



Marked Agendas

Approved Minutes

Approved Reports

**The MAY 6, 2020
Development Review
Board Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 6, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

QuikTrip #1418
50-DR-2011#2 | Request approval of a site plan, landscape plan, and building elevations for a new 16-pump QuikTrip gasoline station and a 5,134 square feet convenience store on a +/-2.37-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Approved Gas Station Conditional Use Permit (1-UP-2011)
- Previous approval under 50-DR-2011 expired
- Minimal community input received as of the date of this report

BACKGROUND

Location: 8780 East McDowell Road

Zoning: General Commercial (C-4)

Adjacent Uses

North: Two-story Internalized Community Storage building, zoned General Commercial (C-4).

East: Pima Road and undeveloped SRPMIC land beyond.

South: Two-story military training headquarters, zoned General Commercial (C-4).

West: Single-story liquor store and restaurant building, zoned Highway Commercial (C-3).



Property Owner

QuikTrip Corporation

Applicant

Jonathan Naut, QuikTrip Corporation
480-446-6318

Architect/Designer

KDF Architectural Group

Engineer

The WLB Group, Inc.

DEVELOPMENT PROPOSAL

This proposal is to locate a new 16-pump QuikTrip gas station/convenience store on this site at the northwest corner of N. Pima Road and E. McDowell Road. This development was originally proposed in 2011 with a slightly larger convenience store element, which received a Conditional Use Permit approval (for a Gas Station under case 1-UP-2011) and Development Review Board approval for the project (under case 50-DR-2011). The DRB approval expired since development did not occur within the 2-year approval timeframe. This application seeks reapproval of the project with a slightly smaller sized convenience store building.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the QuikTrip #1418 development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

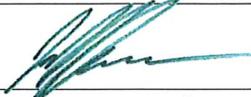
RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services
Current Planning Services

Jeff Barnes
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APPROVED BY



Jeff Barnes, Report Author

4/15/2021

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

4/22/2021

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

4/22/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations (black & white)
11. Building Elevations (color)
12. Materials and Colors Board
13. Exterior Photometrics Plan
14. Exterior Lighting Cutsheets
15. Zoning Map
16. Community Involvement



Context Aerial

ATTACHMENT #1

50-DR-2011#2



Close-up Aerial

ATTACHMENT #2

50-DR-2011#2

Project Narrative

QuikTrip #1418



APPLICANT:



Jonathan Naut

QuikTrip Corporation

1116 East Broadway Road

Tempe, AZ 85282

(480) 446-6318

jnaut@quiktrip.com

Project Overview

QuikTrip intends to develop approximately 2 acres at the NWC of Pima and McDowell. QuikTrip proposes to develop a retail convenience grocery store with gasoline sales on the subject 2-acre site. The design, architecture and landscaping of the proposed QuikTrip has been enhanced appropriately for this Scottsdale gateway location.

The property is zoned C-4 and is currently vacant. C-4 is one of the City's most intense zoning districts and historically the site has been used to provide overflow parking for the auto dealers on along McDowell Road. The proposed QuikTrip development will include the construction of a new 5,100 +/- square foot retail convenience grocery store oriented toward McDowell Road with 8 gasoline dispensing pumps covered by a canopy structure. The entire site will be extensively landscaped in keeping with the City of Scottsdale Gas Station and Convenience Store Design Guidelines. The proposed QuikTrip facility will be operated 24 hours a day, 7 days a week and be occupied by a minimum of two employees at all times. An estimated construction start date would be January 2020.

Uses Adjacent to the Site

- The property to the east across Pima is vacant and is part of the Salt River Indian Reservation
- The property to the south is a C-4 zoned complex
- The property to the north contains townhomes and is zoned R-5
- The property to the west is a small convenience market zoned C-3

South Scottsdale Character Area Plan

The South Scottsdale Character Area Plan was adopted by City Council in October 2010. The Plan designates the property as a Regional Center and a Regional Corridor. Following are applicable policies of the South Scottsdale Character Area Plan.

Development Review Board

Sec. 1.904 – Criteria

The following criteria are applicable to the proposed QuikTrip:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design standards and Policies Manual, master plans, character plan and General Plan.**

Response: QuikTrip has begun the process for the Design Review Board official review with the submittal sent in on July 30th, 2019. With comments received September 9th, 2019, QuikTrip will revise plans accordingly and resubmit to confirm compliance with all comments through the Design Review Board items.

- 2. The architectural character, landscaping and site design of the proposed development shall:**

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.**

Response: The layout of the site harmonizes the open space on site and in the surround neighborhood by providing separation between the store building and fueling canopy. Further, the fueling canopy was designed to minimize the amount of internal columns to maximize sight distances throughout the site to maintain the eye's focus on surrounding open space areas.

- b. Avoid excessive variety and monotonous repetition;**

Response: Building colors and materials were specifically chosen to break up the building design from brick to stacked to EIFS to create a modern Sonoran design while avoiding excessive variety in building materials/colors.

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

Response: The materials used for the building and canopy design were chosen specifically to match the Sonoran Desert environment. In place of traditional red brick, a "bronzestone" color was chosen for its warmth and more natural tones. Sonoma styled stacked stones were chosen to break up the building design while also providing architectural interest in a complimentary way to the Desert environment. Finally, in place of steel cornices on the building and canopy, a Tan EIFS was chosen to finalize the building forms in a very natural and unobtrusive way.

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

Response: This site is not located in the ESL Overlay District.

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

Response: This site is not located in the Historic Property Overlay District.

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

Response: Safety of our customers and employees is our highest priority while designing sites. In our 50 years of designing gas stations, we have found that separating the building and the fueling canopy approximately 60ft allows the best sight conditions onsite. Additionally, we have redesigned our fueling canopies to minimize the amount of columns required, further opening line of sight. Our driveways are spaced in a manner that provides the most separation allowed to maximize sight visibility for pedestrians and employees. The loading zone is located at the rear of the store with an adjacent pass through lane to ensure site circulation is not hindered during deliveries.

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

Response: Rooftop equipment and all appurtenances are screened using similar building materials. Brick will be used along the screen wall with a separate EIFS cornice to match the building.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;***
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;***
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;***
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located;***
- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 areas and existing development outside the Downtown Area.***

Response: This site is not within the Downtown Area.

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

Response: Artwork will not be included with this proposed development.

Land Use Policies

LU 2.1

Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:

- ◇ Connect Regional Centers;**
- ◇ Be bordered exclusively by a mixed-use neighborhood land use designation;**
- ◇ Contain vertical and horizontal mixed-use development; and**
- ◇ Support greater residential density to complement Regional Center land uses.**

Response: Pima Road is designated as a Regional Corridor in the South Scottsdale Character Area Plan. The surrounding area provides a mixture of residential and retail land uses along this corridor. This proposal for retail convenience grocery store with gasoline sales on the subject 2-acre site will integrate well with the mix of uses provided along McDowell Road and provide desirable support retail services to the surrounding community and to vehicles that access the Loop 101.

LU 3.3

Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

Response: This site is one of the larger development opportunities along McDowell Road. The entire site consists of approximately 6 acres which is planned for a 2-acre retail convenience grocery store with gasoline sales (under this application) on the hard corner.

LU 5.1

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.

Response: The QuikTrip site is designated as a Regional Center and a Regional Corridor site in the Southern Scottsdale Character Area Plan. The proposed retail convenience grocery store with gasoline sales will provide services not only to the surrounding neighborhood but will provide regional services to vehicles traveling on the Loop 101, McDowell Road and Pima Road.

LU 5.2

Regional Centers will accommodate one or more large-scale users such as major employment, retail, office, research, resort, restaurant, entertainment, and/or cultural facilities. The development located at these new centers is characterized as higher density and intensity, vertically mixed land uses. As illustrated in the “Conceptual Regional Centers, Activity Areas, and Corridors” map, Southern Scottsdale’s Regional Center designations consist of:

LU 5.2.3

The Pima Regional Center (located west of the intersection of McDowell and Pima Roads and in close proximity to the recreational opportunities of the Indian Bend Wash) should focus on the General Dynamics regional employment cluster along with supportive technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.

Response: This commercial land use will provide retail support services to the surrounding residential, employment, medical and educational uses.

LU 5.5

Regional Centers and Activity Areas will act as catalysts for the development and redevelopment of associated corridors within the character area.

Response: The proposal is for a retail convenience grocery store with gasoline sales on a currently vacant 2-acre site. The balance of the site (4 acres) is conceptually planned for office/retail mixed use development. Development of this property will not only act as a catalyst for future development but also provide services to the surrounding community and to regional vehicular travel.

Character & Design Policies

CD 2.1

Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.

Response: The pedestrian/bike path along Pima Road will be maintained with direct sidewalk connections provided into the site from both Pima and McDowell Road. The site plan for QuikTrip and the adjoining 4-acre (future development parcel) was designed with special consideration for the pedestrian with sidewalk connectivity and shaded building entrances. QuikTrip also plans to incorporate seating tables along the building frontage.

CD 2.2

Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

Response: The architectural design was enhanced to provide an appropriate character and design for this location. The use of materials was selected to complement the surrounding development and includes: CMU, brick, metal fascia, standing seam awnings, and steel accent canopies. The building was designed with a variety of building planes to create visual interest, character and pedestrian scale elements.

CD 3.3

Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.

Response: See CD 2.2

CD 4.1

Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.

Response: The building design incorporates window canopies and awnings to address passive solar cooling opportunities. Additionally, high performance window glazing will be utilized.

CD 4.2

Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.

Response: See CD 2.2

CD 4.3

Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The landscape plan will include a variety of indigenous drought tolerant plant materials in keeping with the surrounding development, McDowell Corridor Streetscape Design Guidelines and the Gas Station and Convenience Store Design Guidelines.

CD 5.4

Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: The landscaping will be designed to maximize shade opportunities for the pedestrian and to provide shade for vehicles wherever possible. The design will adhere to the McDowell Corridor Streetscape Design Guidelines and the Gas Station and Convenience Store Design Guidelines.

CD 7.3

Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.

Response: The architectural character provides an appropriate, contemporary design for this Scottsdale gateway location. The variety of materials was selected to complement the surrounding development and the building was designed with a variety of horizontal and vertical building planes to create visual interest, character and pedestrian scale elements.

CD 9.2

Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.

Response: See CD 2.1

Economic Vitality Policies

EV 1.1

Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The QuikTrip site is designated as a Regional Center and a Regional Corridor site in the Southern Scottsdale Character Area Plan. The proposed retail convenience grocery store with gasoline sales will provide services not only to the surrounding neighborhood but will provide regional services to vehicles traveling on the Loop 101, McDowell Road and Pima Road. The entire site consists of approximately 6 acres which is planned for a 2-acre retail convenience grocery store with gasoline sales (under this application) on the hard corner and 4 acres of office and/or retail uses that may be developed at a later date.

EV 2.1

Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.

Response: The new QuikTrip proposed on the subject site will generate substantial retail taxes for Scottsdale on a property that has historically been vacant. Further, additional tax opportunities will be created when the balance of the site develops (north 4-acres).

Preservation & environmental Planning Policies

PE 1.1

Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.

Response: QuikTrip currently utilize the Emerson Energy Management System which remotely monitors all energy consumption at the stores and alerts them as soon as something is not operating within acceptable parameters. The HVAC system utilizes latest modulating technology; reducing energy use for compressors and supply fans. QuikTrip has incorporated

extensive LED lighting in all the new stores which consumes substantially less energy than traditional light bulbs. Additionally, high performance window glazing will be installed.

PE 2.1

Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.

Response: QuikTrip emphasizes the use of drought tolerant desert trees, shrubs and groundcover versus the use of turf in order to conserve water usage. Paved areas will be surfaced with concrete versus asphalt to minimize heat retention. In addition to the abundant landscaping, the gas pump canopy will shade a significant portion of the site minimizing the heat island effect.

PE 5.4

Encourage onsite building development to include solar and other renewable energy generation capabilities.

Response: See PE 1.1

Design Guidelines

McDowell Corridor Improvements – Streetscape Guidelines (2003)

The landscape plans will embody a “Desert Oasis” theme as identified in the McDowell Corridor Streetscape Design Guidelines along the McDowell Road right-of-way. The Desert Oasis theme is characterized by groupings of tall trees including but not limited to Ghost Gum and Sweet Acacia at intervals that serve to define space. Lush desert shrubs and groundcover should be defined by the intermixing of lush green vegetation in combination with vibrant blooms, and textured accents consistent with the McDowell Corridor Streetscape Design Guidelines. The balance of the QuikTrip site will be landscaped complementary desert vegetation.

Pima Road Design Concept Report (2009)

No changes are being proposed to the existing Pima Road improvements. However, the applicant agrees to comply with guidelines set for in the Pima Road Design Concept Report.

Gas Station & Convenience Store Design Guidelines

Architecture:

The following guidelines are applicable to the proposed QuikTrip.

1. Building design should take into consideration the unique qualities and character of the surrounding area (refer to the City's Character Area Plans for additional information).

As mentioned above, the architectural design was enhanced to provide an appropriate character and design for this Scottsdale gateway location. The use of materials and textures was selected to complement the surrounding development and includes the use of CMU, brick, metal fascia standing seam awnings and steel accent canopies.

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

The proposed architecture provides an appropriate, contemporary character and design with a variety of materials selected to complement the surrounding development. Additionally, the building was designed with a variety of horizontal and vertical building planes to create visual interest, character and pedestrian scale elements.

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

The proposed QuikTrip utilizes a variety of materials, textures and design features that establish individuality and building character consistent with the surrounding architecture and Southern Scottsdale Character Area. Applied treatments are not the main theme, rather the use of quality building materials and pedestrian scale elements. The use of red is kept to a minimum and only used as a subtle accent on the building canopies and signage. This will be a unique QuikTrip design solely for this Scottsdale location.

4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood.

This can be accomplished through the use of similar forms, materials and colors.

See 1, 2 and 3 above.

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

Not applicable.

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

Not applicable.

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

The building architectural detail and character is consistent with the gas pump canopy design. The canopy columns are faced with brick on all four sides and the canopy fascia is a stainless steel metal consistent with the building design.

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

The building was designed with a variety of horizontal and vertical building planes to create visual interest and pedestrian scale elements while minimizing the building massing. The roof line has a series of heights and is finished with a stainless steel cornice treatment.

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

The building entrances are shaded with the large canopy overhangs and the windows are shaded with awning. Walkways and vegetation around the building were designed with consideration to the customers.

10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:

- **Low-scale planters and site walls.** Landscape islands are integrated near the building.
- **Wainscot treatment.** A variety of materials and accent banding is provided.
- **Reveals and or projections of building massing.** Projections and variation in building elements are provided.
- **Clearly pronounced eaves or cornices.** Cornice detailing is incorporated with the building design.
- **Subtle changes in material color and texture.** A variety of material colors and textures are provided.
- **Variation in roof forms.** A series of roof heights and building forms are provided.
- **Covered pedestrian frontages and recessed entries.** Shaded recessed entries are provided.

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

The windows are broken into sections with mullions to avoid sterile expanses of glass. The building design incorporates window canopies and awnings to address passive solar cooling opportunities.

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

A variety of building materials are proposed and include CMU, brick, metal fascia, standing seam awnings and steel accent canopies.

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

The building materials and colors selected embody a warm earth tone palette.

14. Canopy:

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

QuikTrip has elected to provide a canopy which is separated from the convenience retail store building due the range of heights and limited maneuverability of the vehicles anticipated to utilize this facility. The separation of these two structures helps create different architectural massing on site.

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

The proposed canopy meets the allowed heights.

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

The canopy ceiling will be designed with a finish to prevent light glare and reflectivity.

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

Illumination of red accents on the building and the illumination of the red band on the canopy have been excluded per this guideline.

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

Display items will be contained within the main building and/or designated areas that are screened from public streets.

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

The gas tank vents will be integrated with the building design. Additionally, pump islands, landscaping and lighting will be designed in conformance with the Gas Stations and

Convenience Store Design Guidelines and shall be subject to review and approval by the Development Review Board.

Site Design

The site has been designed to promote safety and convenience to our customers, employees, and adjacent neighbors. Two points of ingress and egress have been designed onto McDowell Road and Pima Road from the site. The drive aisles have been designed to encourage maximum sightlines for vehicular traffic coming or leaving the site to promote safety of pedestrians traveling along the sidewalks. The same design of the drive aisles carries over for on-site circulation ensuring safety of all customers and employees and preserves sightlines into and out of the building windows and entrances. The store orientation also maximizes the efficiency of loading zones by providing a space behind the building for unloading of items to be sold away from the majority of customers vehicles.

Conclusion

QuikTrip intends to develop approximately 2 acres at the hard corner of Pima and McDowell Road with a retail convenience grocery store with gasoline sales. The design, architecture and landscaping of the proposed QuikTrip has been enhanced appropriately for this location. Additionally, the design was strongly influenced by the Southern Scottsdale Character Area Plan and Gas Station and Convenience Store Design Guidelines. Streetscapes will conform to both the McDowell Road Streetscape Design Guidelines and Pima Road Design Concept Report. QuikTrip is proud to be making an investment in Scottsdale on this long dormant and vacant infill parcel.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the proposed structures and site configuration are consistent with the applicable development standards and design guidelines, and with the conditions of CUP case 1-UP-2011.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that the proposed site configuration creates large frontage open space areas which are separated from the vehicular areas on-site by perimeter screen walls. The site configuration also sets the convenience store building, gas canopy, and associated parking areas central to the site and away from the street frontages. The building design incorporates shading elements, building materials, and colors that align with the City's Design Guidelines and Sensitive Design Principals.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that the proposed site configuration is consistent with the site plan contemplated under the Conditional Use Permit application approval and provides driveway locations placed at corners of the site, away from the intersection of N. Pima Road and E. McDowell Road.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Staff finds that the proposed building design accounts for integration of mechanical screening through roof top parapets and equipment enclosures.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

- e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1965 and zoned to the General Commercial (C-4) zoning designation. There has been no zoning activity on the site since annexation. A Gas Station Conditional Use Permit was approved for this site in 2012 under case 1-UP-2011.

Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. As of the publishing of this report, staff has received one written comment expressing concern that another gas station may not be necessary for the area.

Context

This site is located at the northwest corner of the intersection of N. Pima Road and E. McDowell Road. This proposal was contemplated with the recent land division action and development of the storage facility to the north, sharing access to Pima Road with this site.

Project Data

- Existing Use: Vacant Land
- Proposed Use: Gas Station/Convenience Store
- Parcel Size: 109,355 square feet / 2.51 acre (gross)
103,249 square feet / 2.37 acre (net)
- Commercial Building Area: 5,134 square feet
- Building Height Allowed: 36 feet
- Building Height Proposed: 20 feet
- Parking Required: 21 spaces
- Parking Provided: 44 spaces
- Open Space Required: 13,628.87 square feet / 0.31 acre
- Open Space Provided: 29,930 square feet / 0.69 acre
- Frontage Open Space Required: 6,814.44 square feet / 0.16 acre
- Frontage Open Space Provided: 23,509 square feet / 0.54 acre

**Stipulations for the
Development Review Board Application:
QuikTrip #1418
Case Number: 50-DR-2011#2**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by KDF Architectural Group, with a city staff date of 2/23/2021.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by The WLB Group, with a city staff date of 2/23/2021.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by The WLB Group, with a city staff date of 2/32/2021.
 - d. The case drainage report submitted by The WLB Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by The WLB Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Use Permit case for the subject site was 1-UP-2011.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All bollards utilized on the site shall be painted brown, as identified for the store front locations, for consistency throughout the site.

SITE DESIGN:

DRB Stipulations

5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures.

EXTRIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

6. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation except gasoline canopy areas.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation except gasoline canopy areas.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The maintained maximum horizontal luminance level, at grade under the gas canopy, shall not exceed 30 foot-candles. All exterior luminaires under the canopy shall be included in this calculation.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. All exterior lighting shall have a color temperature of 4,000 Kelvin or less.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a. E. MCDOWELL ROAD
 - i. Construct west bound auxiliary right turn lane at the entrance in conformance with DSPM.
 - ii. Construct a CH type driveway entrance.
 - iii. Construct a new 8-foot wide sidewalk and associated curb ramps, as shown on the site plan.
8. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

9. Prior to the civil construction document submittal, the property owner shall obtain approval of the final water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved final water and wastewater reports.
10. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

11. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

12. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A driveway sight distance (SD) easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Motorized Access (PMA) Easement to the City of Scottsdale to contain the driveway along the western property line for the north property line to E. McDowell Road on to the lot.

SITE PLAN NOTES

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, MONUMENTED AS SHOWN HEREON AS BEARING S89°50'20"W

BENCHMARK

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF MCDOWELL AND GRANITE REEF CITY OF SCOTTSDALE BENCHMARK #5011

ELEVATION = 1218.037 (NAVD88)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, MINOR SUBDIVISION OF "QUIKTRIP #1418", ACCORDING TO THE PLAT RECORDED IN BOOK 1172 OF MAPS, PAGE 22, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION

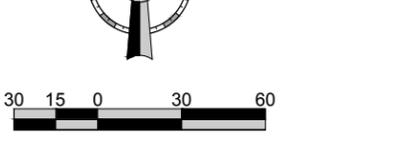
THE SCOPE INCLUDES THE CONSTRUCTION OF A CONVENIENCE STORE AND A FUELING CANOPY WITH EIGHT MPD'S.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

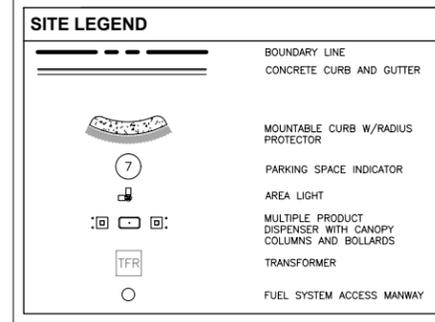
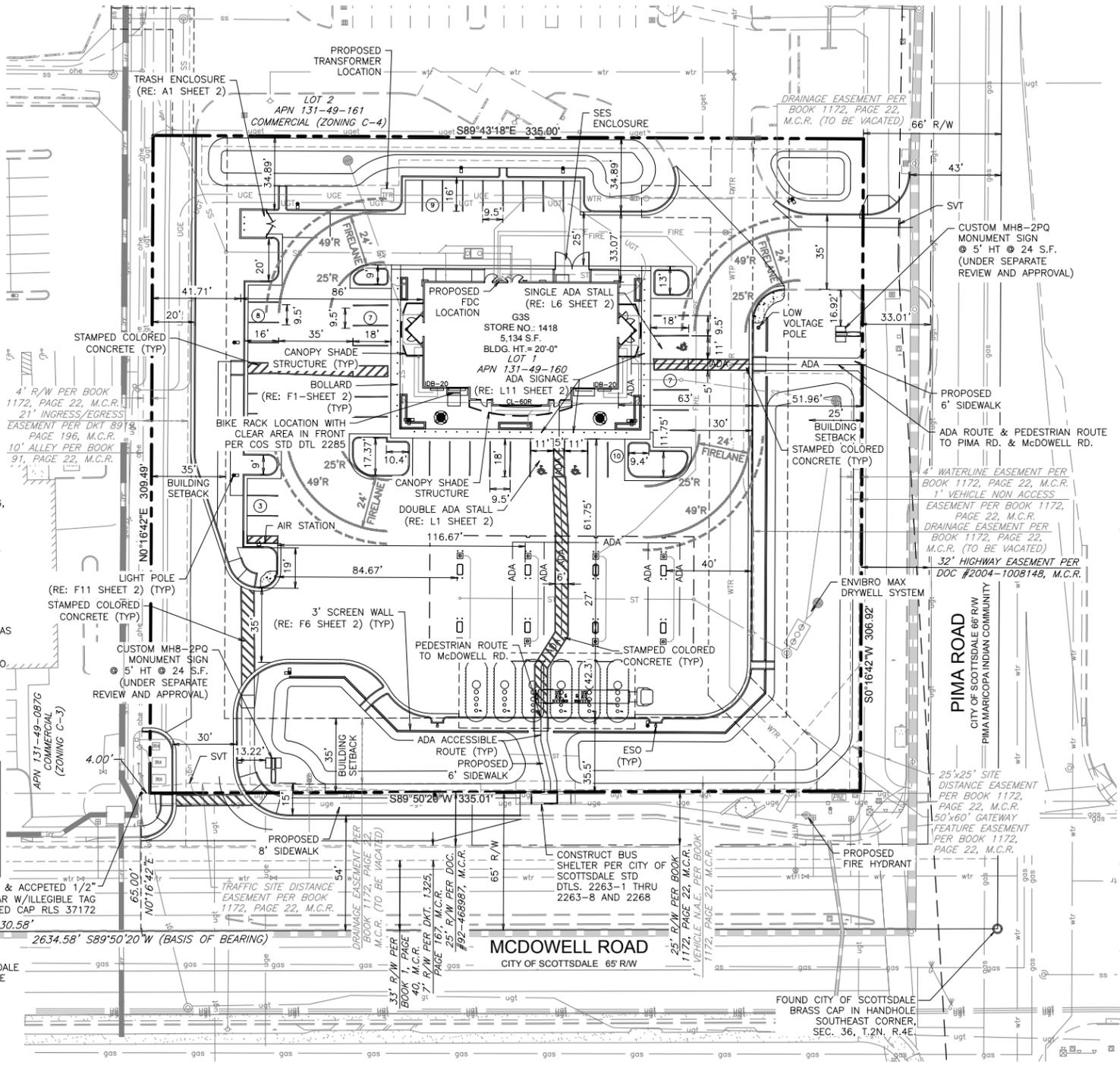
SIGNATURE OF COPYRIGHT OWNER
PRINTED NAME OF COPYRIGHT OWNER

FOUND & ACCEPTED 1/2" REBAR W/ILLEGIBLE TAG AFFIXED CAP RLS 37172 2230.58'

FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE SOUTH 1/4 CORNER, SEC. 36, T.2N., R.4E.



PRELIMINARY SITE PLAN
QUIKTRIP STORE #1418
8798 E MCDOWELL ROAD, SCOTTSDALE, AZ



PROJECT CONTACT LIST:

SURVEYOR OF RECORD
THE WLB GROUP, INC.
DON WALDING, R.L.S.
1600 W BROADWAY RD, STE 150
TEMPE, AZ, 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION - PHOENIX DIVISION
JONATHAN NAUT
1116 E BROADWAY RD
TEMPE, AZ, 85282
TEL: (480) 446-6318
FAX: (480) 921-1927
JNAUT@QUIKTRIP.COM

ENGINEER OF RECORD
THE WLB GROUP, INC.
DON WALDING, P.E.
1600 W BROADWAY RD, STE 150
TEMPE, AZ, 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
DWALDING@WLBGROUP.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 SOUTH 129TH AVE EAST AVE.
TULSA, OK 74134
TEL: (918) 615-7273
AGOODRIC@QUIKTRIP.COM

SITE DATA (QUIKTRIP STORE):

PROPOSED/EXISTING ZONING: C-4
PROPOSED USE: GAS STATION/CONVENIENCE STORE

SITE AREA INFORMATION:

GROSS AREA: 109,355 S.F. 2.51 AC.
NET AREA: 103,249 S.F. 2.37 AC.
QUICKTRIP BUILDING: 5,134 S.F.
QUICKTRIP FUELING CANOPY: 7,403 S.F.
PARCEL COVERAGE: 12%

PARKING REQUIRED:

21 SPACES
MIN 2 ADA ACCESSIBLE
1 STATIONARY BICYCLE RACK

PARKING PROVIDED:

44 SPACES (TOTAL)
3 ADA ACCESSIBLE
1 STATIONARY BICYCLE RACK

PARKING REQUIREMENTS CALCULATIONS:

REQUIRED:

(1) SPACE X (5,134 SQ FT ÷ 250 SQ FT) = 21 SPACES
(1) STATIONARY BICYCLE RACK
4% X (44 SPACES) = 2 SPACES MIN

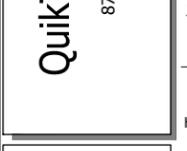
PROVIDED:

44 SPACES (3 ADA ACCESSIBLE)
(1) STATIONARY BICYCLE RACK

PROJECT NO.: 05-1418

The WLB Group
Planning
Landscape Architecture
Engineering
Surveying
Urban Design
Interior Design
1600 West Broadway Rd, Ste 150
Tempe, AZ 85282
TEL: (480) 736-1600
FAX: (480) 736-1602
WWW.WLBGROUP.COM

QuikTrip No. 1418
8798 E. MCDOWELL ROAD
SCOTTSDALE, AZ



PROTOTYPE: P-103 (08/01/20)
DIVISION: 05
VERSION: 001
DESIGNED BY: JAW
DRAWN BY: JAW
REVIEWED BY: CDW

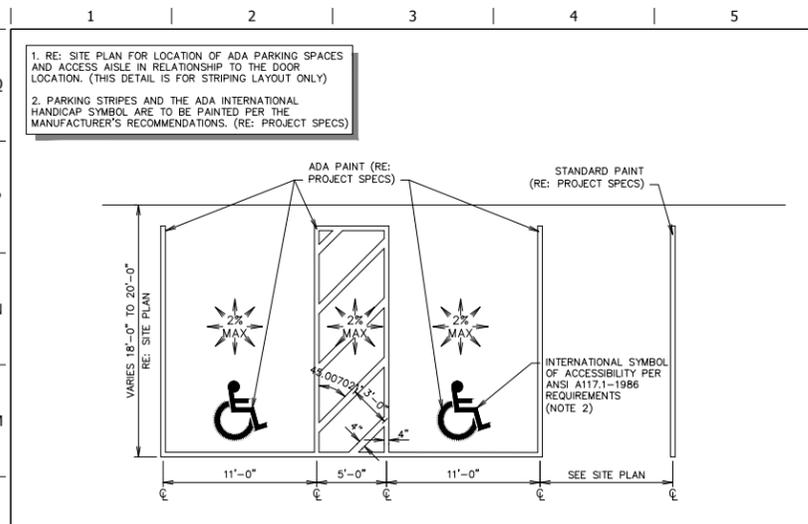
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SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
1 of 3

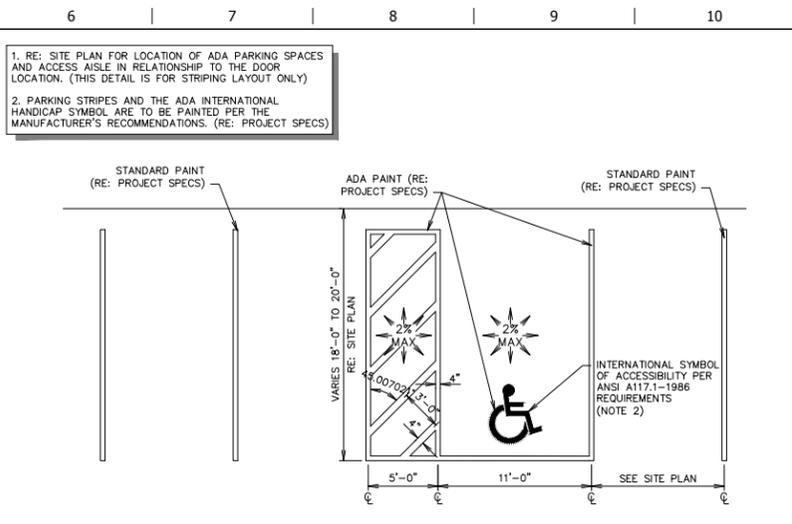
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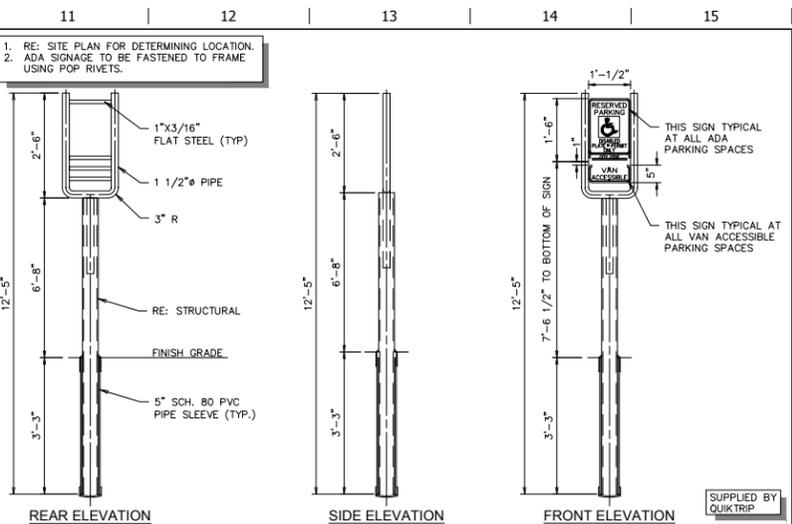
L1 DOUBLE STALL ADA PARKING STRIPING DETAIL

NTS SN: AD001C008



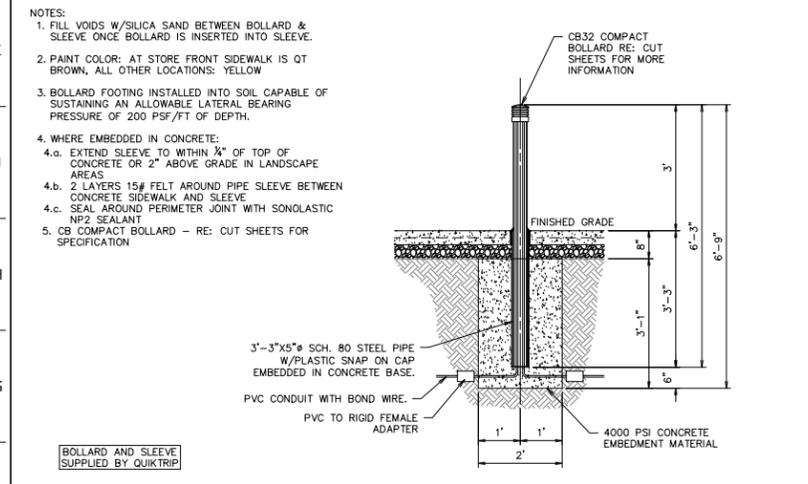
L6 SINGLE STALL ADA PARKING STRIPING DETAIL

NTS SN: AD002C008



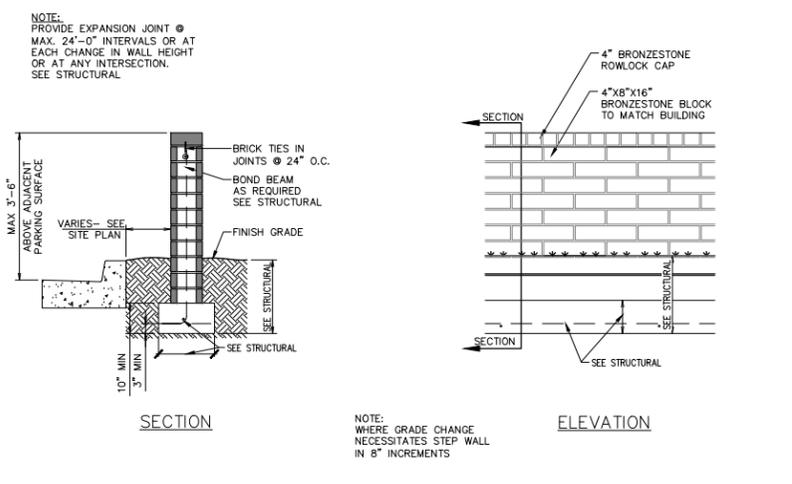
L11 ADA SIGN IN BOLLARD

NTS SN: AD003C009



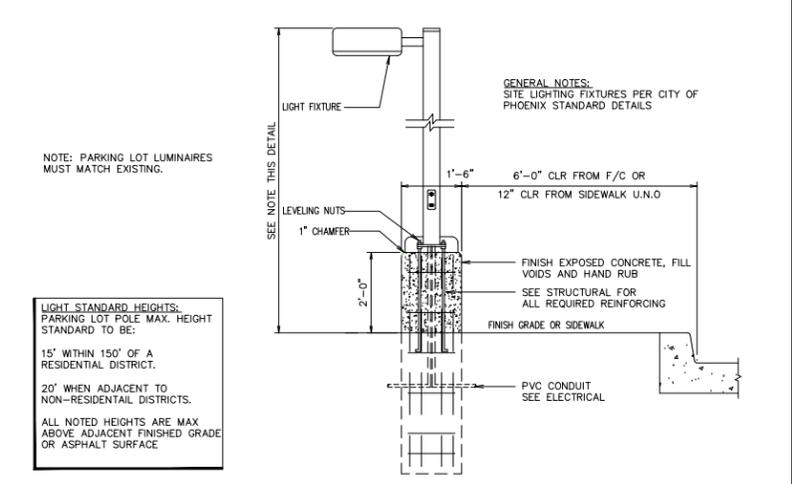
F1 4" BOLLARD DETAIL

NTS SN: SD022A002



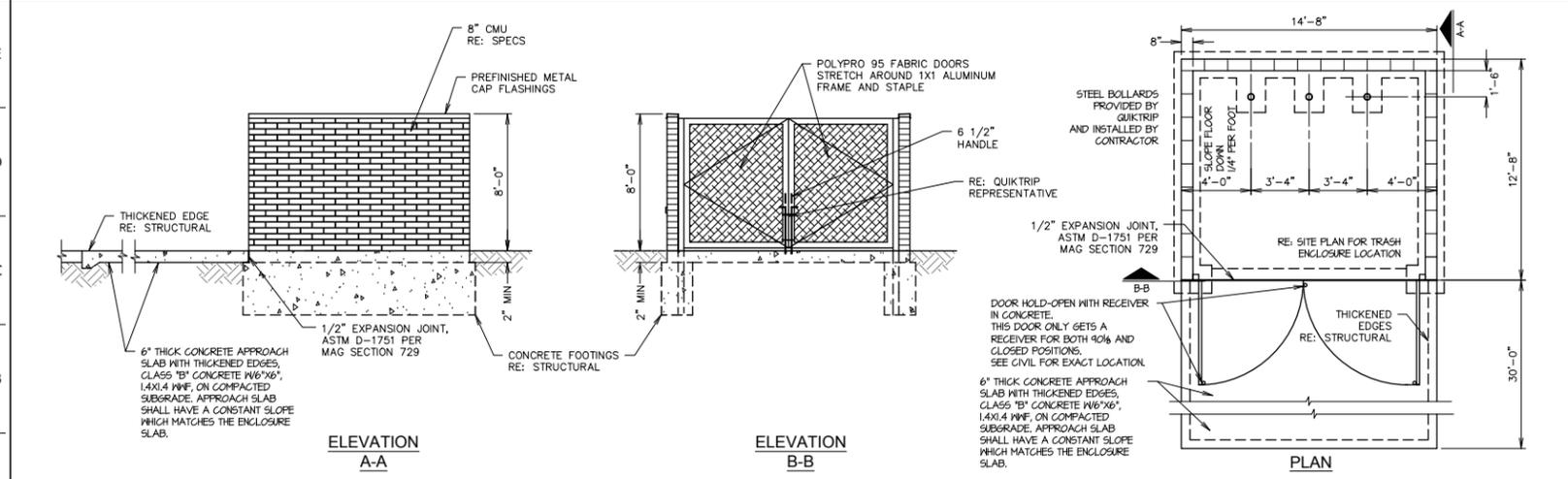
F6 LANDSCAPE SCREEN WALL DETAIL

NTS SN:



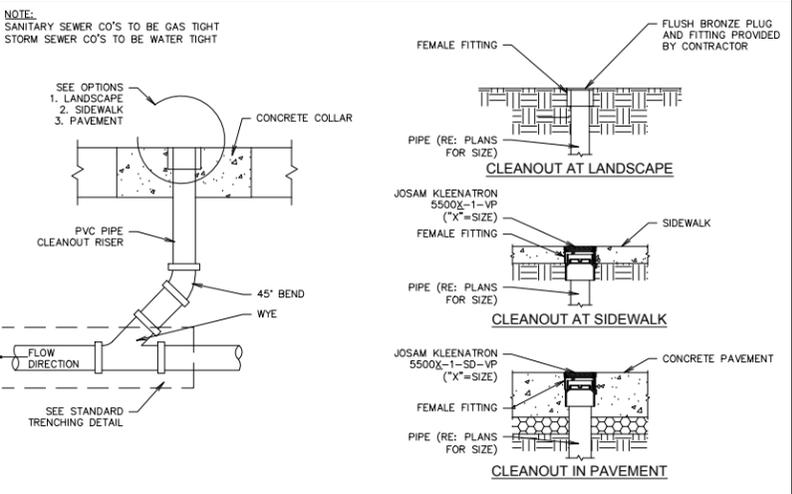
F11 LIGHT POLE DETAIL

NTS SN: SD022A002



A1 TRASH ENCLOSURE

NTS SN:



A11 CLEANOUT SECTION DETAIL

NTS SN: SD016B007

PROJECT NO. 05-1418

The WLB Group, Inc.
 Planning, Surveying, Engineering, Landscape Architecture, Urban Design, Civil, Mechanical, Electrical, and Environmental Engineers, Architects, Planners, and Scientists
 1600 West Broadway Rd., Ste. 1500
 Phoenix, AZ 85007-7861
 MB PROJECT NO. 20006-1400

QuikTrip No. 1418
 8798 E. McDOWELL ROAD
 SCOTTSDALE, AZ

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PROTOTYPE: P-103 (08/01/20)	DIVISION: 05
VERSION: 001	DESIGNED BY: JAW
DRAWN BY: JAW	REVIEWED BY: CDW

REVISIONS

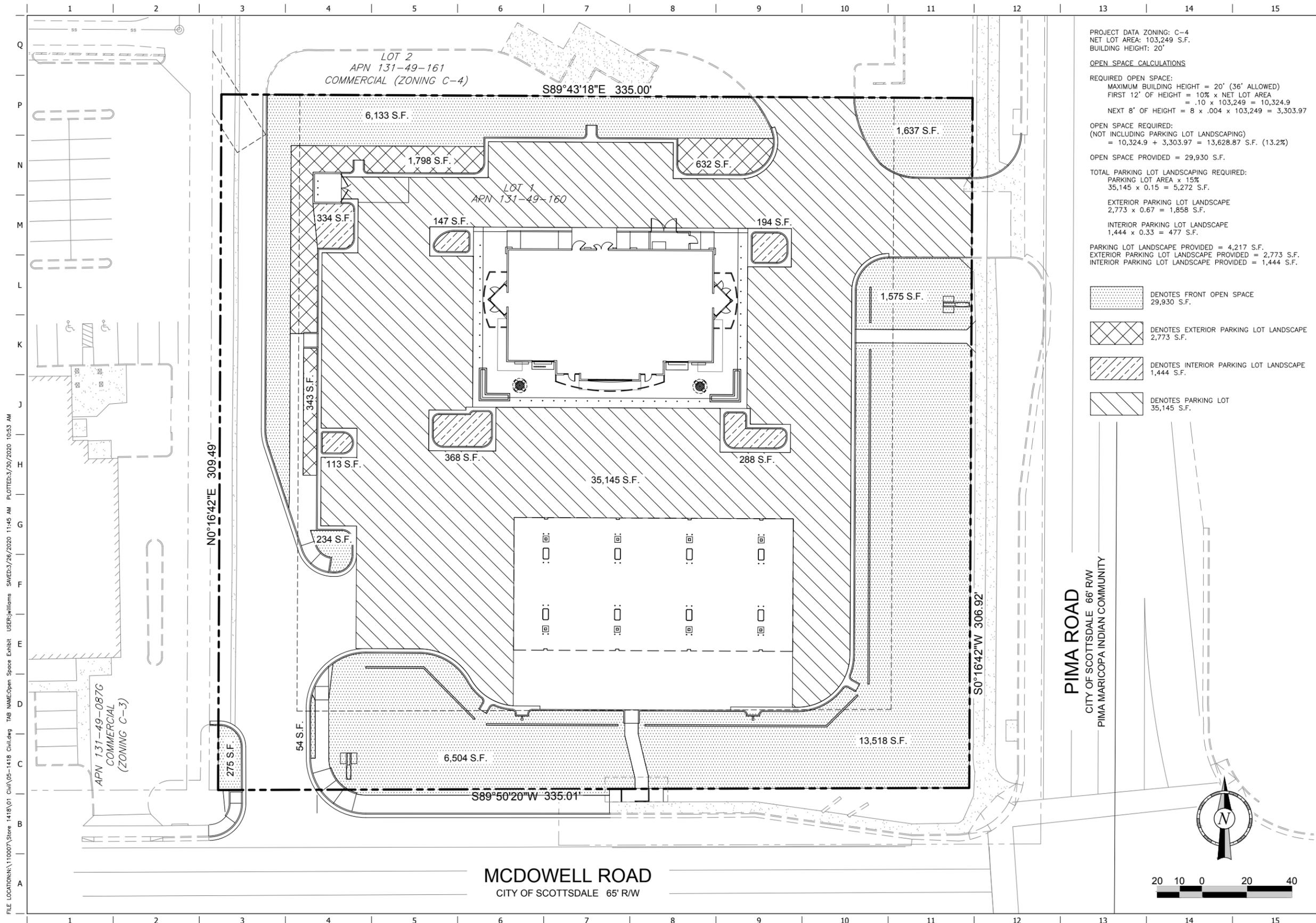
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 5-1-2019

SHEET TITLE:
 MISC. SITE DETAILS SHEET 1

SHEET NUMBER:
2 of 3

REF: 1-UP-2011 50-DR-2011#2



PROJECT DATA ZONING: C-4
 NET LOT AREA: 103,249 S.F.
 BUILDING HEIGHT: 20'

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 20' (36' ALLOWED)
 FIRST 12' OF HEIGHT = 10% x NET LOT AREA
 = .10 x 103,249 = 10,324.9
 NEXT 8' OF HEIGHT = 8 x .004 x 103,249 = 3,303.97

OPEN SPACE REQUIRED:
 (NOT INCLUDING PARKING LOT LANDSCAPING)
 = 10,324.9 + 3,303.97 = 13,628.87 S.F. (13.2%)

OPEN SPACE PROVIDED = 29,930 S.F.

TOTAL PARKING LOT LANDSCAPING REQUIRED:
 PARKING LOT AREA x 15%
 35,145 x 0.15 = 5,272 S.F.

EXTERIOR PARKING LOT LANDSCAPE
 2,773 x 0.67 = 1,858 S.F.

INTERIOR PARKING LOT LANDSCAPE
 1,444 x 0.33 = 477 S.F.

PARKING LOT LANDSCAPE PROVIDED = 4,217 S.F.
 EXTERIOR PARKING LOT LANDSCAPE PROVIDED = 2,773 S.F.
 INTERIOR PARKING LOT LANDSCAPE PROVIDED = 1,444 S.F.

- DENOTES FRONT OPEN SPACE
29,930 S.F.
- DENOTES EXTERIOR PARKING LOT LANDSCAPE
2,773 S.F.
- DENOTES INTERIOR PARKING LOT LANDSCAPE
1,444 S.F.
- DENOTES PARKING LOT
35,145 S.F.

PIMA ROAD
 CITY OF SCOTTSDALE 66' RW
 PIMA MARICOPA INDIAN COMMUNITY



PROJECT NO.: 05-1418

The WLB Group Inc.
 Surveying
 Planning
 Engineering
 Architects
 Office located in Tucson, Phoenix, NV,
 1000 West Broadway Rd. Ste 150
 Tempe, Arizona (480) 736-1600
 MS PROJECT NO. 20000-A-002

QuikTrip No. 1418
 8798 E. MCDOWELL ROAD
 SCOTTSDALE, AZ



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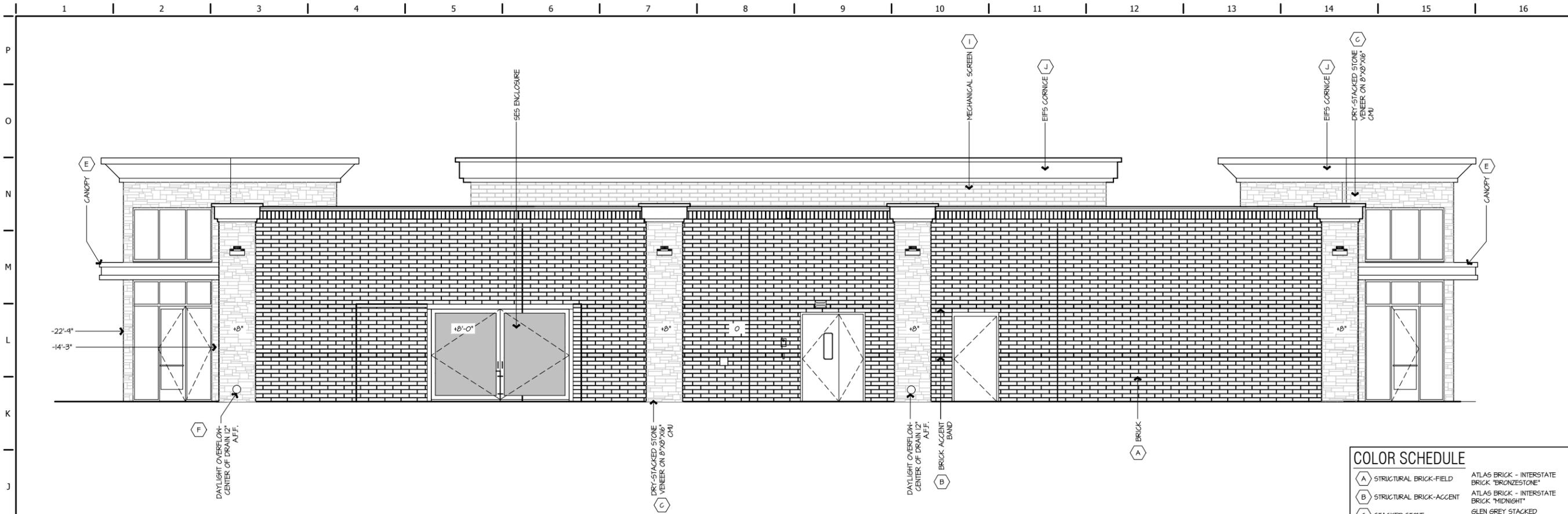
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DIVISION: 05
VERSION: 001
DESIGNED BY: JAW
DRAWN BY: JAW
REVIEWED BY: MGR

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
 OPEN SPACE EXHIBIT

SHEET NUMBER:
 1 of 1

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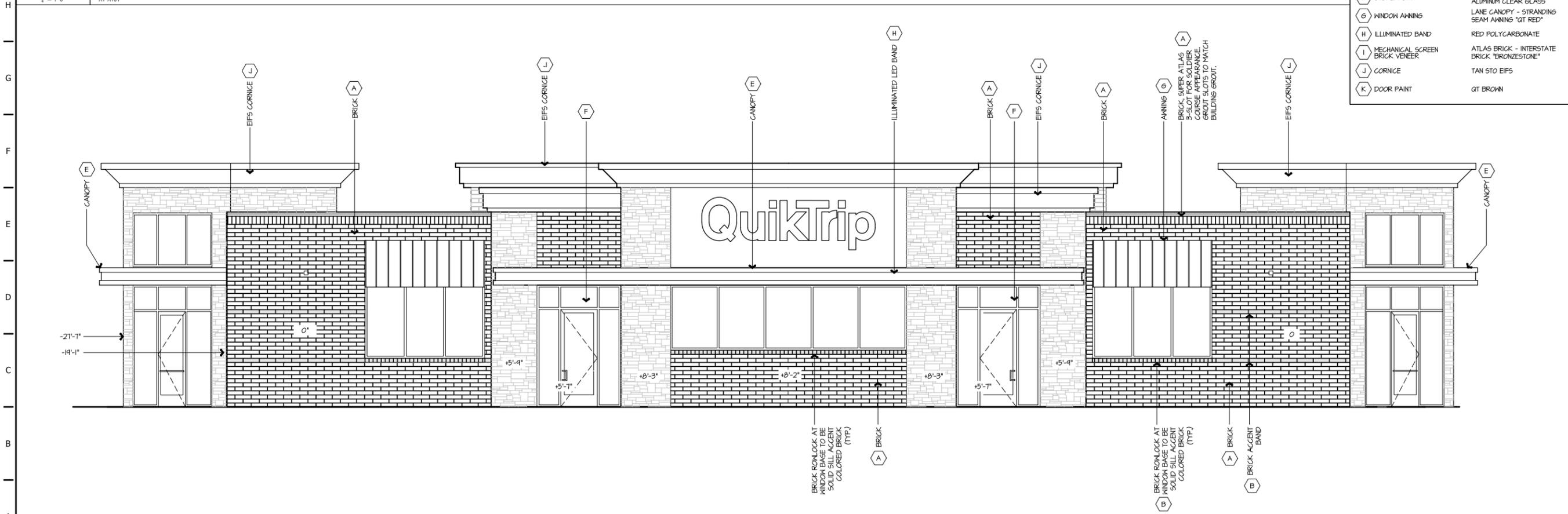


H1 REAR ELEVATION

1/4" = 1'-0"
A1-A101

COLOR SCHEDULE

(A) STRUCTURAL BRICK-FIELD	ATLAS BRICK - INTERSTATE BRICK "BRONZESTONE"
(B) STRUCTURAL BRICK-ACCENT	ATLAS BRICK - INTERSTATE BRICK "MIDNIGHT"
(C) STACKED STONE	GLEN GREY STACKED STONE "SONOMA"
(E) ENTRY CANOPY	APOLIC ACM HLZ ALUMINUM
(F) STOREFRONT	KAWNEER SATIN FINISH ALUMINUM CLEAR GLASS
(G) WINDOW AWNING	LANE CANOPY - STRANDING SEAM AWNING "OT RED"
(H) ILLUMINATED BAND	RED POLYCARBONATE
(I) MECHANICAL SCREEN BRICK VENEER	ATLAS BRICK - INTERSTATE BRICK "BRONZESTONE"
(J) CORNICE	TAN STO EIFS
(K) DOOR PAINT	QT BROWN



A1 FRONT ELEVATION

1/4" = 1'-0"
A1-A101

ATTACHMENT #10

NOT FOR CONSTRUCTION

KDF #: 19013



300 W. Clarendon Avenue Suite 320
Phoenix, AZ 85013
O: 602.234.1868
F: 602.234.1413

QuikTrip No. 1418

8798 E. MCDOWELL RD
SCOTTSDALE, AZ



PROTOTYPE	P-98
DIVISION	PHOENIX
VERSION	635
DATE	05-01-2019

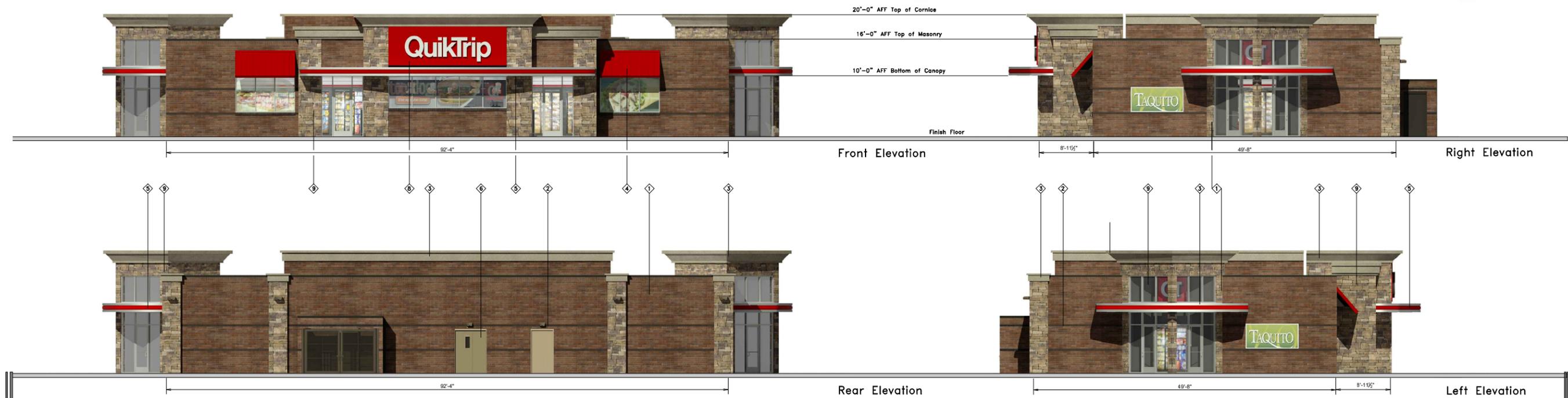
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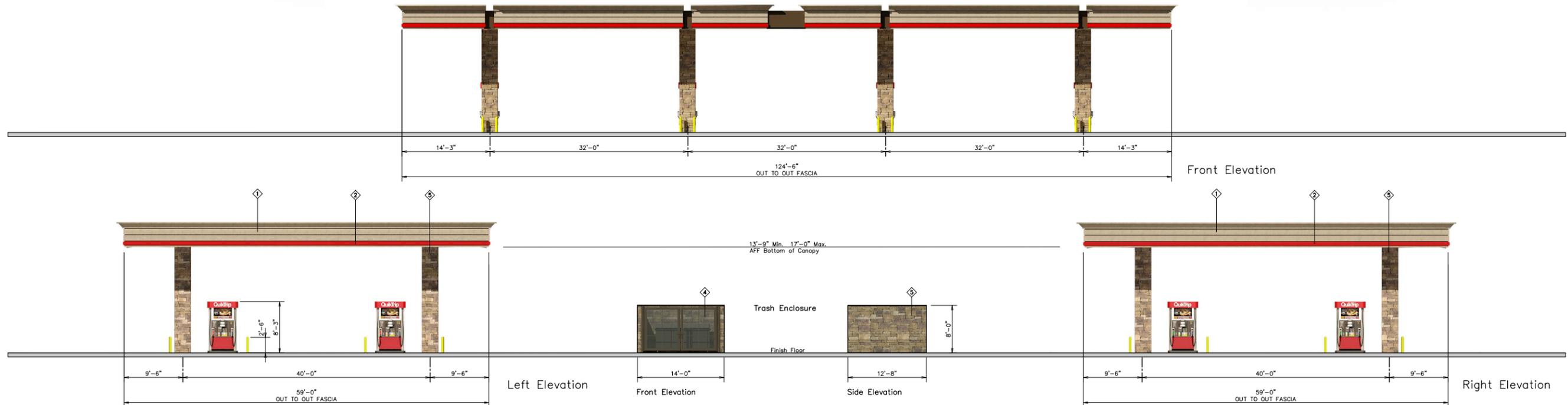
EXTERIOR ELEVATIONS

SHEET NUMBER:

A201



	QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 1418	Custom G3S Sonoma Stone	Address: 8780 E. McDowell Rd	City, State: Scottsdale, AZ	<table border="1"> <thead> <tr> <th>FINISH</th> <th>MANUFACTURER</th> <th>SPECIFICATION</th> </tr> </thead> <tbody> <tr> <td>1 BRONZESTONE</td> <td>INTERSTATE BRICK</td> <td>ATLAS STRUCTURAL BRICK</td> </tr> <tr> <td>2 MIDNIGHT</td> <td>INTERSTATE BRICK</td> <td>ATLAS STRUCTURAL BRICK</td> </tr> <tr> <td>3 TAN</td> <td>STO</td> <td>EIPS</td> </tr> <tr> <td>4 12" RED</td> <td>SHERWIN - WILLIAMS</td> <td>STANDING SEAM AWNING</td> </tr> <tr> <td>5 RED POLYCARBONATE</td> <td>ALLEN INDUSTRIES</td> <td>ILLUMINATED BAND</td> </tr> <tr> <td>6 TAN</td> <td>SHERWIN - WILLIAMS</td> <td>METALPAINT</td> </tr> <tr> <td>7 BLACK</td> <td>ALL COURT FABRICS</td> <td>POLYPRO 95 MESH</td> </tr> <tr> <td>8 CL-80R</td> <td>ALLEN INDUSTRIES</td> <td>SIGNAGE</td> </tr> <tr> <td>9 SONOMA</td> <td>GLEN GERY</td> <td>STACKED STONE</td> </tr> </tbody> </table>	FINISH	MANUFACTURER	SPECIFICATION	1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3 TAN	STO	EIPS	4 12" RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING	5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6 TAN	SHERWIN - WILLIAMS	METALPAINT	7 BLACK	ALL COURT FABRICS	POLYPRO 95 MESH	8 CL-80R	ALLEN INDUSTRIES	SIGNAGE	9 SONOMA	GLEN GERY	STACKED STONE
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Serial # 05-1418-G3S	Scale: 1/8"=1'-0"	Issue Date: 03.30.20	Drawn By: BP	Rev/Notes: 	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP® PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.																															



Store # 1418 Custom GD08 Sonoma Stone

Serial # 05-1418-GD08

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

Issue Date: 11.19.19

Address: 8780 E. McDowell Rd

City, State: Scottsdale, AZ

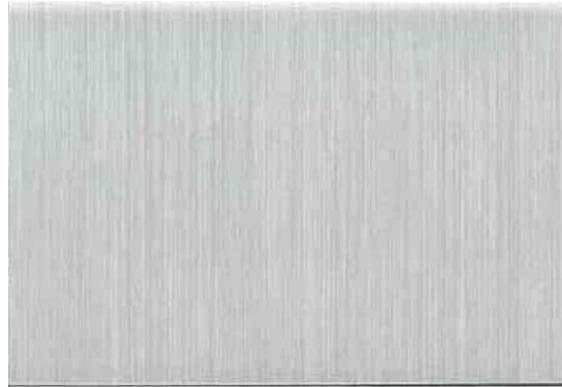
Drawn By: JK

Rev/Notes:

City, State: Scottsdale, AZ

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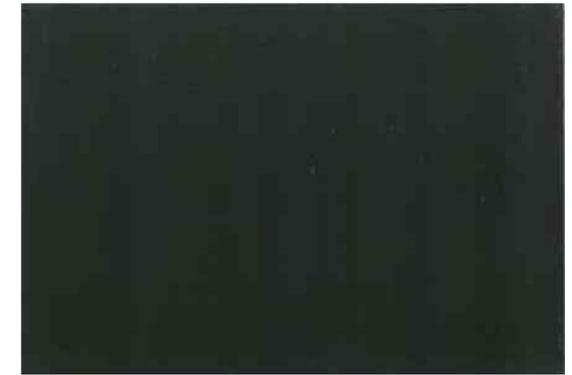
①	FINISH	MANUFACTURER	SPECIFICATION
1	TAN	STO	EIPS
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	TAN	SHERWIN - WILLIAMS	METAL/PAIN
4	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
5	SONOMA	GLEN GERY	STACKED STONE



10 HLZ Hairline Silver - Alpolic
Building Canopies



4 All Court Fabrics
Polypro 95 Mesh - Black
Trash Enclosure/Mechanical Screen



QT BROWN Metal Paint -
Light Poles/Bollards/Coping



11 Aluminum - Kawneer
Entry Door/Window Frame



Material Samples #1418
8780 E. McDowell Rd.
Scottsdale, AZ
Convenience Store with Fuel
Prepared by: QuikTrip 07.09.19



5 Allen Industries - Illuminated Band
3M 5674 Red
Accent Band/Awning



1 Bronzestone Brick
Interstate Brick - Atlas
Structural Brick
Building/Canopy Columns



2 Midnight Brick
Interstate Brick - Atlas Structural Brick
Building/Canopy Columns

Catalog # :

Project :

Prepared By :

Date :



Slice Medium - SLM Outdoor LED Area Light

The Slice's sleek design makes it perfectly-suited for Commercial & Industrial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Slice offers high performance silicone optics, die cast aluminum housing, 42,000+ lumens and is available with integral Airlink Synapse controls.

Features & Specifications

Optical System

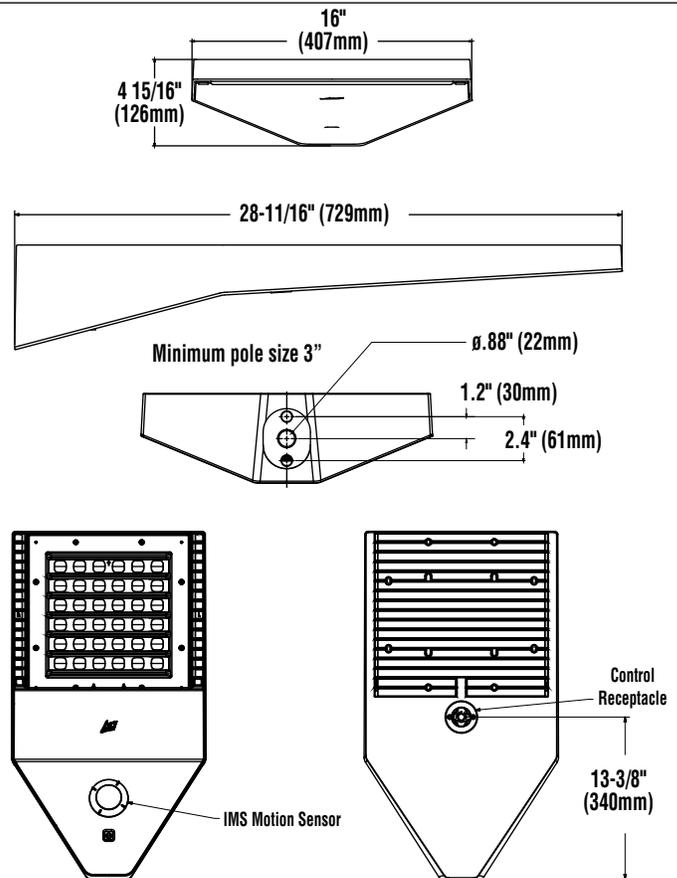
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 3)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions



ATTACHMENT #14

Bottom View

Top View

50-DR-2011#2

12/17/2019

Catalog # :

Project :

Prepared By :

Date :



Scottsdale® Vertex™ - SCV Petroleum Canopy LED Luminaire



The Scottsdale® Vertex™ is the most feature-rich canopy fixture in the marketplace. Innovations such as combined optical distributions, multiple lumen packages, field serviceability and simple installation make this fixture the ideal canopy solution. Its exceptional design and performance are backed by LSI's best-in-class customer service.

SCOTTSDALE

Features & Specifications

Optical System

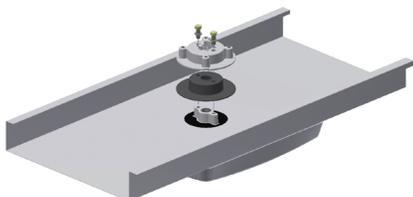
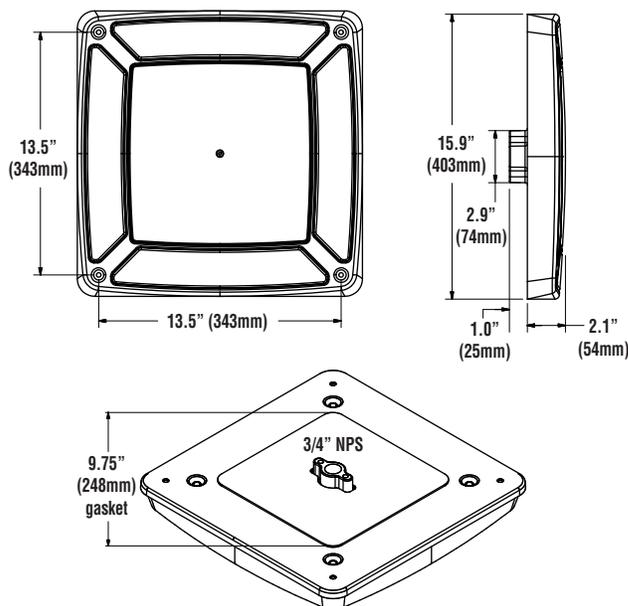
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Symmetrical or Combination Forward Throw distributions.
- State-of-the-art silicone optics deliver industry leading optical control with an integrated gasket to provide an IP66 rated sealed optical chamber in one component.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Available in 5000K and 4000K (+/- 275K) color temperatures.
- Minimum CRI of 70.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +40°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Input power stays constant over life.

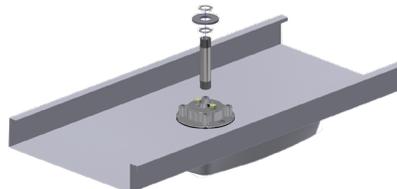


Dimensions



Locking Collar

Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.



Conduit Stem Kit

Threaded 5" x 3/4" Conduit Stem and hardware are included to make retrofitting even easier by allowing the use of existing driver boxes and wiring connections on top of canopy.

* Assembled in USA by an American workforce of American and foreign parts using state-of-the-art equipment at our award-winning manufacturing facility in Ohio. Meets Buy American requirements within the ARRA.

LED SOFFIT LIGHT (XSL2)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. Cool White 5000K color temperature, 69 CRI.

DRIVER CURRENT - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

DISTRIBUTION/PERFORMANCE - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

HOUSING/OPTICAL UNIT - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

MOUNTING - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

ELECTRICAL - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for damp locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

LIGHT OUTPUT - XSL2					
		Clear Lens	Lumens	Watts	LPW
Type S	SS - Super Saver		6,193	60	103
	HO - High Output		8,348	86	97
Type 5A	SS - Super Saver		5,158	60	86
	HO - High Output		6,959	86	81
		Diffused Lens			
Type S	SS - Super Saver		5,752	60	96
	HO - High Output		6,751	87	78
Type 5A	SS - Super Saver		4,393	60	73
	HO - High Output		5,842	87	67

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
 Catalog # _____

07/27/17

50-DR-2011#2

LSI INI

12/17/2019

MIRADA WALL SCNCE (XWM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

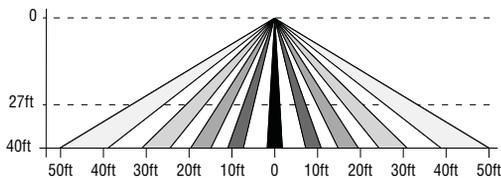
LIGHT OUTPUT - XWM - 3 5000K CCT

	Lumens	Wattage	LPW
03	3410	29	117
04	4417	40	111
06	6609	59	113
08	8610	82	105

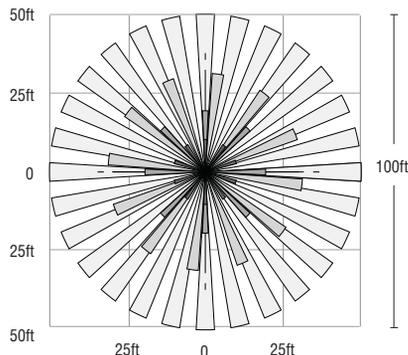
LED Chips are frequently updated therefore values may increase.

COVERAGE DIAGRAM

SIDE VIEW



TOP VIEW



US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with LSI wireless controls.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

LEDS - Available with 5000K, 4000K or 3000K color temperature, 70 CRI min.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Type 2, Type 3 or Type FT.

HOUSING - Three-piece die-cast aluminum housing is smoothly contoured low-profile shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Proprietary silicone refractor optics provide exceptional coverage and uniformity. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position. Optional pole-mounting bracket permits mounting to standard poles (XPMa).

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Drivers are dimming, standard. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - UL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. IDA compliant; with 3000K color temperature selection

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____
 Catalog # _____

3/13/19

50-DR-2011#2

LSI INI

12/17/2019

Catalog # :

Project :

Prepared By :

Date :



Mirada Large - MRL Outdoor LED Area Light

The MRL is a Specification grade LED Area light solution, designed for retrofit as well as for new construction. It is ideal for a wide variety of Spec grade applications where high performance & aesthetics are critical. MRL will meet most lighting requirements for Automotive Dealerships, Big Box Retail applications or any site requiring high lumen output of controlled, uniform light levels.

Features & Specifications

Optical System

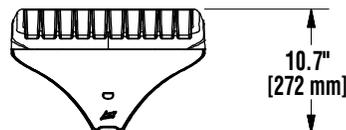
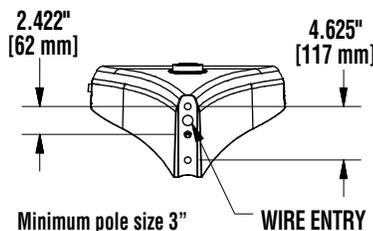
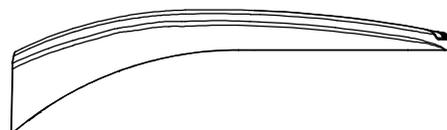
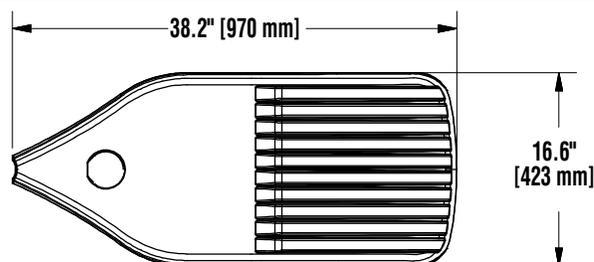
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L90 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 65L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 12ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



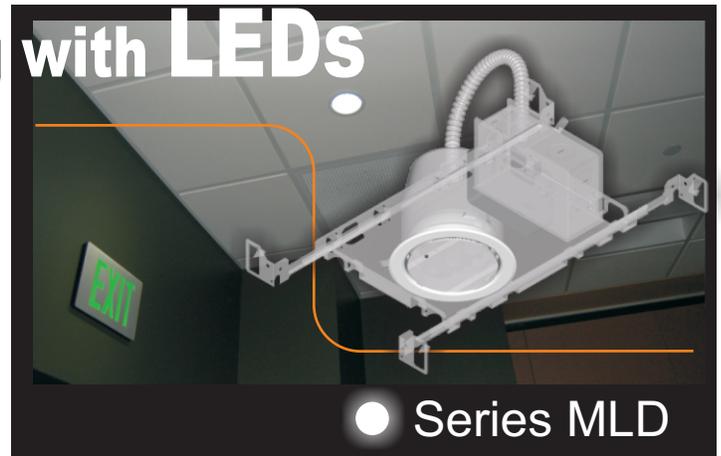
Product Dimensions



The Brightest Idea is Emergency Lighting with LEDs

GENERAL DESCRIPTION

With spacing up to 55 ft in 9 ft ceilings, this recessed down light with a 4" trim is our most efficient emergency luminaire; very effective in long corridors, it is inconspicuous and will blend with general lighting fixtures without affecting the appearance of ceiling layouts .



● Series MLD

CONSTRUCTION

- 4" Trim ring installation with standard can and back plate.
- Three versions available:
 - BB=Unit equipment with self-contained battery
 - RE=Remote for connection to 24 VDC Central Battery System
 - AC=Remote for connection to AC 120/ 277 emergency supply.

ELECTRONICS

- Lamps are connected in parallel. If one lamp fails, one or more lamps will continue in operation.
- Universal 120/277 VAC input for standard battery or AC unit, or 24 VDC input for remote configuration.
- Power supply delivers regulated current and voltage to LED lamps at optimum levels to maximize lamp life.
- Automatic battery diagnostics available for all battery models.

ENERGY EFFICIENT OPERATION

- Emergency lighting with optional dual function operation for night or security lighting.
- Very low power consumption in optional night/ security mode. The security lighting circuit is independent of emergency lighting and may be switched manually, by an exterior photocell, or other automatic means.
- Over 50,000 hour lamp life in normal use.
- IES photometric data available for all models.

CODES

- Manufactured and tested to UL Standard 924 and NFPA Life Safety Code 101.

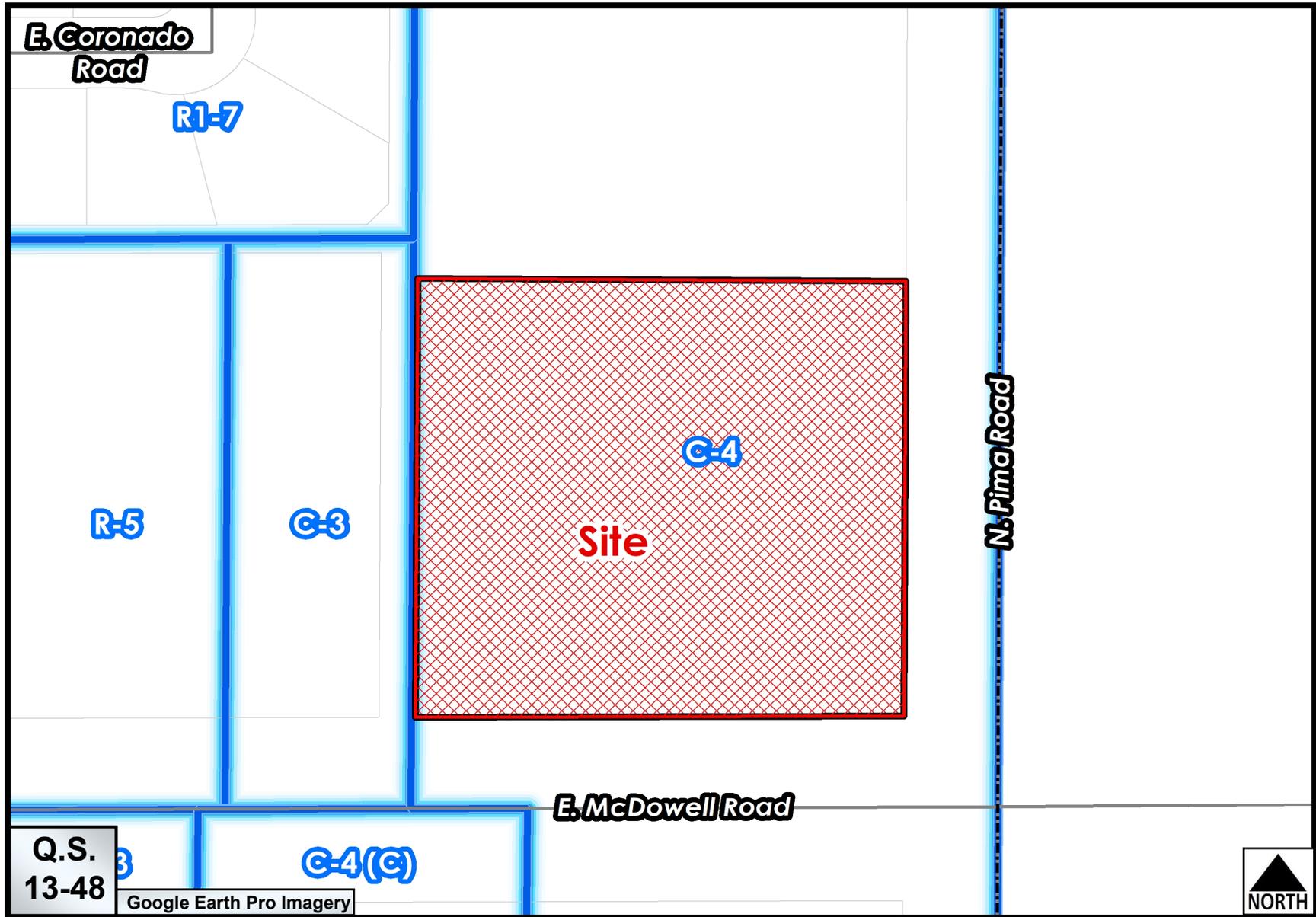
WARRANTY

- 5 year total customer satisfaction warranty. For details see product catalog technical data section.

FIXTURE SCHEDULE

MODEL	CATALOG NO
APPROVAL	JOB INFORMATION





Zoning Aerial

ATTACHMENT #15

50-DR-2011#2



QuikTrip Corporation

PHOENIX DIVISION
1116 E. Broadway Road
Tempe, AZ 85282
480-446-6318
FAX 480-921-1927

Dear Neighbor,

The purpose of this letter is to inform you that we are applying to the Development Review Board for a site located at the northwest corner of Pima Road and McDowell Road at 8780 E. McDowell Rd., Scottsdale, AZ 85257. After completing our Pre-Application meeting, project no. #269-PA-2019, our request is to allow an update to a previously approved QuikTrip application.

We are not requesting to rezone the property. We are not requesting to modify any approved use on the site. The site is currently zoned C-4, general commercial, and was designed and approved for a QuikTrip under use permit #1-UP-2011. Our request would allow us to update our site plan and construct our newly designed 5,134sf building on our 2.37acre parcel. A site plan and colored elevations are attached for your reference.

If you have any questions or concerns, I can be reached at (480)-446-6318 or via e-mail at jnaut@quiktrip.com. I would be happy to answer questions that you may have regarding our request to update our site plan and elevations. You may also contact the City of Scottsdale Planning and Development Services directly in regard to this request at (480)-312-2500.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Naut'.

Jonathan Naut
Real Estate Project Manager
QuikTrip Corporation – Arizona Division



Feature Information
(1 of 1) Clear ?

131-49-160

Owner Information

Owner Name: QUIKTRIP CORPORATION
 Property Address: 8780 E MCDOWELL RD SCOTTSDALE 85257
 Mailing Address: PO BOX 3475 TULSA OK 74101-3475
 Deed Number: 140031947
 Sale Date:
 Sale Price: \$

Property Information

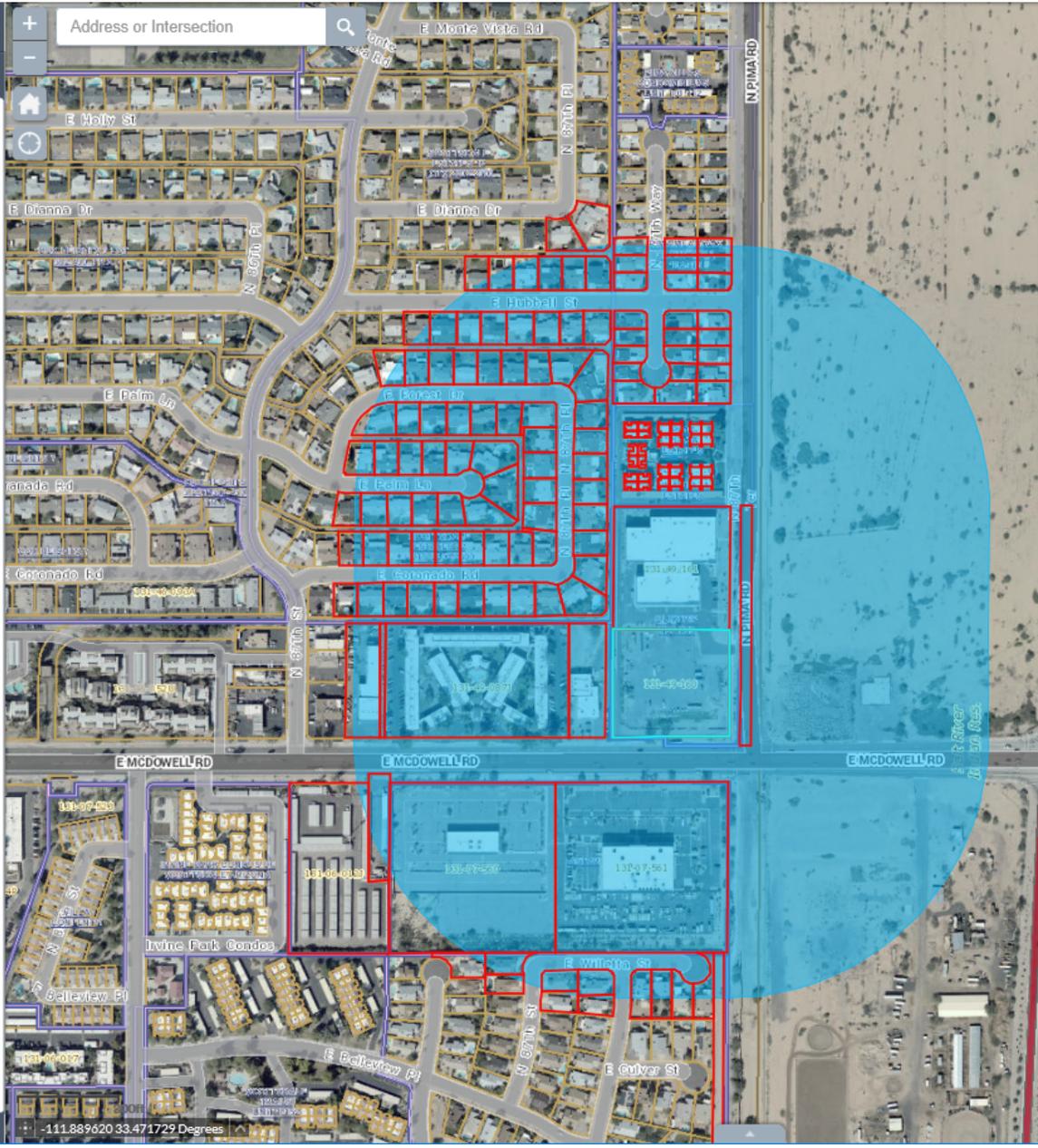
Lat/Long: 33.466455, -111.892624
 S/T/R: 36 2N 4E
 Jurisdiction: SCOTTSDALE
 Zoning: C-4
 PUC: 0021
 Lot Size (sq ft): 103,249
 MCR #: 1172-22
 Subdivision: QUIKTRIP NO 1418
 Lot #: 1
 Floor: 1
 Construction Year:
 Living Space (sq ft):

Valuation Information

Tax Year:	2020	2019
FCV:	\$2,283,300	\$2,211,200
LPV:	\$1,094,475	\$1,042,357
Legal Class:	2.R	2.R



Zoom to ...



Search By [X]

Using the Mouse | What I Know | **Buffer** | Results

Step 1: Enter a search distance and apply buffer:

750 Feet [Apply Buffer] [Clear Buffer]

Step 2 (optional): Choose a parcel selection method:

A. Entirely within the Buffer

B. Within or touching the Buffer

[?] ?

111.889620 33.471729 Degrees

From: jonathan.dumaine@gmail.com
To: [Acevedo, Alex](#)
Subject: Re: QuikTrip #1418 50-DR-2011#2
Date: Saturday, August 17, 2019 11:57:19 AM

EXTERNAL Email with links or attachments. Please use caution!

City of Scottsdale



Hello, As a nearby resident, I would like to voice my dissent at another gas station in the area. There is already a Shell and Arco down the street and gasoline cars themselves are already a dying breed. We do not need another gas station here at this time. Regards, Jonathan Dumaine 8738 E Coronado Rd Scottsdale, AZ 85257 -- sent by Jonathan Dumaine (case# 50-DR-2011#2)

City of Scottsdale



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