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PROJECT NARRATIVE

Paseo Village Gas Station
8233 N Vía Paseo del Norte, Scottsdale, AZ 85258
14-DR-2023 & 50-UP-1977#2
2592Z (Key Code)

Applicant:
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Paseo Village Gas Station intends to redevelop the existing station by enhancing the current configuration as follows:

1. Ordinances, Master Plan and Standards

- *This development involves the enhancement to an existing gas station facility with (4) gas pump stations under a large canopy which includes a small 8'x20' (160 sf.) Retail Kiosk. Most of the site is already developed with hard surfaces and has limited parking .*
- *Our intent is to utilize as much as the existing General Site Plan retaining the majority of the existing pavement area, landscaping areas, and existing site lighting locations . The major proposed enhancement is the relocation and enlargement of the Retail Kiosk to a approximately 20'x87' (1740 sf.) with 9 additional customer parking for the convenience to the local patrons.*
- *The design intent is to meet and exceed all applicable zoning development standards, Design Standards and Policy Manual. This project exceeds the required open space and landscaping as outlined within our drawing sheet SP-3.2.*

This revised building location also promotes a more desirable relationship of the fueling canopy with pumps and the proposed convenience store and promotes further safety and convenience.

- *Lighting poles fixtures are planned to be replaced with LED cut off luminaire type as well as additional wall mounted cut off luminaires and decorative wall scones around the building perimeter, which will meet the City lighting design guidelines and photometrics.*

2. Architectural Character, Landscaping and Site Design

- *Existing Ingress and Egress is to remain at its present location . The removal of the center retail store to the southern portion of the property further away from the existing pumps stations should aid in promoting public safety and will allow an easier access to the pump stations from the existing access approaches.*
- *Additional off street parking away from the pumps which are adjacent to the proposed Convenience Store and will aid in safety to the customers.*
- *The proposed building design and unique character of the surrounding area utilizing a similar roof canopy to the existing gas pump canopy design and reflects the surrounding buildings and commercial center with similar clay tile façade height and appearance and mimics the character design and colors of the adjacent retail center introducing arch windows, similar stone veneer, stucco or E.I.F.S. walls and earth tone colors and textures associated with the region.
All sides of the proposed building express consistent architectural details and character with similar wall materials and extended roof canopies.*
- *Further architectural enhancements are added adjacent to the proposed convenience building such as introducing 7' wide sidewalk which will connect with the existing sidewalk on the west side of the property, providing a recessed entrance, a bike parking station .*
- *Additional landscaping along the east side of the property adjacent to the proposed off street parking and around the existing trash area is proposed which will further shield it from view. These proposed plants are included within those listed in the Arizona Dept. of Water Resources Active Management area plant list. No water intensive plants are specified. All planting beds shall include a automatic watering system.*

- *The standalone proposed convenience store will conform to the character of the surrounding neighborhood. All sides of the building are expressed in similar architectural details and color and have pronounced eaves..*
- 1. *The building mass has varying façade and is further broken in mass by introducing a stone wainscot similar to the adjacent large retail building.*
- *A projected sunscreen awning above the glazing and main front entrance is added to shield the building from solar gain thus applying the "Sensitive Design Principals" to the proposed building.*
- *No masonry screening is proposed since the east and north sides of this property front existing masonry wall screening along the adjacent residential property and the west and south face commercial zoning.*

3. Ingress, Egress, On-site circulation, Parking and Pedestrians

- *Egress directly to the (4) pump stations are enhanced by removing the middle retail kiosk and island and the relocation the (2) southerly pump stations into one general area making easier access and egress from the site.*
- *Relocating the retail kiosk away from the pumps should also promote safety and circulation within this site.*
- *The proposed retail building will also be in more character to the surrounding buildings and will enhance the architecture of this facility by implementing deeply recessed windows with reflective glazing deeply recessed entrance and providing 3' projecting roof overhangs to minimize the effects of the Sonoran Desert Environment.*

4. Mechanical and Utility Equipment

- *The proposed Convenience Store will incorporate roof top units hidden behind high parapet walls which surround the building perimeter as shown within the drawings and include a sloping projected canopy comprised of clay tile roofing profile matching the existing gas canopy and surrounding building canopies.*
- *All utilities enter the rear of the building hidden from public view. The gas and electric meters are within a recessed wall offset which further hides these meters from view.*
- *The proposed building will have a fire sprinkler system with a dedicated water line entering the building from the front leading into the rear mechanical room. In addition there will be a new domestic water line and meter entering the proposed building from the original building location which is planned to be demolished.*
- *The roof storm system is internal roof sump system which drops within the interior mechanical room underground below the building footing into the underground storm system.*
- *The existing trash area is to be increased to the proper height in order to shield the trash dumpster and incorporate a screen gate which will have easy and direct access from the rear service door without interfering with the public pedestrian or automobile traffic. The approach to the refuse collection point has an unobstructed height clearance , clear of the fueling area canopy (by reducing the length of the existing canopy and clipping the corners. The location is less than 100' distance from the building service exit , located at the rear of the proposed building, and accommodates the minimum vehicle turning radius of 45' with a vehicle length of 40'.*

5. Conditional Use Permit Criteria

- *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination is not expected as the proposed enhancement matches existing use.*
- *There will be no foreseeable impact on surrounding areas resulting from an unusual volume or character of traffic as the proposed enhancement does not alter the existing traffic conditions.*
- *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas. There is no affect as the proposed use matches existing.*
- *The additional conditions specified in Section 1.403, as applicable, have been satisfied. See next section.*

Additional conditions for specific conditional uses (Gas Station)

- *Included are detailed landscape plans showing plant, type, size and spacing. All landscape beds 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. Any proposed 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.
All existing trees are to be preserved where possible, and trimmed as may be required as to not impede visibility near the egress and degrees entrances.*
- *The proposed structure should be approved under this Conditional Use Permit due to the unique design being proposed which will be appropriate for the area in which it will be constructed. The filling station canopy is not proposed connected to the proposed main structure in order to allow more accessible maneuverability by the garbage trucks accessing the trash area as shown in the civil engineer's sheet MS-1.0 Simulation Plan.*
- *Several renderings of the proposed building from various angles are enclosed shall with this application and building construction in reasonable conformity thereto to the adjacent buildings.*
- *All sources of artificial light shall be concealed or attached to the main structure, or on site lighting poles. All lighting shall be designed to minimize glare.*
- *The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.*
- *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.*

As previously stated under the "Architectural Character", two sides of the property are adjacent to like commercial zoning and the other 2 remaining sides of this property which are adjacent to residential zoning, have existing masonry walls on the residential sides of the property.

*Sincerely,
Arthur E. Kalajian R.A*