

Simulations
Photos
All Graphics (no plans)

Context Plan Photos for



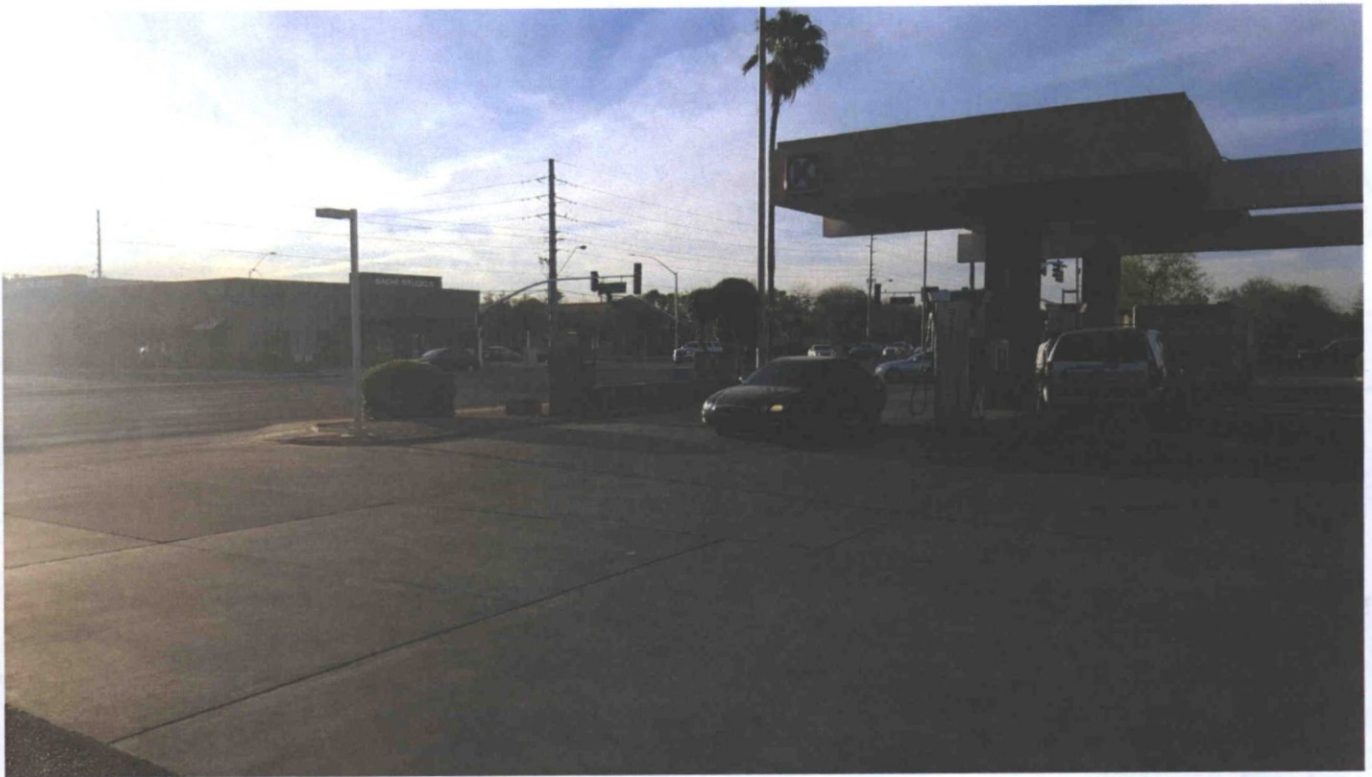
Location:

NWC Scottsdale and Gold Dust

Scottsdale, Arizona



#1 – North side of site looking north



#2 – North side of site looking southeast



#3 – North side of site looking south



#4 – North side of site looking southwest



#5 – East side of site looking northwest



#6 – East side of site looking east



#7 – East side of site looking southwest



#8 – East side of site looking west



#9 – South side of site looking north



#10 – South side of site looking northeast



#11 – South side of site looking south



#12 – South side of site looking northwest



#13 – West side of site looking northeast



#14 – West side of site looking east



#15 – West side of site looking southeast



#16 – West side of site looking west



LAND DEVELOPMENT
CONSULTANTS, LLC

Project Narrative

March 2, 2016

**Circle K Convenience Store and Fueling Station
NWC Scottsdale Rd & Gold Dust Ave**

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



The proposed development parcel, including all parcels (as described above), will have a combined land area of approximately 41,398 square feet. The proposed redevelopment of the property will include the raze and rebuild of the convenience store and fuel canopy, the addition of thirteen (13) parking spaces, the relocation of the existing trash enclosure, the removal of one access drive off of Scottsdale Road, the removal of one access drive off of Gold Dust Avenue, new landscaping and drive aisles to provide a cohesive redevelopment. The redevelopment of the combined parcels will provide for a new and upgraded store and parking area to better serve the needs of the customer base that frequents this facility.



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: <u>Circle K</u>	
Property's Address: <u>10200 N Scottsdale Road</u>	APN: <u>175-49-012C & D</u>
Property's Zoning District Designation: <u>C-3</u>	<u>A PORTION OF 175-49-012A</u>
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: <u>Scott Stevenson</u>	Applicant: <u>William Scarbrough</u>
Company: <u>Circle K Stores Inc.</u>	Company: <u>Land Development Consultants, LLC</u>
Address: <u>1130 W Warner Rd, Tempe, 85284</u>	Address: <u>11811 N Tatum Blvd #1051, Phoenix, 85028</u>
Phone: <u>602-728-4047</u> Fax: <u>602-307-4047</u>	Phone: <u>480-334-3556</u> Fax: <u>602-997-9807</u>
E-mail: <u>sstevens@CircleK.com</u>	E-mail: <u>bill@LDCAZ.com</u>
 Owner Signature	 Applicant Signature
Official Use Only Submittal Date _____	Application No.: <u>193</u> -PA- <u>2016</u>
Project Coordinator _____	

Planning and Development Services Department

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



Pre-Application Request

Development Application Type: Please check the appropriate box of the Type(s) of Application(s) you are requesting		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MA)		<input type="checkbox"/> Other

Submittal Requirements: (fees subject to change every July)

Pre-Application Fee: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

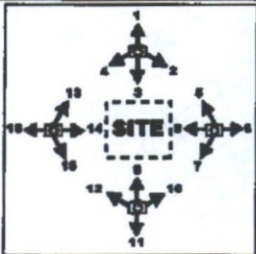
Records Packet Fee: \$ 21.00
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

Site / Context Photographs

- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
- Photos shall be taken looking in towards the project site and adjacent to the site.
- Photos should show adjacent improvements and existing on-site conditions.
- Each photograph shall include a number and direction.
- Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
- Photos shall be provided 8 1/2 x 11 paper, max. two per page.



Other

Additional Submittal Information

- Site Plan
- Subdivision plan
- Floor Plans
- Elevations
- Landscape plans
- H.O.A. Approval letter
- Sign Criteria Regulations & Language
- Material Samples – color chips, awning fabric, etc.
- Cross Sections – for all cuts and fills
- Conceptual Grading & Drainage Plan
- Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- Boundary Survey (required for minor land divisions)
- Area of property that includes property lines and highlighted area abandonment request.
- One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).