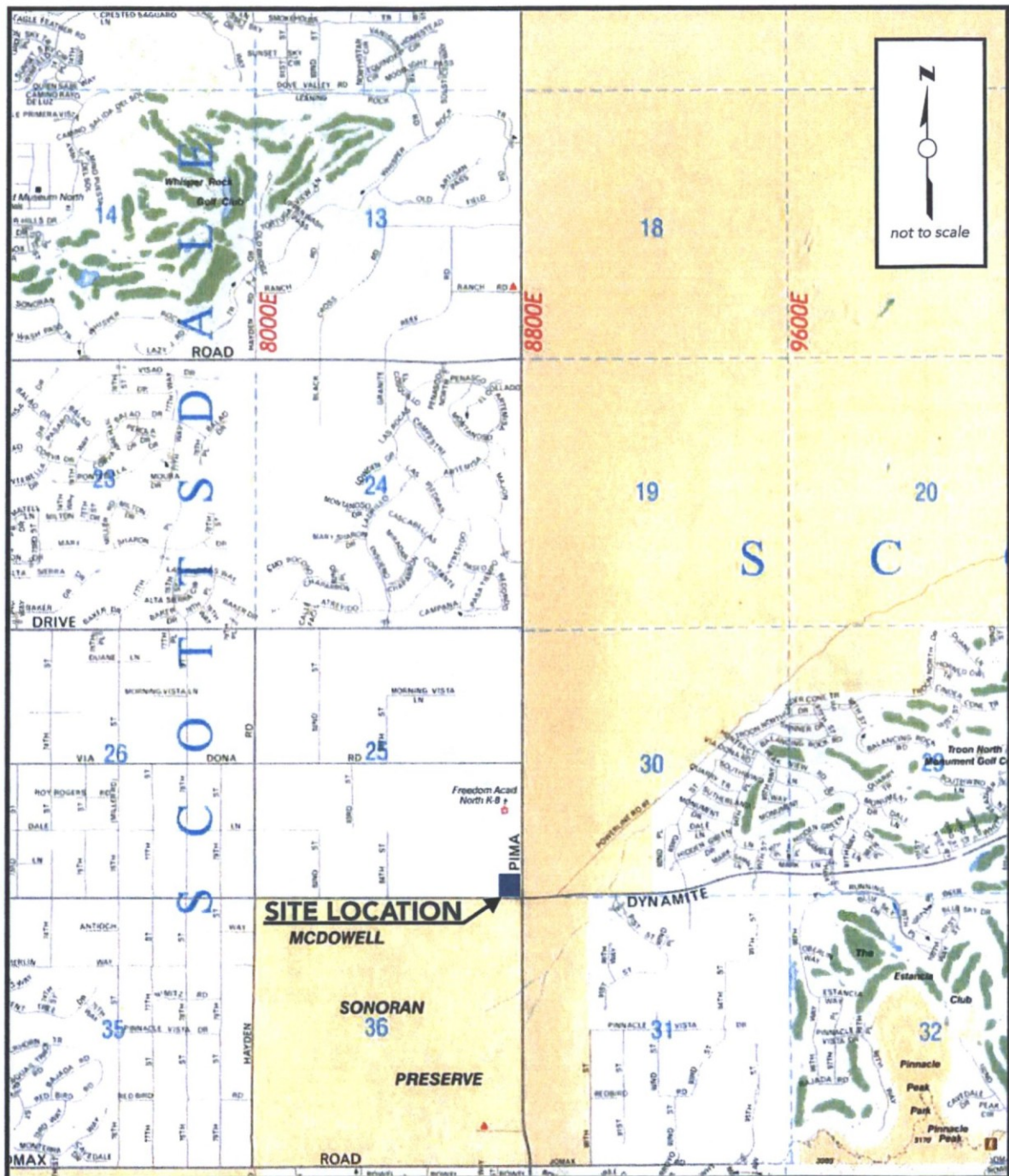
C. PHASING AND TIMING

The proposed development is planned to be constructed in one phase and is expected to be open and operating in 2017. Regardless if the development is constructed and operational prior to the year 2017, all recommendations remain valid and apply.

D. SITE ACCESSIBILITY

Four site access driveways are proposed to serve the development, Access A, Access B, Access C, and Access D. Access A and Access D are planned to be full accesses. Access B and Access C are planned to be right-in/right-out only accesses.

Figure 3: Site Plan conceptualizes the proposed development's site access driveways in relation to the proposed buildings of The Outpost and the existing study area intersection of Pima Road/Dynamite Road. The site accesses are analyzed in further detail in Section VI.A.



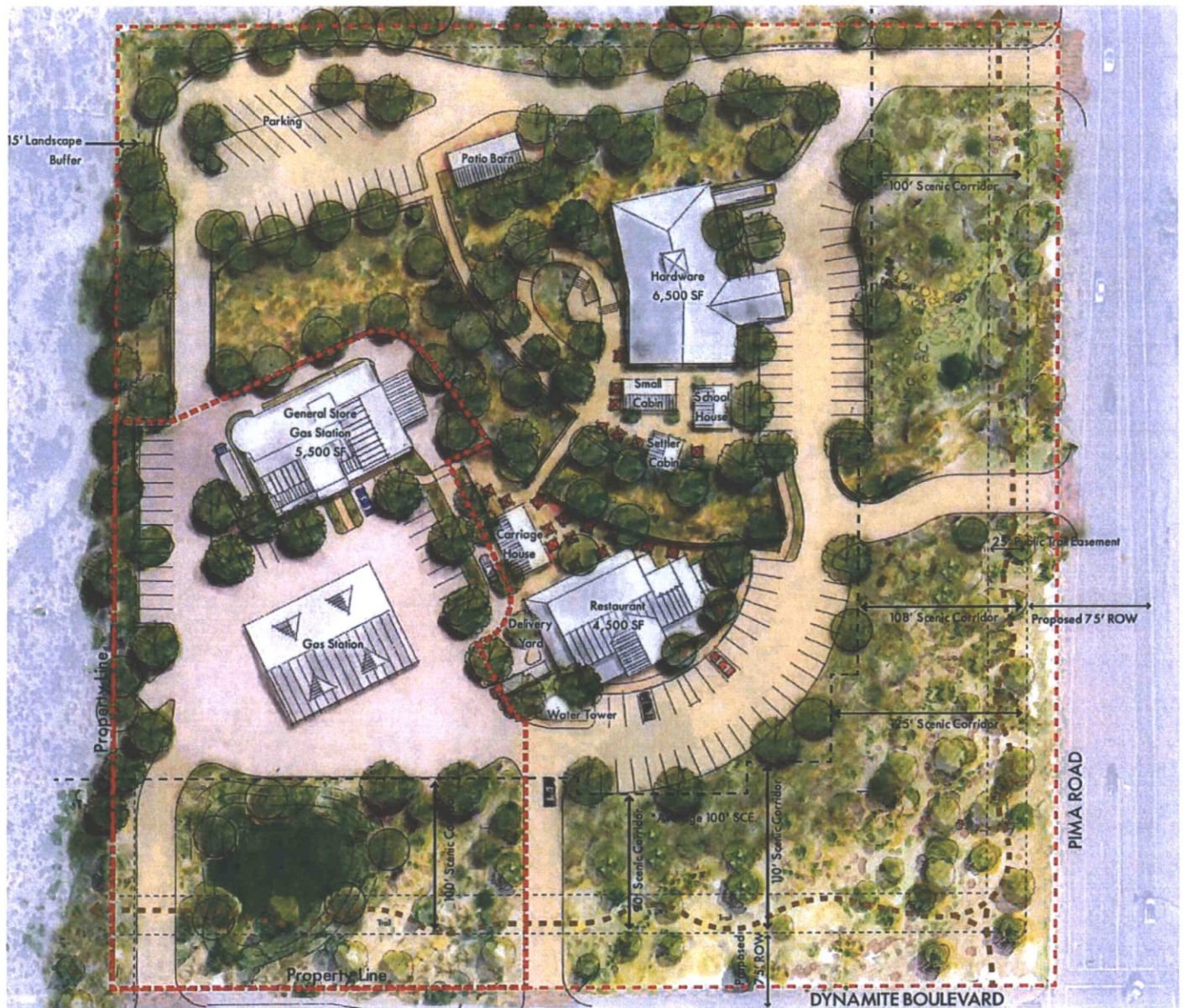
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Figure 1: Vicinity Map



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Figure 2: Aerial View



not to scale

Figure 3: Site Plan

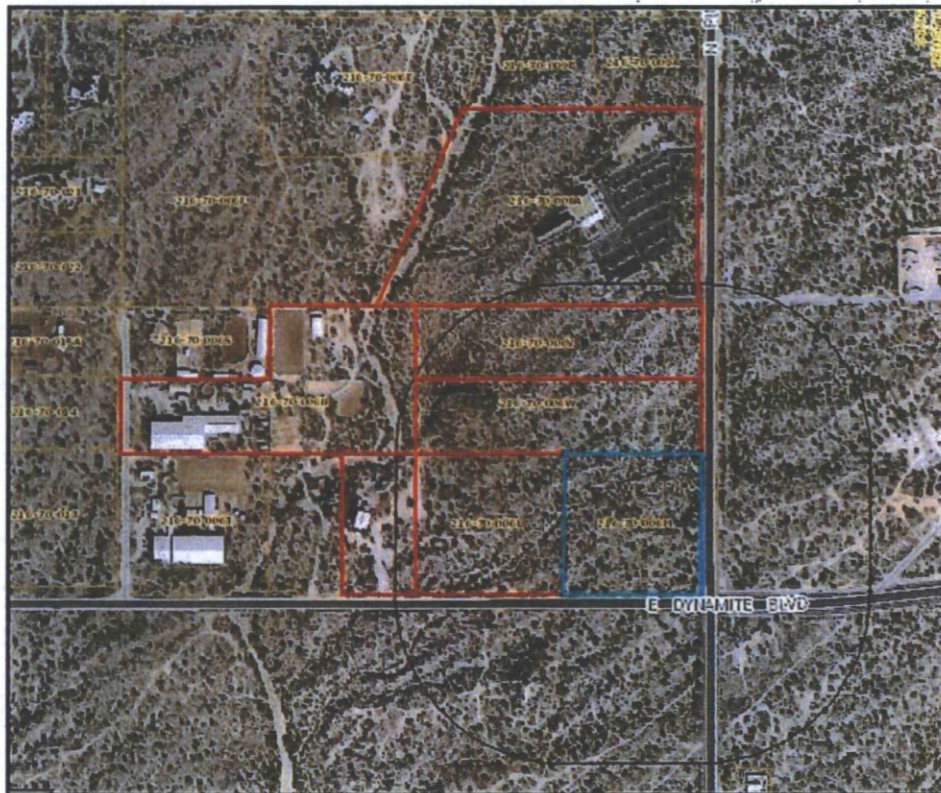
“THE OUTPOST” CONDITIONAL USE PERMIT

445-PA-2016

NEIGHBORHOOD INVOLVEMENT & PUBLIC NOTIFICATION REPORT

Project Notification:

The graphic below shows the neighboring property owners within 750 feet of the site. All properties were included in the property owner notification list.



The comprehensive notification list utilized for this case includes:

- Property owners within 750 feet generated from the Maricopa County Assessor's site and also the Arizona State Land Department (which falls within 750 feet of the site but is not included in the County's ownership generated spreadsheet).
- Staff supplied City of Scottsdale "Interested Parties List."

- Legible entries of people who spoke on record at the previous GPA and rezoning cases were also added to this mailing list as a courtesy.

(See Attachment A: Property Owner & Interested Parties Notification List)

The entire attached mailing list "Attachment A" was mailed by First Class Letter via US Postal Service on November 18th, 2016.

Note: Mr. Bobbie Howard requested to be notified via email *(See Attachment F: Correspondence)*.

Update: The original neighborhood meeting for this request was rescheduled from November 2, 2016 to December 8, 2016. Mailing notification were sent and the sign posting was adjusted to indicate the rescheduled neighborhood meeting date. The letter and photographs for the notification materials for the cancelled and rescheduled meeting have also been included.

(See Attachment B: Notification Letter & Mailing Materials)

Project Under Review Sign Posting:

The completed property posting of "Project Under Consideration" sign was updated on November 21, 2016.

(See Attachment C: (Site Posting Photos & Affidavit)

Neighborhood Meeting:

The Neighborhood Meeting was held Thursday, December 8, 2016 at 6:00 P.M. at the Copper Ridge School inside the Cafeteria.

(See Attachment D: Neighborhood Meeting Summary)

The Neighborhood Meeting Sign-In Sheet from December 8, 2016

(See Attachment E: Open House Sign-In Sheet)

Other Public Involvement:

Telephone Voice Message was received from Mrs. Kubian on December 2, 2016.

The applicant is available to meet with individuals, homeowner associations, and other interested parties at any time during the public process. To date (December 9, 2016) we have not received any additional correspondence other than what is included in Attachment F: Correspondence.

(See Attachment F: Correspondence)

OWNER	ADDRESS	CITY	STATE	ZIP
Abrams, Sandra	8637 N. Willowrain	Scottsdale	AZ	85258
Albergo, Lisa	4473 E. Coyote Wash Drive	Cave Creek	AZ	85331
Allen, Teresa	28408 N. 106th Steet	Scottsdale	AZ	85262
Ambrose, Linda	28700 N. Hayden Road	Scottsdale	AZ	85266
Andrews, Marilyn & Don	22612 N. Church Rd.	Scottsdale	AZ	85255
Battenfield, Tina	28462 N. 101st Place	Scottsdale	AZ	85262
Brown, Janis & Terry	10430 E. Skinner Drive	Scottsdale	Az	85262
Cappel, Robert	33600 N. 79th Way	Scottsdale	AZ	85266
Conklin, Les	27221 N. 71st Place	Scottsdale	Az	95266
Crain, Andrea & Larry	24234 N. 108thWay	Scottsdale	AZ	85255
Davalos Louis	5002 E. Bloomfield Road	Scottsdale	AZ	85254
Diaz, Francis	29662 N. 105th Way	Scottsdale	AZ	85262
Dickerson, Barbara	7501 E. Thompson Peak Pkwy	Scottsdale	AZ	85255
Enkoji, Juanita L. & John	26804 N. 79th Street	Scottsdale	Az	85266
Evan, William	9731 E Hidden Green Drive	Scottsdale	AZ	85262
Fertik, Ira & Arlene	33624 N. 78th Place	Scottsdale	Az	85266
Gladney, Dick	27870 N. 111th Street	Scottsdale	AZ	85262
Godfrey, Nancy Thompson	9222 E. Vista Drive	Scottsdale	AZ	85262
Goodstein	9652 E. Southwind Lane	Scottsdale	AZ	85262
Greenberg, Andrew	10222 E. Southwind lane, #1021	Scottsdale	AZ	85262
Gubler, Lindsey	9095 E. Topeka Drive	Scottsdale	AZ	85255
Guthie, Patricia M	8133 E. Granite Pass Rd	Scottsdale	AZ	85266

Hamilton, Kip	28413 N. 99th Way	Scottsdale	AZ	85262
Hay, Bernard	9591 E. Southwind Lane	Scottsdale	AZ	85262
Hayes, Macy	9307 E. Hidden Green Drive	Scottsdale	AZ	85262
Hayes, Mary Ann	9307 N. Hidden Green Drive	Scottsdale	AZ	85262
Heitel, Jim	8484 E. Dixileta	Scottsdale	AZ	85266
Helms, J.D. & Judy	23205 N. Church Rd.	Scottsdale	AZ	85255
Hendrik, Less	8029 E. Granite Pass Road	Scottsdale	AZ	85266
Hoepf, Dian Jodoin and Jim	7701 E. Journey Lane	Scottsdale	AZ	85255
House, Jan & John	28039 N. 95th Street	Scottsdale	AZ	85262
Howard, Bobbie	9783 E. Hidden Green Drive	Scottsdale	Az	85262
Jeorling, Bill	2601 E. Becker Lane	Phoenix	AZ	85028
Kirtley, Sonnie	8507 E. Highland	Phoenix	AZ	85251
Klein, Fred	12227 E. Palomino Road	Scottsdale	AZ	85259
Kline, Linda & Elliott	7413 E. Russet Sky Drive	Scottsdale	Az	85266
Kout, Daniel	11043 E. Mark Ln.	Scottsdale	AZ	85262
Kunkel, Mark R.	9801 E. Dynamite Blvd.	Scottsdale	AZ	85262
Landau, Jerome	28700 N. Hayden Road	Scottsdale	AZ	85266
Leos, Lynn & Mike	9552 E. Monument Drive	Scottsdale	Az	85262
Melnick, Helena & Lawrence	7979 E. Evening Glow Drive	Scottsdale	AZ	85266
Miller, Ed	9598 E. Southwind Lane	Scottsdale	AZ	85262
Miller, Lynn	22125 N. Dobson Road	Scottsdale	Az	85262
Miner, Doug	9608 E. Peak View Rd.	Scottsdale	AZ	85262
Mineweaser, Rick & Susie	7669 E. Baker Drive	Scottsdale	AZ	85266
Morganstern, Paulette	28482 N. 77th St.	Scottsdale	AZ	85266
Mustafia, Nadia	26347 N. 89th St.	Scottsdale	AZ	85255
Myers, Howard	66631 E. Horned Owl Trail	Scottsdale	AZ	85266
Nguyen, Thao & Leslie	10927 E. Mark Lane	Scottsdale	AZ	85262
Oats, Rick & Donna	9603 E. Balancing Road Rd	Scottsdale	AZ	85262
Paliscak, Paul	8065 E. Granite Pass Rd.	Scottsdale	AZ	85266
Phillips, Copper	7451 E. Via Dona Rd	Scottsdale	AZ	85266
Plosker, Larry & Sue	9545 E. Sutherlands Way	Scottsdale	AZ	85262
Post, David	27855 N. 74th St.	Scottsdale	AZ	85266
Reid, John W.	P.O. Box 28001	Scottsdale	Az	85255
Resident	9644 E. Peak View Road	Scottsdale	AZ	85262

Resident	263 N. 115th Way	Scottsdale	AZ	85255
Resident	8029 E. Granite Pass Rd.	Scottsdale	Az	85266
Resident	7575 N. Via Dona Road	Scottsdale	AZ	85266
Resident	9780 E. Balao Drive	Scottsdale	AZ	85260
Resident	27855 N. 74th St.	Scottsdale	Az	85266
Resident	8300 E. Dixileta Drive	Scottsdale	Az	85266
Resident	9552 E. Monument Drive	Scottsdale	AZ	85262
Resident	7575 E. Via Dona Rd.	Scottsdale	Az	85266
Rudnick, Les	8029 E. Granite Pass Road	Scottsdale	Az	85266
Rue, Bill	10348 E. White Feather lane	Scottsdale	AZ	85262
Salinger, John J.	26156 N. 88th Way	Scottsdale	AZ	85255
Sampier, Robert & Rose	29334 N. 108th Place	Scottsdale	AZ	85262
Sanchez, Roberta	29516 N. 108th Way	Scottsdale	AZ	85262
Shannon, B.J. / Edie	30068 N. 77th Place	Scottsdale	AZ	85266
Somogy, Bert	9415 E. Hidden Green Drive	Scottsdale	Az	85262
Southworth, Kathy	20405 N. 96th Way	Scottsdale	AZ	85255
Stone, Jonieta	28897 N. 94th Place	Scottsdale	AZ	85262
Stratman, Mark & Jamie	10693 E. Skinner Drive	Scottsdale	AZ	85262
Straty, Janis	9367 E. Hidden Green Drive	Scottsdale	AZ	85262
Taylor, Tom & Sharon	9573 E. Mark Lane	Scottsdale	AZ	85262
Tice, Erik	15419 E. Rio Verde Drive	Scottsdale	AZ	85262
Vail, James L. & Mary Ann	8934 E. Calle Buena Vista	Scottsdale	AZ	85255
Watts, Jim	29174 N. 111th St.	Scottsdale	Az	85262
Weber, Gordon	28604 N. 92nd Place	Scottsdale	AZ	85262

Name	Organization	Address
Alan Kaufman	Kaufman & Associates PLLC	8711 E Pinnacle Peak Road #241
Avanindra/Anuradha Chaturvedi		26885 Chaucer Place
Brad Lundmark, Property Manager	La Vista at Pinnacle Peak HOA	7740 N 16th St # 300
Clif Tait	GCA & RVA	8302 E Buto Dr
Dan Sommer		12005 N 84th Street
Darcy Clement		7500 E Deer Valley Lot 67
David G. Gulino	Land Development Services	7525 E. Camelback Road, Suite 104
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue
Ed Toschik, President	La Vista at Pinnacle Peak HOA	7657 E Mariposa Grande Dr
Emily Ryan	Capitol Consulting, LLC	PO Box 13116
Fred Unger		7134 E. Stetson Drive; Suite 400
Hank Olsen, President	Sonoran Hills	7711 E. Pozos Dr.
J. P. Lamer		6945 E Glenrosa Ave
Jill Aguirre		8605 E Via Dona Rd
Jim Heather		6732 E Sheridan Street
Joey Airdo	North Scottsdale Independent	23043 N. 16th Lane
John Washington		3518 N Cambers Court
Leon Spiro		7814 E Oberlin Way
Linda Whitehead		9681 E Chuckwagon Lane
Michael Jacks, Secretary	La Vista at Pinnacle Peak HOA	7725 E Camino Del Monte
Mike Merrill	Citizens for Responsible Development	8713 E Vernon Avenue
Nancy Cantor	Scottsdale Coalition	5850 N. 83rd Street
Patti Smith, Property Manager	Bella Vista HOA	7740 N 16th St # 300
Patty Badenoch		5027 N 71st Place
Rodney A. Knight		9414 E San Salvador #225
Sarah Ferrara	Scottsdale Airpark	15000 N. Airport Drive
Chris Schaffner		7346 E. Sunnyside Dr.
Jim Haxby		7336 E. Sunnyside Dr.
Stephanie Bradley		13330 E. Jomax Road
Judith Burns	South of Shea Neighbors Association	9979 N. 131st Street
Annette Petrillo		5136 N. 82nd St
Whitney M. Bostic	Gainey Ranch Community Association	7720 Gainey Ranch Road
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road

Bill Crawford		4390 N. Miller Road, Ste. C-107
Guy Phillips		7131 E. Cholla St.
John Strasser		24055 N. 119th Way
Joan Zuckerman		7295 E. Paradise Dr.
Neil Dempster, MBA, CSP		24573 N. 119th Place
ZERLOTTI MARIO		743 WITTEN RD
ATLAS DEVELOPMENT GROUP LLC		12024 N 61ST ST
WITTER SANDRA/LOCKTON JOHN S/NICOLE		8510 E DYNAMITE BLVD
PIMA REALTY INC		301 NORTH MAIN STREET
LIFE180 INC		8584 E DYNAMITE BLVD
28700 N PIMA RD LLC		28700 N PIMA RD
Arizona State Land Department		1616 W. Adams Street

City	State	Zip Code
Scottsdale	AZ	85255
Stevenson Ranch	CA	92381
Phoenix	AZ	85020
Scottsdale	AZ	85255
Scottsdale	AZ	85260
Scottsdale	AZ	85255
Scottsdale	AZ	85251
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Phoenix	AZ	85002
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Scottsdale	AZ	85251
Scottsdale	AZ	85266
Scottsdale	AZ	85257
Phoenix	AZ	85027
Scottsdale	AZ	85251
Scottsdale	AZ	85255
Scottsdale	AZ	85262
Scottsdale	AZ	85255
Scottsdale	AZ	85257
Scottsdale	AZ	85250
Phoenix	AZ	85020
Scottsdale	AZ	85251
Scottsdale	AZ	85258
Scottsdale	AZ	85260
Scottsdale	AZ	85260
Scottsdale	AZ	85250
Scottsdale	AZ	85262
Scottsdale	AZ	85259
Scottsdale	AZ	85250
Scottsdale	AZ	85258
Scottsdale	AZ	85258

Scottsdale	AZ	85251
Scottsdale	AZ	85254
Scottsdale	AZ	85255
Scottsdale	AZ	85260
Scottsdale	AZ	85255
PLEASANTON	TX	78064
SCOTTSDALE	AZ	85254
SCOTTSDALE	AZ	85262
NEW CITY	NY	10956
SCOTTSDALE	AZ	85266
SCOTTSDALE	AZ	85266
Phoenix	AZ	85007

Appendices B

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

October 18, 2016

VIA U.S. MAIL

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 1 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

This letter is being sent to all interested parties and Neighborhood Associations and property owners within 750 feet (as well as many of those who provided addresses during the recent rezoning and general plan amendment cases public process) to inform you that our firm will be filing a Conditional Use Permit ("CUP") request on behalf of the landowner for a gas station on approximately a one (1) acre site within an overall 8.6 acre site. The site is located at the northwest corner of Pima Road and Dynamite Boulevard (the "Property") (See the attached – *Aerial Location Map*.) This request will allow for a gas station combined with a market designed by Swaback Partners.

The landowner is committed to fulfilling and developing the contemplated design discussed/presented at the hearings for the general plan amendment and rezoning cases. The proposed gas station will provide a more western/Sonoran Desert design theme consistent with the proposed design paradigm for the overall 8.6 acre center, which will blend within the context of the area. (See the attached – *Site Plan and Conceptual Elevation*).

To that end, we will be having a neighborhood meeting to discuss the CUP request. The neighborhood meeting details are as follows below.

NEIGHBORHOOD MEETING

Wednesday, November 2, 2016, at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway

For directions, please see the attached Neighborhood Meeting Location Map

CUP "The Outpost"
Neighborhood Meeting Letter
October 18, 2016
Page 2

We invite you to attend the Neighborhood Meeting, but if you cannot attend please feel free to contact the landowner's representative.

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3060 – or – via e-mail: dnewcombe@beusgilbert.com

In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at jmurillo@scottsdaleaz.gov.

Again, thank you for your time, consideration, and openness with us as we move forward through the public process for this Conditional Use Permit request.

Very truly yours,

BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

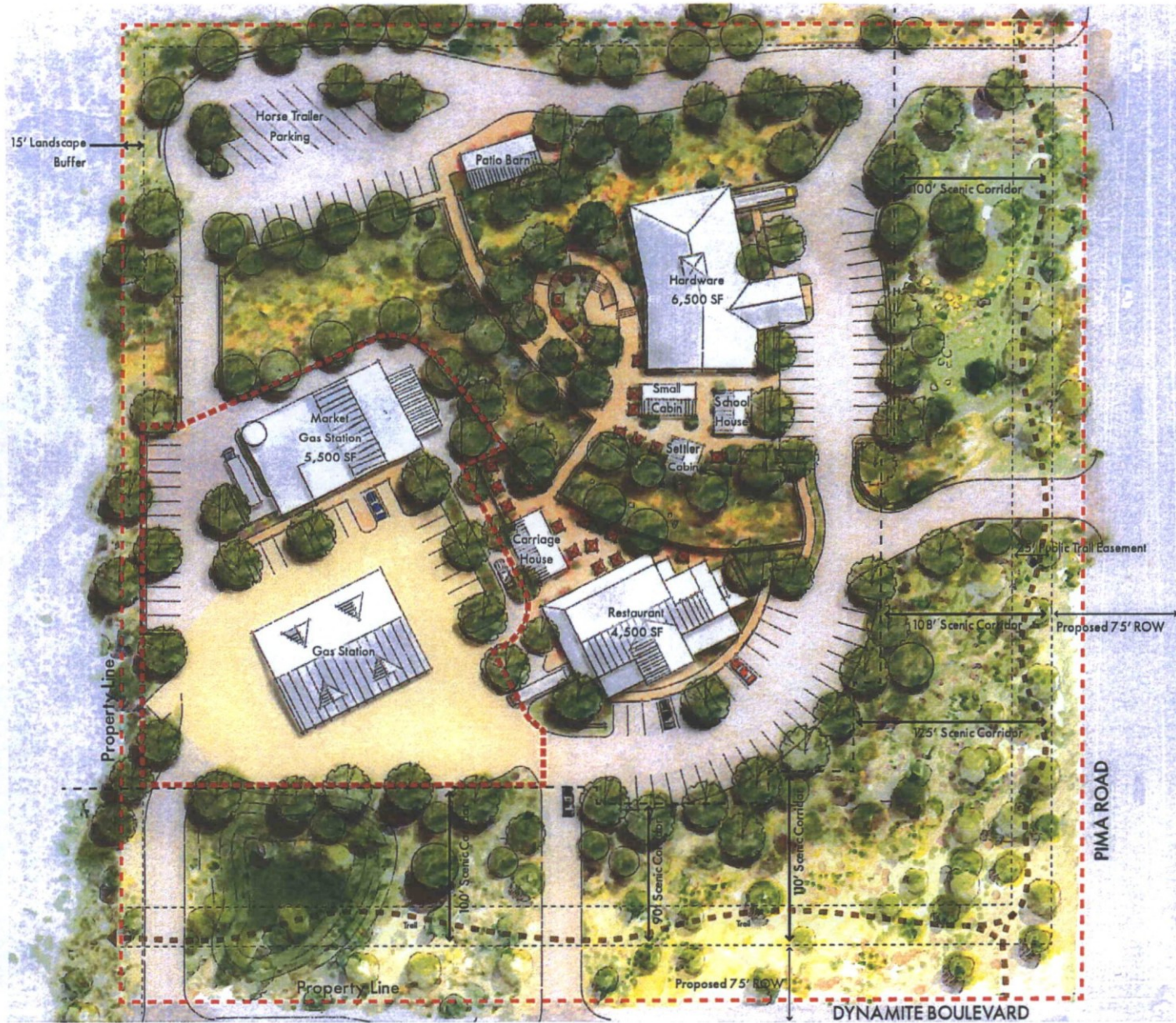
Attachments:

Aerial Location Map
Site Plan
Elevation
Neighborhood Meeting Location Map

Aerial Location Map
"The Outpost" CUP
Northwest corner of Pima & Dynamite



SITE PLAN



Development Information:

Existing Use: Vacant
Proposed Use: General Store, Gas Station, Hardware Store with Feed and Tack, Flower and Garden Shop, Restaurant, Horse Barn and Pens
Buildings/Description: Five (5) Buildings
Parcel Size: 8.6 acres (net lot area)
Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 102 spaces
Parking Provided: 107 spaces
Open Space Required: 211,491 square feet (123,595 sf of NAOs and 87,896 sf of Open Space)
Open Space Provided: 223,197 sf (156,464 sf of NAOs and 66,733 sf of Open Space)
Floor Area Allowed: 172,621 sf
Floor Area Proposed: 19,500 sf

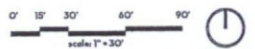
CUP Area Development Information:

Proposed Use: General Store (Market Gas Station) and Gas Station
Acreage: Approximately 1 acre
Square Foot: 5,500 sf (General Store)
Parking Required: 22 parking spaces
Parking Provided: 30 parking spaces

Note: We realize they will utilize the larger site for access, etc. However the specific CUP is for the gas station, which we want to focus the crux of the discussions on – if possible.

Legend:

- Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
- ~ Trail
- Property Boundary



SWABACK PARTNERS PLLC
 Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
 SCOTTSDALE, AZ

CONDITIONAL USE PERMIT
 11/02/16

ELEVATION



scale: 1/4"=1'



SWABACK PARTNERS *pllc*
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

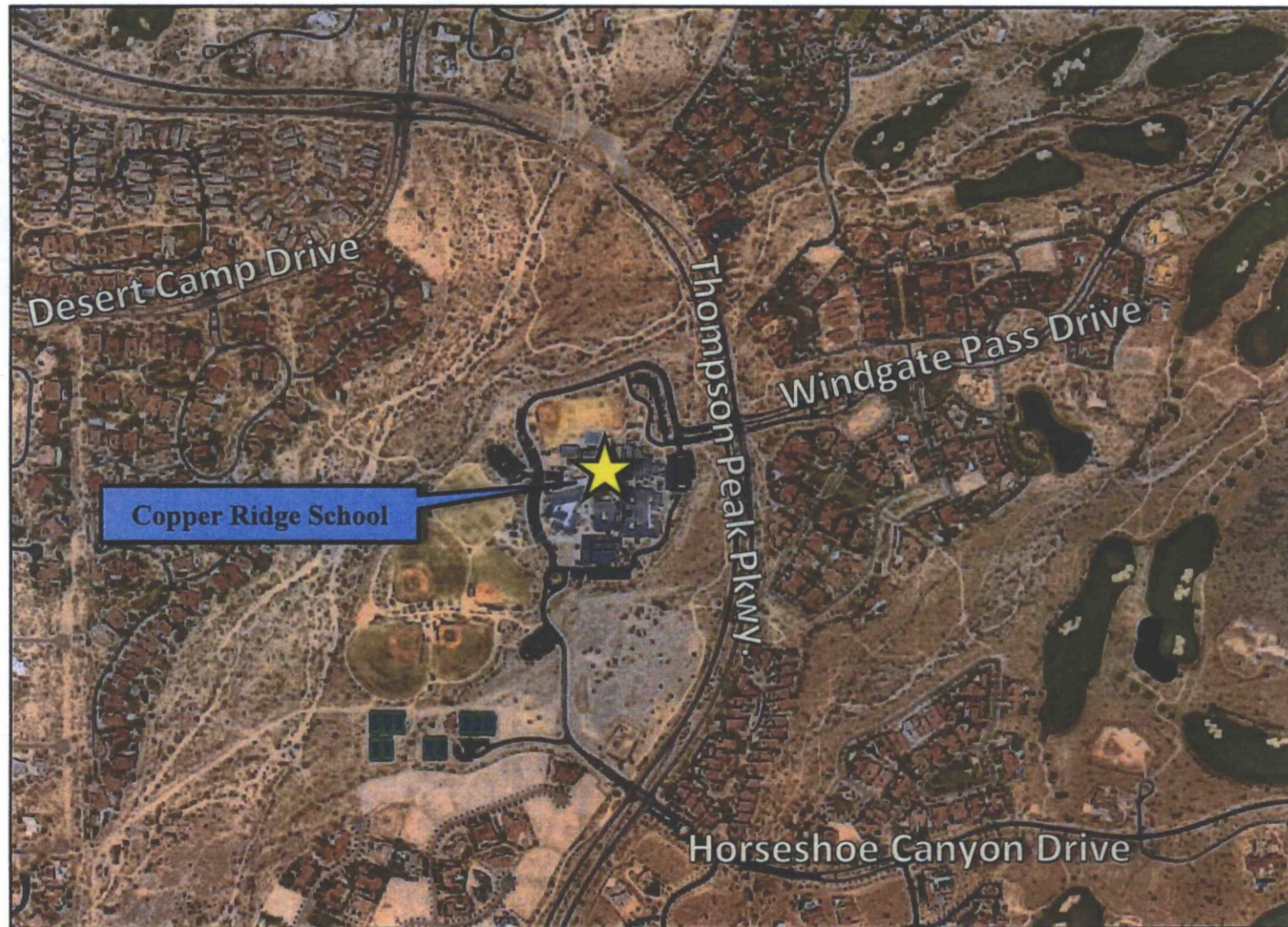
CONDITIONAL USE PERMIT
11/02/16

Neighborhood Meeting Map: "The Outpost" CUP

Wednesday, November 2nd, 2016 at 6:00 PM

Copper Ridge School: Cafeteria

10101 E. Thompson Peak Parkway



**BEUS GILBERT
PLLC**

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

October 28, 2016

VIA U.S. MAIL

*****NEIGHBORHOOD MEETING CANCELLATION NOTICE*****

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 1 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

We apologize for the inconvenience, however, due to unforeseen circumstances the November 2nd Neighborhood Meeting for the proposed Conditional Use Permit has been canceled. The neighborhood meeting will be rescheduled at a later date and a new notice will be sent out. Again, we apologize for any inconvenience and appreciate your time and consideration in this process.

*****NEIGHBORHOOD MEETING CANCELED*****

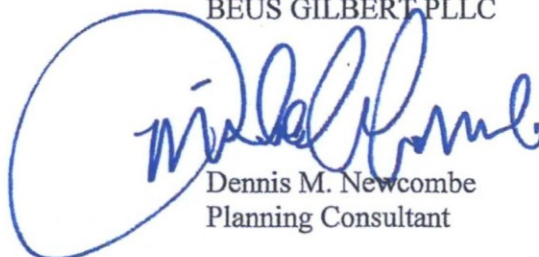
~~Wednesday, November 2, 2016, at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway~~

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3060 – or – via e-mail: dnewcombe@beusgilbert.com

Very truly yours,

BEUS GILBERT PLLC



Dennis M. Newcombe
Planning Consultant

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
(480) 429-3000
FAX (480) 429-3100

WRITER'S DIRECT LINE
480-429-3065
dnewcombe@beusgilbert.com

66093-000006

November 18, 2016

VIA U.S. MAIL

Re: Proposed Conditional Use Permit: "The Outpost" – Gas Station.
Pre-Application Case: # 445-PA-2016.
Northwest corner of Pima Rd. & Dynamite Blvd.
Approx. 2.25 acre (CUP Request)/Overall Site approx. 8.6 acres

Dear Property Owner or Interested Party:

This letter is being sent to all interested parties and Neighborhood Associations and property owners within 750 feet (as well as many of those who provided their addresses during the past rezoning and general plan amendment cases public process) to inform you that our firm will be filing a Conditional Use Permit ("CUP") request on behalf of the landowner for a gas station on approximately a 2.25 acre site within an overall 8.6 acre site. The site is located at the northwest corner of Pima Road and Dynamite Boulevard (the "Property") (See the attached – *Aerial Location Map*.) This request will allow for a gas station combined with a market designed by Swaback Partners.

The landowner is committed to fulfilling and developing the contemplated design discussed/presented at the prior public hearings for the general plan amendment and rezoning cases. To that end the proposed gas station will provide a more western/Sonoran Desert design theme consistent with the proposed design paradigm for the overall 8.6 acre center, which will blend within the context of the area. (See the attached – *Site Plan and Conceptual Elevation*).

To that end, we will be having a neighborhood meeting to discuss the CUP request. The neighborhood meeting details are as follows below.

NEIGHBORHOOD MEETING

Thursday, December 8, 2016, at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway

For directions, please see the attached Neighborhood Meeting Location Map

CUP "The Outpost"
Neighborhood Meeting Letter
November 18, 2016
Page 2

We invite you to attend the Neighborhood Meeting, but if you cannot attend please feel free to contact the landowner's representative.

Beus Gilbert PLLC c/o Dennis M. Newcombe

(480) 429-3065 – or – via e-mail: dnewcombe@beusgilbert.com

In addition, the City of Scottsdale Project Coordinator for this project will be Jesus Murillo who can be reached by phone at (480) 312-7849 or by email at jmurillo@scottsdaleaz.gov.

Again, thank you for your time, consideration, and openness with us as we move forward through the public process for this Conditional Use Permit request.

Very truly yours,

BEUS GILBERT PLLC

Dennis M. Newcombe
Planning Consultant

Attachments:

Aerial Location Map
Site Plan
Elevation
Neighborhood Meeting Location Map

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday November 2, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 5.6 acres).
- Site Zoning: PNC-ESL-FD (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

10/29/16 17:33:55

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday November 2, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 5.6 acres).
- Site Zoning: PNC-ESL-FD (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal

10/29/16 17:36:24

Aerial Location Map
"The Outpost" CUP
Northwest corner of Pima & Dynamite



SITE PLAN

Development Information:

Existing Use: Vacant
Proposed Use: General Store Gas Station, Hardware, Restaurant, Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin
Buildings/Description: Eight (8) Buildings
Parcel Size: 8.61 acres (gross lot area), 7.85 acres (net lot area)
Building Height Allowed: 36 feet
Building Height Proposed: 24 feet
Parking Required: _____ spaces
Parking Provided: 125 spaces
Open Space Required: 198,843 square feet (123,595 sf of NAOS and 75,248 SF of Open Space)
Open Space Provided: 208,054 SQUARE FEET (128,654 sf of NAOS and 72,097 sf of Open Space)
Floor Area Allowed: 171,003 SF (0.50 of net lot area)
Floor Area Proposed: 19,500 SF

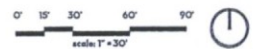
CUP Area Development Information:

Proposed Use: Market Gas Station and Gas Station
Gross Area: 2.25 Acres
Square Feet: 5,500 SF (General Store)
Parking Required: 22 parking spaces + 54 (3 parking spaces/service bay) = 58 (each service bay counts for one required parking space)
Parking Provided: 30 parking spaces
Open Space Provided: 34,000 SF

Note: The intent of the Conditional Use Permit is for the Market Gas Station only.

Legend:

- Conditional Use Permit required for Gas Station, Gas Pumps, and Circulation
- Trail
- Property Boundary



ELEVATION



scale: 1/4"=1'



SWABACK PARTNERS pllc
Architecture • Planning • Interior Design

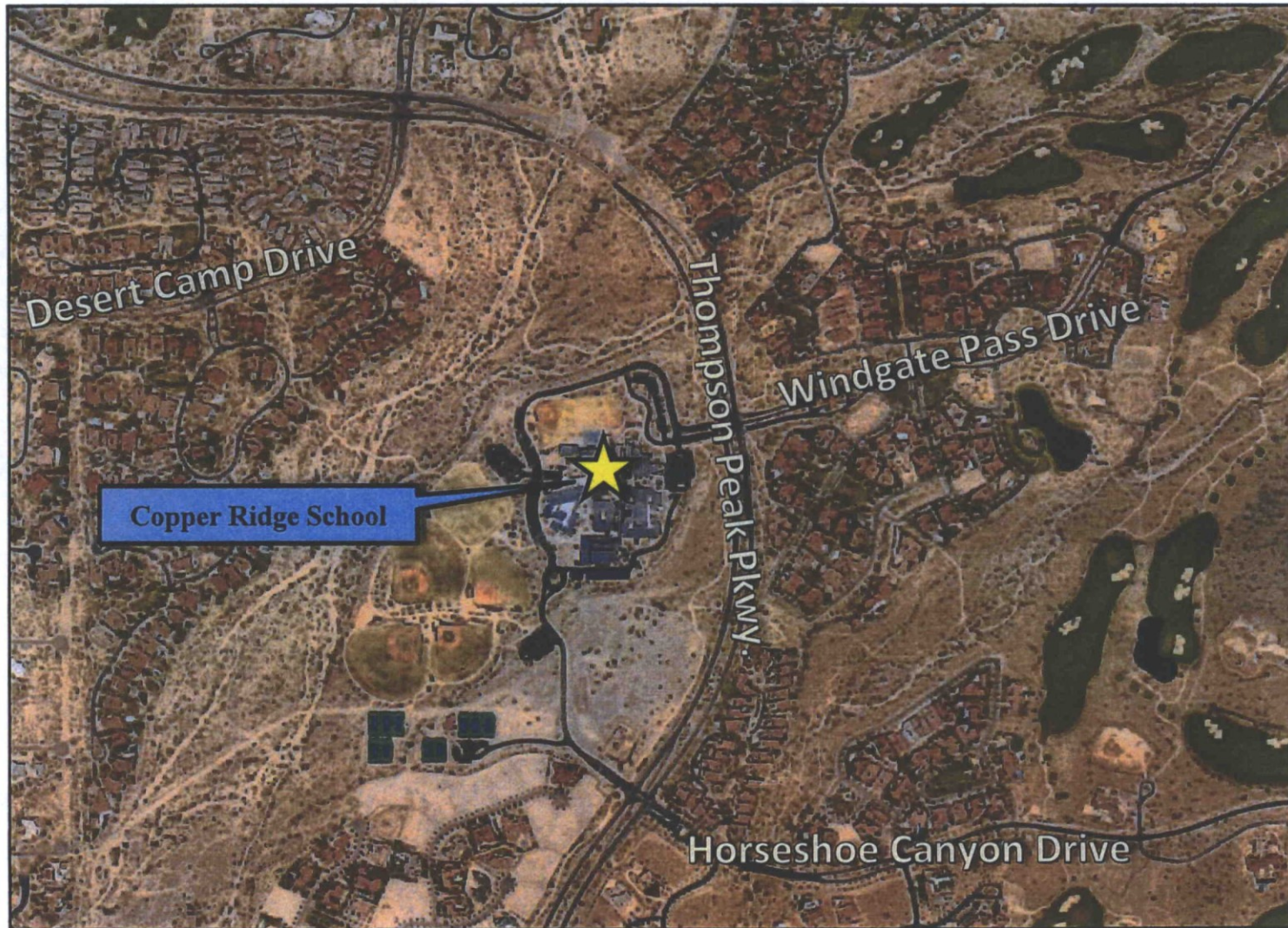
THE OUTPOST @ PIMA & DYNAMITE
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT
11/02/16

Neighborhood Meeting Map: "The Outpost" CUP

Thursday, December 8th, 2016 at 6:00 PM

Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway



Appendices C



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 445-PA-2016
Project Name: The Outpost
Location: NWC Pima and Dynamite Rds
Site Posting Date: Original Post 10/18/16; Updated 11/21/16
Applicant Name: Beus Gilbert

Sign Company Name: Dynamite Signs
Phone Number: 480-585-3031

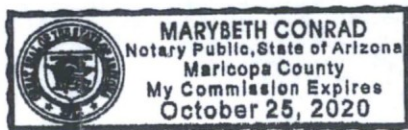
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Meghan Suggs
Applicant Signature

11/21/16
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 21st day of November 2016



Marybeth Conrad
Notary Public
My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
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- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

Applicant Contact:

Paul E. Gilbert, Beus Gilbert PLLC 480-429-3002
pgilbert@beusgilbert.com

City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at:
<https://scottsdaleaz.gov/projects/>

Posting Date: 10/17/16

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

11/21/16 14:34:21

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

- Request: A Conditional Use Permit to allow for a gas station.
- Description of Project and Proposed Use: A unique gas station with a market as part of a greater Planned Neighborhood Center by Swaback Partners.
- Site Acreage: Approx. 1 acre (CUP Request) / Overall Site (Approx. 8.6 acres).
- Site Zoning: PNC-ESL-FO (Planned Neighborhood Center, Environmentally Sensitive Land, Foothills Overlay).

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Posting Date: 10/17/16

Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

11/21/16 14:34:03

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday December 8, 2016
Time: 6:00 P.M.
Location: Copper Ridge School (Cafeteria)
10101 E. Thompson Peak Parkway

Site Address: NWC of Pima Rd. & Dynamite Blvd.

Project Overview: A request for a Conditional Use Permit to allow for a gas station pursuant to the previously approved rezoning case: 10-ZN-2015.

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Pre-Application #: 445-PA-2016 Available at City of Scottsdale: 480-312-7000

Project information may be researched at: <http://scottsdaleaz.gov/projects/> Posting Date: 10/17/16

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11/21/16 14:35:03

Early Notification of Project Under Consideration

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City Contact:

Jesus Murillo 480-312-7849
jmurillo@scottsdaleaz.gov

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Posting Date: 10/17/16

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

11/21/16 14:33:44

Andrew Armstrong

From: Andrew Armstrong
Sent: Friday, November 18, 2016 2:43 PM
To: 'jmurillo@scottsdaleaz.gov'; 'planninginfo@scottsdaleaz.gov'
Subject: Notice of Neighborhood Open House Meeting - "The Outpost" CUP

Jesus,

I wanted to provide you with the required notification for our upcoming neighborhood open house meeting for "The Outpost" Conditional Use Permit request (445-PA-2016). (You may remember we sent out a cancellation notice for a meeting that was previously scheduled)

The re-scheduled Neighborhood Open House Meeting for this request will take place:

Thursday, December 8th, 2016 at 6:00 PM
Copper Ridge School: Cafeteria
10101 E. Thompson Peak Parkway

Thank you for your time and please feel free to contact me if you have any questions regarding the above information.

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Andrew Armstrong

From: Andrew Armstrong
Sent: Thursday, November 17, 2016 4:15 PM
To: 'bchoward123@gmail.com'
Subject: Outpost Neighborhood Meeting Notification
Attachments: Aerial Location Map - Outpost.pdf; Elevations Mailing CUP - Outpost.pdf; Neighborhood Meeting Map - Outpost CUP.pdf; Notification Letter Signed 11-18-16 - Outpost.pdf; Outpost Site Plan 10-24-16.pdf

Mr. Howard,

As requested, we are providing you with an attached notification letter and exhibits by email regarding the proposed Conditional Use Permit request for "The Outpost". Please accept the attachment as a formal invitation to the Neighborhood Meeting on Thursday, December 8th at 6PM at the Copper Ridge School Cafeteria. The details of the meeting location and time are listed within the attached letter. Feel free to reach out to me if you have any additional questions.

Thank you.

Andrew J. Armstrong
Assistant Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008-6504
Direct: 480.429.3060 | Main: 480.429.3000 | Fax: 480.429.3100
Email: aarmstrong@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Appendices D

Summary of Neighborhood Meeting
Proposed Conditional Use Permit for a Gas Station

"The Outpost"
Pima Road & Dynamite Boulevard
Case: # 445-PA-2016

Meeting Date/Time: Thursday, December 8, 2016 at 6:00 P.M.

Location: Copper Ridge School
Cafeteria

10101 E. Thompson Peak Parkway
Scottsdale, Arizona.

Attendees:

Beus Gilbert PLLC:

Paul E. Gilbert
Dennis M. Newcombe
Andrew J. Armstrong

Swaback & Associates:

Jeffrey Denzak
Todd True

Giovani Architecture:

Bill Jeorling
Val Jeorling

Interested Parties/Nearby Property Owners:

John Enkoji	26804 N. 79 th Street
Juanita Enkoji	26804 N. 79 th Street
D. Floyd Russell	30600 N. Pima Road #109
Jerome & Linda Landan	28700 N. Hayden Road
Tom & Sharon Taylor	9573 E. Mark Lane
Manny Sipru	10350 E. Mark Lane
Rocco & Wanda Christofaro	8627 E. Cactus Wren Circle
Patricia Badenoch	5027 N. 71 st Place
Voannne Copper Phillips	7451 E. Via Dona
Paulette Morganstern	28482 N. 77 th Street

Summary of Meeting:

Paul Gilbert introduced himself, Dennis Newcombe, and Andrew Armstrong with Beus Gilbert, the firm handling the application. He then introduced Jeffrey Denzak and Todd True of Swaback Architects, and then spoke briefly about the history of the site and previous rezoning

and general plan amendment cases. Mr. Gilbert then began a slideshow that covered the following categories:

- Background, history, and current zoning of the area and property.
- Overview and distinction of previous rezoning and general plan amendment cases for the property and the relation to the proposed Conditional Use Permit request.
- Criteria for a Conditional Use Permit.
- Overview of the site plan, gas canopy, general store, drive-thru, and site data.
- Overview of proposed landscape, trees and shrubs, landscape buffers, and revegetation.
- Overview of the scenic corridor surrounding the site and trail.
- Overview of open space plan and data.
- Overview of the site circulation: vehicular, pedestrian, and multi-modal.
- Overview of design theme, character, and materials.
- Overview of site lighting plan and photometric analysis.

Mr. Gilbert then provided a summation of key points before turning it over for questions and comments from attendees.

Questions & Answers:

- Attendee question about the setback and grade of the gas canopy. Jeff Denzak replied there is a significant setback from the street and grade of area and the gas canopy is well screened from the street.
- Question regarding the 2.25 acreage calculation compared with the previous overall approximately nine (9) acre site. It was clarified that the 2.25 acres is for the Conditional Use Permit request only for the gas station.
- Question regarding if the use permit would allow the developer to “backdoor” the remaining development of the overall site. The response clarified that the remaining development would be held to the same quality standards and would ultimately have to be approved by the city design and site planning review phases (i.e. Development Review Board).
- An attendee wanted to know why the project has not been developed. Mr. Gilbert responded that he agreed the developer would like it to be further along than he is today, but many processes, requirements, studies, etc. take time to complete and it was only December 2015 when the rezoning and general plan amendment were approved.
- Inquiry about signage along the roadway. Mr. Denzak’s response was that prior to approvals we will have to show signage and it will be required to blend with the design theme.
- Inquiry about the restrictions on left-hand turns out of the station. Response to the question was only the furthest two (2) entries from the intersection on both roadways would be allowed to have left-hand turn lanes according to early discussions with the city.
- Inquiry about deceleration lanes for the project. Mr. Gilbert responded that the deceleration lane decision will be per the city, which they are requiring.

Appendices E

SIGN-IN SHEET

NEIGHBORHOOD MEETING

DECEMBER 8TH, 2016

COPPER RIDGE SCHOOL: CAFETERIA

10101 E. THOMPSON PEAK PARKWAY

6:00 PM

PROPOSED CONDITIONAL USE PERMIT:

CASE # 445-PA-2016 "THE OUTPOST"

NAME	ADDRESS	PHONE # OR EMAIL
JOHN ENKOJI	26804 N. 79 ST	JTE 480@YAN100.COM
JUANITA ENKOJI	26804 N. 79 ST	JTE 480@YAN100.COM
D. FLOYD RUSSELL	30600 N. PIMA Rd. #109 85266	isa11do@cox.net
Jerome & LINDA LANDAU	28700 N. WYDEN ROAD Safford, AZ 85268	JAL@landaulaw.org
Bill Jeorling	2601 E Becker Ln Phx	bill@GJDarch.c
Val Jeorling	2601 E. Becker Ln Phx	

SIGN-IN SHEET

NEIGHBORHOOD MEETING

DECEMBER 8TH, 2016

COPPER RIDGE SCHOOL: CAFETERIA

10101 E. THOMPSON PEAK PARKWAY

6:00 PM

PROPOSED CONDITIONAL USE PERMIT:

CASE # 445-PA-2016 "THE OUTPOST"

NAME	ADDRESS	PHONE # OR EMAIL
Tom + Sharon TAYLOR	9573 E MARK LN	TTAYLOR10@COX.NET
MANNY SIPRU	10350 E MARK LN	480-361-5706
Rocco & WANDA Christofaro	5627 E. Cactus Wren Circle	480-268-7433
PATRICIA Badenoch	5027 N 71 Place Sct AZ	480-949-9549 guardbadenoch@cox.net
Joanne Copper Phillips	7451 E. Valjean	85266 copperphillips@cox.net
JAULETTE MORGANSTERN	28482 No. 77 th St.	85266 Crok474396@aol.com
NAME	ADDRESS	PHONE # OR EMAIL

- Inquiry regarding the hours of operation for the gas station. Mr. Jeorling in response stated that the exact hours are unknown at this time, but would be somewhat similar to gas station hours in the area (e.g. Pinnacle Peak General Store), though it is unlikely the "general store" will be open 24 hours.
- Inquiry regarding any contracts with a gas company. Mr. Gilbert stated that Chevron had been negotiating with them previously; however, they are in discussions with others whom are awaiting the outcome of the use permit.
- Attendee question regarding if the developer owns the whole property including the other buildings shown on the greater overall nine acre property. The response was that indeed the developer does own the entire overall property including the restaurant and retail uses.
- Inquiry about roadway widening for the decal lanes. Mr. Gilbert responded that no there would not be. Though in the future the roadways would be scheduled to be widened by the city. Mr. Newcombe pointed out that there was the 75 foot right-of-way dedication and also the 100 foot scenic corridor which will remain unchanged during any future road widening and the trail would also remain in place.
- Attendee inquired if the trail would be equestrian. Response was that yes it will be a multi-use trail.
- Comment regarding the parking not being adequate. The response was that we have provided more than double what is required. Also, there are mix of uses and associated hours that will allow for flexible parking options.
- Question if the general store would be similar to Circle K. Mr. Gilbert responded that it would absolutely not be. The client has spent a great deal of thought and money to produce a high quality design to get away from that type of a gas station development. This general store would be of high quality design and also sell things such as fishing tackle and higher quality food. Similar to what can be found at AJ's Fine Foods, and most definitely not a Circle K.
- Question about what the canopy shown on the proposed "General Store" is being used for (i.e. drive-thru). Response was that it is a drive-thru which would sell things such as danishes, coffee, sandwiches, etc.
- Question regarding how many gas pumps. Mr. Jeorling responded there would be three islands (3) and three (3) gas pumps per island, for a total of nine (9) gas pumps expected.
- Enthusiastic comment from an attendee to get the project started and get it done now!

****End of Meeting****

Comment Cards Received at the Meeting:

Comment Cards are attached below are the typed versions of those comments received:

- 1) "I am totally opposed to an unneeded and unwanted gas station at The Outpost. I am equally opposed to The Outpost commercial development." - Juanita Enkoji, 26804 N. 79th Street
- 2) "Dangerous Intersection – Pima and Dynamite - Dynamite is one lane and there lacks credibility when we are told, "It will be widened" – the City is not going to do this – will The Outpost's

owners do this. Pima has more traffic than easily handled and north of Dynamite will see more and more traffic and more developments. The designer and owners will be held liable as collisions increase."

3) "If it could be reversed, I would love to see The Outpost gone. It was wrong of the planning commission to promote the project in the rural neighborhood. It was wrong for Council to approve. Total disrespect for all but the developer."

4) "I am and have been opposed to The Outpost since it was first proposed years ago. Limits should be placed on the number of times a proposal can be submitted. A commercial establishment would only lead to further commercialization, further destroying what's left of Scottsdale's unique character."

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

I AM TOTALLY OPPOSED TO AN UNNEEDED
AND UNWANTED GAS STATION AT THE
OUTPOST, I AM EQUALLY OPPOSED TO
~~THE~~ THE OUTPOST COMMERCIAL DEVELOPMENT.

JUANITA ENKOTI

26804 N. 79th ST.

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

- DANGEROUS Intersection - Pima & Dynamite -
- Dynamite is one LANE AND there lacks credibility when we are told: "It will be widened" - the City is not going to do this - will the outpost's owners do this -

Pima has more traffic than easily handled & north of Dynamite will see more & more traffic & more developments -
The designer & owners will be held liable as collisions increase.

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

I AM & HAVE BEEN OPPOSED TO THE OUTPOST
SINCE IT WAS FIRST PROPOSED YEARS AGO.

~~IF~~ LIMITS SHOULD BE PLACED ON THE NUMBER
OF TIMES A PROPOSAL CAN BE SUBMITTED.

A COMMERCIAL ESTABLISHMENT WOULD ONLY
LEAD TO FURTHER COMMERCIALIZATION,
FURTHER DESTROYING WHATS LEFT OF
SCOTTSDALE'S UNIQUE CHARACTER

The Outpost (CUP) - Neighborhood Meeting (12/8/16)

Comments:

IF it could be REVERSED I would love
to SEE the Outpost gone. It was
wrong of the PLANNING commission to
promote the project in the RURAL
neighborhood. It was wrong for Council
to approve. TOTAL DISRESPECT FOR
all but the developer

Appendices F

Andrew Armstrong

From: Dennis Newcombe
Sent: Tuesday, November 01, 2016 3:37 PM
To: 'Bobbie Howard'
Cc: Andrew Armstrong
Subject: RE: You can use my email (instead of snail mail) regarding neighborhood meeting notices

Bobbie,

Thank you very much for the email and will do. I appreciate your time and thoughtfulness very much.

From this point forward our office we will keep you informed via email. (I too agree with not wasting paper.)

Thanks again and have a great rest of the day/week.

Dennis M. Newcombe

Planning Consultant

BEUS GILBERT PLLC

701 North 44th Street | Phoenix, AZ 85008

Direct: 480.429.3065 | Main: 480.429.3000 | Fax: 480.429.3100

Email: dnewcombe@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: Bobbie Howard [<mailto:bchoward123@gmail.com>]

Sent: Tuesday, November 01, 2016 3:31 PM

To: Dennis Newcombe

Subject: You can use my email (instead of snail mail) regarding neighborhood meeting notices

Hi, Mr. Newcombe:

I've received a couple of snail mailings from your practice regarding the "Outpost" gas station at Pima and Dynamite.

I just thought I'd let you know that you are very welcome to contact me via email regarding any future correspondence if that is acceptable. I hate to see the waste of paper, time, money, etc for snail mail. If snail mail is required for some legal reason, I understand.

I am very interested in this "Outpost" and do appreciate being informed when there is a meeting about it.

Thank you so much.

Bobbie Howard

9783 E. Hidden Green Dr.
Scottsdale, AZ 85262

bchoward123@gmail.com

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6201 / Virus Database: 4664/13330 - Release Date: 11/01/16

No virus found in this message.

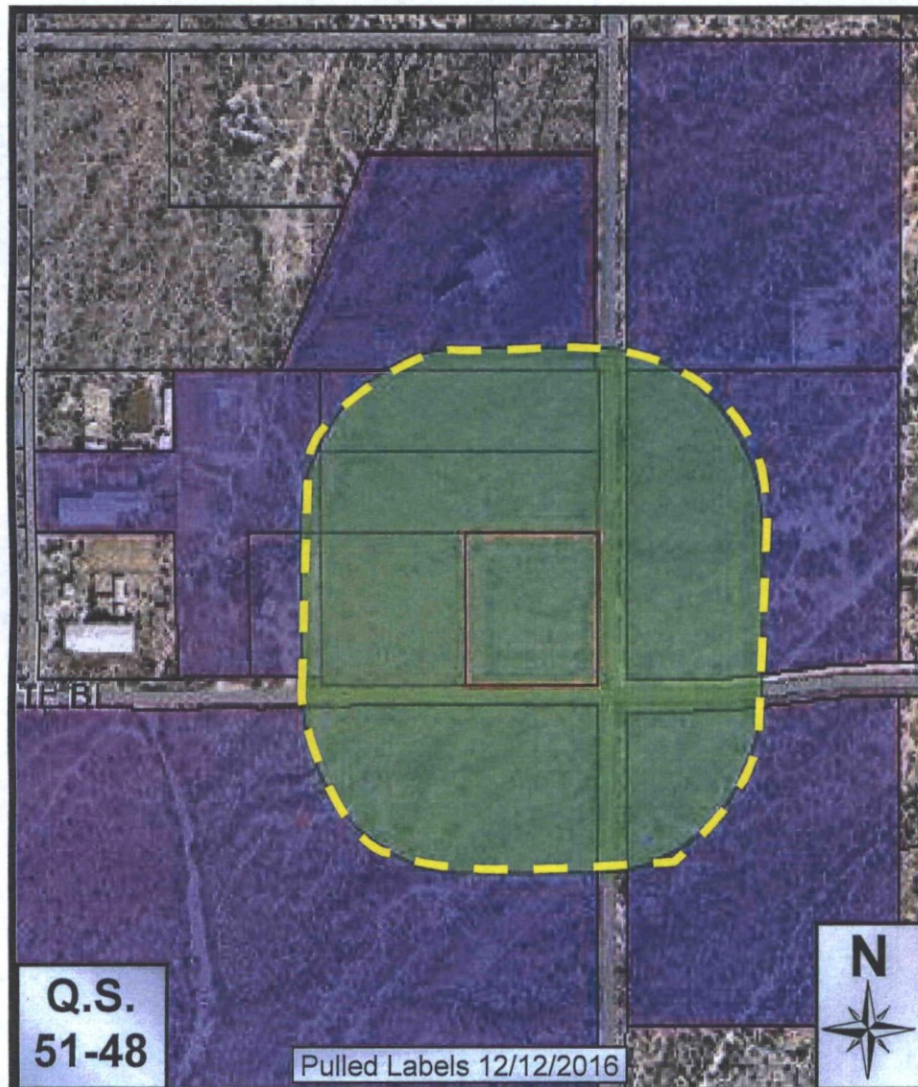
Checked by AVG - www.avg.com

Version: 2015.0.6201 / Virus Database: 4664/13330 - Release Date: 11/01/16

Telephone voicemail to Beus Gilbert (Dennis M. Newcombe) 12-2-16 from Mrs. Kubian (Fairways at Troon North). Parcel Number: 216-72-215

Yes. I'm a homeowner that lives off of Dynamite near the so-called Outpost development. And I won't be able to attend the open meeting at Copper Ridge School Cafeteria. So I'm going to leave you a message. I've been at the meetings where this thing was just nauseatingly argued against and for. And the "fors" were all people -- in fact one woman said to me well, she is just so excited about another gas station. And she lives in Desert ... where is it -- Desert Mountain. And she wants the better gas, this will be cheaper gas. And I said to her well, by the time you drive here, you're going to be out of gas. So why not put the development up there? But unfortunately everybody wants it but they don't want it in their back yard. And quite ... and honestly, this project is not welcomed by the people in the neighborhood. And it won't do well with the people that surround it, because this particular developer has been told no by the people in the area numerous times and he just keeps coming back. Now I understand he bought the property and he doesn't like the zone that it has ... the zoning it had. But when he bought it he was fully aware of the zoning. And people don't like the idea that when their voices are suppressed because they keep coming back and coming back and coming back, and not caring what the people in the area care. This meeting that you're having is really useless because your developer doesn't -- may I be blunt -- give a damn about what the people in the area want or he wouldn't be building this monstrous project on that corner. It's going to create all kinds of traffic, it's going to distort the appearance of the southwest look to this area, which is the whole purpose of the original zoning. So my idea is that I would propose is to pull the whole thing and stop trying to force this down the people's throat. Because it's going to cost him. There are gas stations all over the area that are close enough to get to. As far as I'm concerned, I and my neighbors will never, ever buy gas at your gas station that he's developing. We will never use it. We will drive to Pinnacle Peak and Pima, Pinnacle Peak and Scottsdale Road, the Alma School and Dynamite, anywhere but there. And I just tell you it's just a bunch of developer talk and promises that he has no intention to keep. When I saw the developer, I thought of a used car salesman that should have a checkered suitcoat on or a sport coat on, because that's how he acts. He has no class. And he is not even caring what the people want. He just cares about his almighty buck.

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
-  Properties within 750-feet
- Postcards 36

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process