

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 6, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

One Scottsdale PU III, QuikTrip and Conceptual Master Site Plan update 61-DR-2015#6	Request for approval of the site plan, landscape plan, and building elevations for a new gas station with 16 fuel pumps and convenience store with approximately 12,657 square feet of building area on a +/- 2-acre site, along with a revision to the previously approved conceptual master site plan of case 61-DR-2015#5 for the larger +/- 21.6-acre site.
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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
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Approved Gas Station Conditional Use Permit (1-UP-2022)
- Development will be phased throughout site
- Future commercial pads and site improvements will return to DRB for review and approval
- Scenic Corridor along N. Scottsdale Road frontage
- No public comment received as of the date of this report

BACKGROUND

Location: Northeast corner and N. Scottsdale Road and E. Legacy Boulevard

Zoning: Planned Community (P-C), with Planned Regional Center (PRC)

Adjacent Uses

North: Future medical office (61-DR-2015#4) within the One Scottsdale Planning Unit III, zone Planned Community District (PCD).

East: Vacant, undeveloped land within the One Scottsdale Planning Unit III, zone PCD.

South: Vacant, undeveloped land within the One Scottsdale Planning Unit II, zone Planned Community District (PCD).

West: Vacant, undeveloped land with the City of Phoenix



Property Owner

QuikTrip Corporation

Applicant

Daniel Chambers, QuikTrip Corporation
480-446-6321

Architect/Designer

Kdf Architectural Group

Engineer

Garrett Frame, Kimley Horn
602-216-1233

DEVELOPMENT PROPOSAL

The applicant is requesting approval for a new gas station and convenience store with approximately 12,657 square feet of building area, along with a revision to the previous approved conceptual master site plan (61-DR-2015#5), which consisted of approximately 343,000 square feet of office located in a multi-story building, 25,800 square feet of retail, 3,500 square feet of restaurant, 66,800 square feet of hotel, along with a multi-story parking structure. Revisions to the approved master plan include the removal of the multi-story office and the multi-story parking located at the southern portion of the site, which are being replaced by four new commercial pads to accommodate the proposed gas station, two medical offices and a daycare.

With this application, the Development Review Board will be approving a one-story, 16-pump gas station with an attached convenience store. Future commercial pads will return to the Development Review Board for review and approval of the site plan, landscape plan, and building elevations. For more detailed information, the master plans are attached to this report.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Sidewalk along Legacy Boulevard reconfigured to accommodate trees and other plants along the southside of the sidewalk for pedestrian shade.
- Internal sidewalk along eastern portion of the site reconfigured to accommodate mature trees and other plants along the west side of the sidewalk for pedestrian shade.
- Gas vents removed from the top of fuel canopy and relocated behind the trash enclosure to adequately screen from public streets.
- Landscape plan updated to conform with the Scottsdale Streetscape Design Guidelines, Green Spot site design requirements located at the intersection of N. Scottsdale Road and E. Legacy Boulevard. Green Spot features include quartz stone seat wall, Desert Bloom patterned screen panel, and lithocrete custom color accent paving with recycled glass aggregate.

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.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City's goal of sustainability including canopies, shaded bicycle station, and electric vehicle charging station.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the One Scottsdale PU III, Quik Trip and the updated conceptual master site plan for the development proposal per the attached stipulations, finding that the Character and Design Element of the General Airpark character area plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

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APPROVED BY



Meredith Tessier, Senior Planner

05/20/2024

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

5/28/2024

Date

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

ATTACHMENTS

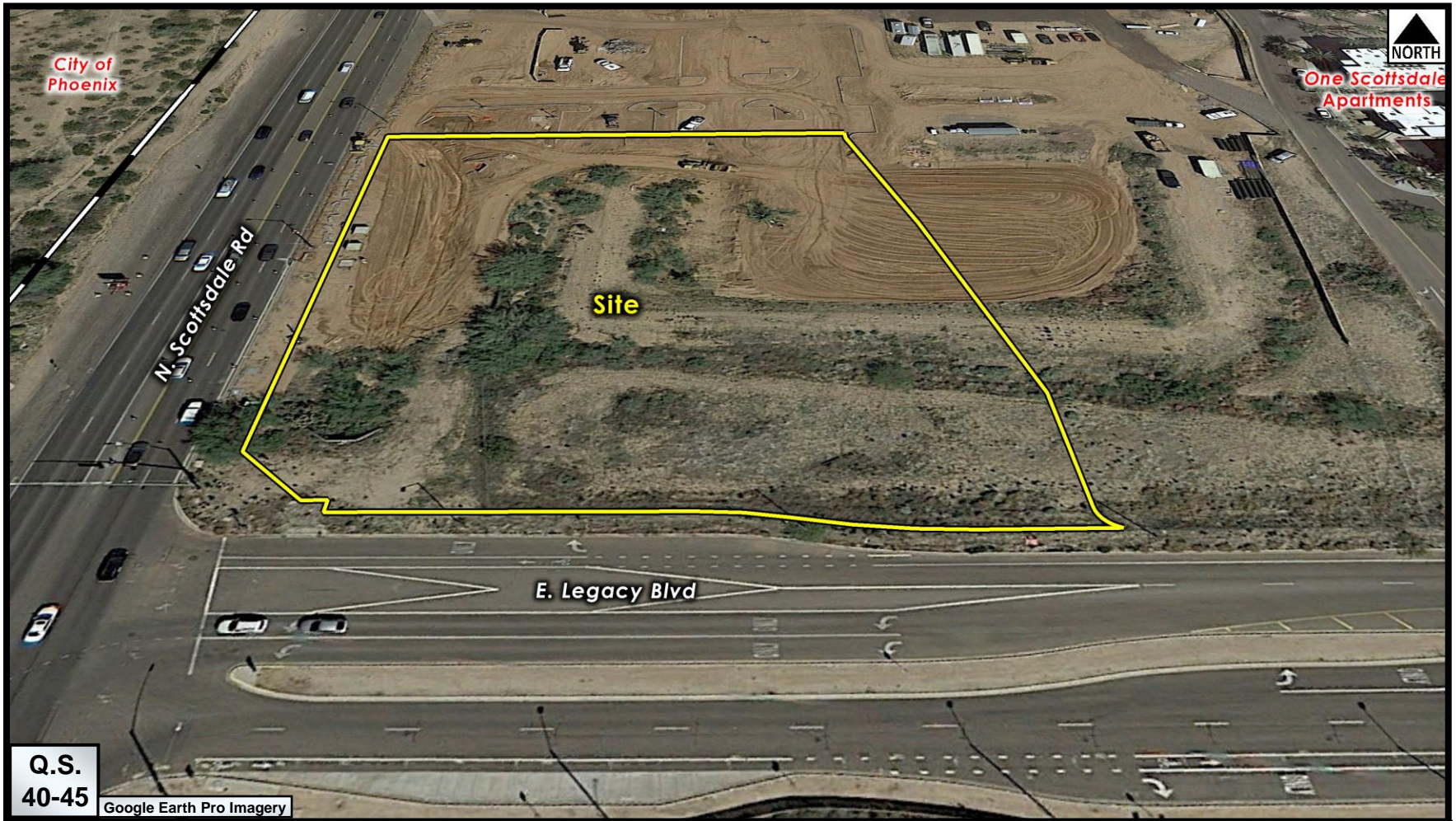
1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Previous DRB approved Conceptual Master Site Plan (61-DR-2015#6)
8. Conceptual Master Site Plan
9. Master Circulation Plan
10. Master Open Space Plan
11. Quick Trip Site Plan
12. Site Plan Details
13. Landscape Plan
14. Building Elevations (black & white)
15. Building Elevations (color)
16. Perspectives
17. Materials and Colors Board
18. Exterior Photometrics Plan
19. Zoning Map
20. Community Involvement



Context Aerial

ATTACHMENT 1

61-DR-2015#6



Close-up Aerial

ATTACHMENT 2

61-DR-2015#6

QuikTrip

Project Narrative – Development Review Board

Scottsdale Road & Legacy Boulevard

1165-PA-2021

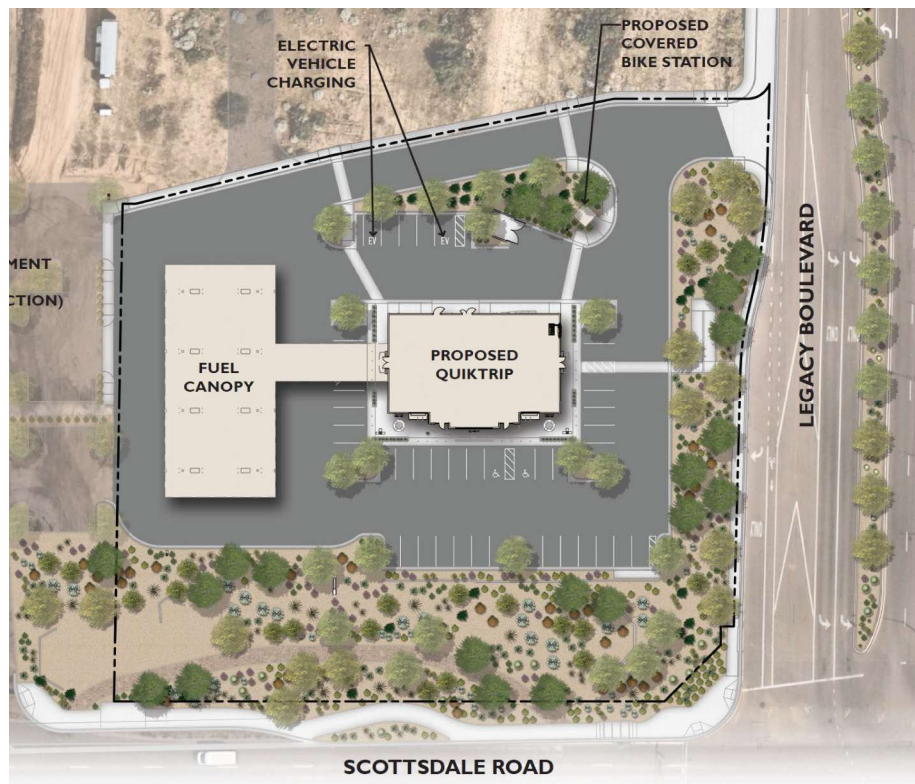


Applicant:
QuikTrip Corporation
Daniel Chambers

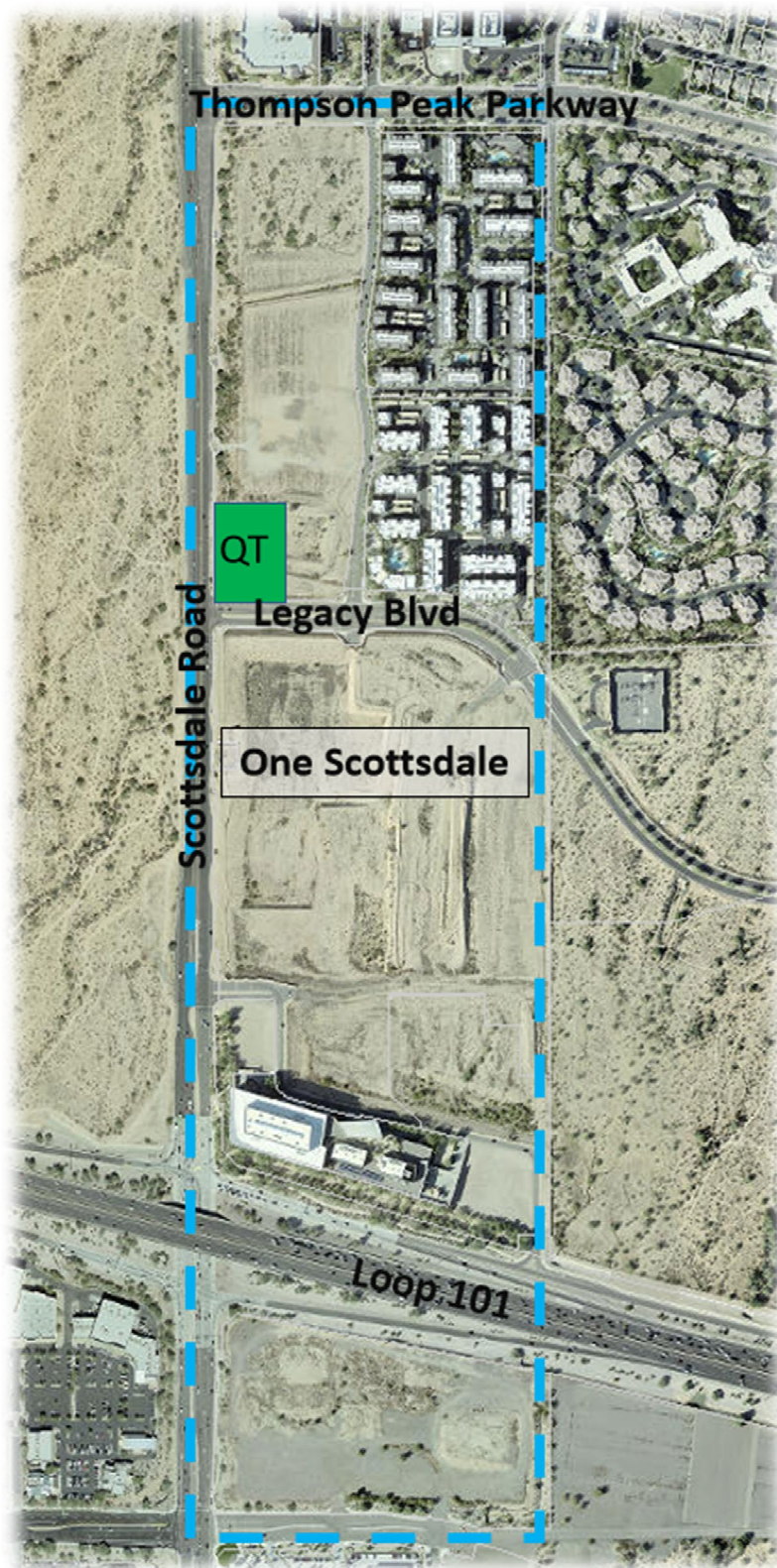
Project Overview

QuikTrip Corporation is proposing to build a new fueling station on the vacant 2+/- acre parcel located at the northeast corner of Scottsdale Road and Legacy Boulevard (the “Property”) and this application is a request for Development Review Board (“DRB”) approval for the proposed fueling station. A Conditional Use Permit (“CUP”) for the use was unanimously approved by City Council on the September 9, 2022 consent agenda, case 1-UP-2022. The site is part of the One Scottsdale master plan (Planning Unit III north of Legacy Blvd) with Planned Regional Center – Planned Community District (“PRC PCD”) zoning, which allows for fueling stations with an approved CUP. Access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the northend of the site. The scenic corridor easement along Scottsdale Road will be maintained as dedicated. The proposed fueling station is cognizant of the City’s Gas Station and Convenience Store Design Guidelines as outlined below. In a first for a Scottsdale fueling center, the site design includes a shaded bicycle station along the east end of the Property and the first ever electric vehicle charging station available to the public, which is located at the southwest corner of the site.

Conceptual Site Plan



Context Aerial



Gas Station & Convenience Store Design Guidelines

❖ Site Design:

- 1. All development proposals should show evidence of coordination with the site plan, arrangement of buildings and planning elements of neighboring properties.***
 - Respond to local development patterns and the streetscape through the use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities.***
 - Seek shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.***
 - Minimize cross traffic conflicts within parking areas.***

Response: Vehicular access on the north is provided via a shared driveway connecting to Scottsdale Road and direct vehicular access to Legacy Boulevard is proposed at the southeast corner of the site via a shared driveway. Vehicular circulation around the centrally placed QuikTrip building facing Scottsdale Road allows for ease of movement onsite and ample turning radii for trucks. The fueling pump canopy is located on the north-end of the site and is oriented for direct pedestrian access to the building. Sidewalk connections are provided around the building to encourage connectivity from all four sides. The scenic corridor easement along Scottsdale Road will be maintained as dedicated. In a first for a Scottsdale fueling center, a shaded bicycle station will be provided along the eastern edge of the site to include air, water, and minor repair amenities for cyclists. Further, the site design includes the first ever electric vehicle charging station available to the public, which is located at the southwest corner of the site.

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

Response: Refuse and service areas are oriented away from public view. No drive-thru, repair bays or car washes are proposed with this request.

- 3. ATMs should be located within the primary retail building when possible. Freestanding and/or exterior wall mounted ATMs are discouraged. Automatic payment points at the pump island will be reviewed with respect to the guidelines for Pump Islands.***

Response: Any ATM will be internal to the building.

❖ *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).

Response: As mentioned above, the architectural design was enhanced to provide an appropriate character and design for this location within the One Scottsdale master plan. After several iterations, the design has been approved, as required by DMB. The use of materials and textures was selected to complement the surrounding development. 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 painted metal cornice treatment.

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.

Response: 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 four-sided architecture and 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.

Response: The proposed QuikTrip utilizes a variety of materials, textures and design features that establish individuality and building character consistent with the surrounding architecture and developments within One Scottsdale. Applied treatments are not the main theme, rather the use of quality building materials and pedestrian scale elements. The use of QuikTrip's traditional "red" is kept to a minimum and only used for signage. This will be a unique QuikTrip designed solely for this One 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.

Response: 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.

Response: 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.

Response: 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.

Response: The building architectural detail and character is consistent with the fueling pump canopy design. The canopy columns are faced with materials that match the building on all four sides and the canopy fascia is a brush aluminum 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.

Response: 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 painted metal 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.

Response: The building entrances are shaded with the large canopy overhangs and the windows are shaded with awning. Walkways and vegetation around the building are 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.

Response: 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.

Response: A variety of building materials are proposed and include brushed aluminum awnings and 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.

Response: The building materials and colors selected embody an earth tone palette compatible with the balance of the One Scottsdale master plan.

14. Canopy:

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

Response: 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'.***

Response: Due to its proximity of the Loop 101 and location along Scottsdale Road, this fueling station is expected to serve a range of vehicles that would exceed the 13'-9" height restriction. The canopy design accommodates a broad range of cars, trucks, and trailers. Additionally, the Arizona Department of Transportation (ADOT) specifies that 14'-6" is a generally accepted height to accommodate all vehicles. QuikTrip is proposing 14'-6" as the bottom clearance of the canopy with a maximum height of 18'-0".

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

Response: 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.***

Response: Light bands and applied corporate color bands have been minimized. This proposed QuikTrip has been uniquely designed specific to this One Scottsdale location.

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

Response: 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.

Response: The gas tank vents will be integrated with the building design.

❖ ***Pump Islands:***

1. The design of pump islands should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.

Response: The pump islands will be architecturally integrated with the canopy and building design with respect to color, materials and detailing.

2. The color of the various components of the pump island, including dispensers, bollards and all appurtenances, are encouraged to be muted.

Response: The pump island, including dispensers, bollards and other appurtenances will be finished with muted tones.

3. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material, and architectural detailing.

Response: All elements of the pump island and canopy will be architectural integrated with the overall building design with respect to color, materials, and detailing.

4. The use of translucent materials and internally lighted cabinets are discouraged as finishes or as applied treatments at the pump island or on the canopy.

Response: The use of translucent materials and internally lighted cabinets will be discouraged.

5. Either a pump island curb or bollard is recommended for the protections of dispensing units.

Response: Pump island curbs and/or bollards will be installed to protect the dispensing units. Additionally, landscaping and lighting will be designed in conformance with the Gas Stations and Convenience Store Design Guidelines. Signage and corporate identification will be tastefully integrated with the architectural character of the building and will conform to the City's sign code.

Sec. 1.904. DRB Criteria

A. *In considering any application for development, the Development Review Board shall be guided by the following criteria:*

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

Response: DRB application complies with Gas Station & Convenience Store Design Guidelines, One Scottsdale Master Plan, CUP guidelines and Greater Airpark Character Area (as demonstrated with the approval of 1-UP-2022). Plans will adhere to the DS&PM.

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.*

Response: The architectural character and materials were specifically selected to blend with the surrounding character and One Scottsdale Master Plan. Scottsdale's Sensitive Design Principles will be adhered to.

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: Access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the northend of the site. The scenic corridor easement along Scottsdale Road will be maintained as dedicated.

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

Response: Access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the northend of the site. The scenic corridor easement along Scottsdale Road will be maintained as dedicated.

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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.*

Response: 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 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.*

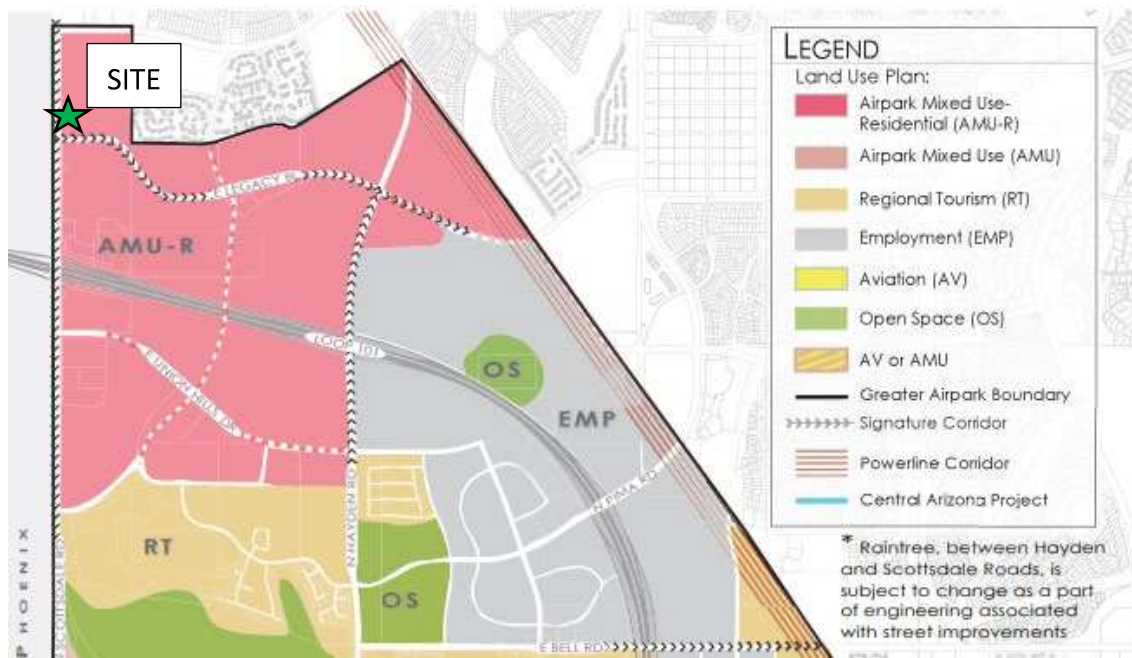
Response: Not applicable.

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

Greater Airpark Character Area Plan

The proposed fueling station complies with the Greater Airpark Character Area Plan, which designates the site as Airpark Mixed-Use Residential (“AMU-R”).

Greater Airpark Character Area Plan – Land Use Map



***Airpark Mixed Use-Residential** areas are appropriate for the greatest variety of land uses in the Greater Airpark. Appropriate uses may include a combination of personal and business services, employment, office, institutional, cultural amenities, retail, hotel, and higher density residential. Developments in AMU-R areas should be pedestrian-oriented, have access to multiple modes of transportation, and should be located outside of the Airport’s 55 DNL contour. Residential and other sensitive uses should be a lesser component of development and include adequate sound attenuation. Design of residential uses in the area south of the Central Arizona Project Aqueduct should support businesses and tourism uses, such as time-shares, multi-family rental units, and corporate housing.*

❖ Character & Design

***Goal CD 2** Create vibrant Signature Corridors in the Greater Airpark to provide a distinct identity and design theme in the area.*

Policy CD 2.1

Establish a unified streetscape for identified Signature Corridor with unique imagery for each corridor.

Policy CD 2.1.4 Scottsdale Road Signature Corridor

The Scottsdale Road Signature Corridor, from Frank Lloyd Wright Boulevard to the northern Greater Airpark boundary, is a designated scenic corridor with distinct design guidelines, which reflect the transitional nature from urban to the native desert, while responding to sophisticated urban development and resort characteristics found in adjacent developments.

Policy 2.1.5 Legacy Signature Corridor

The Legacy Signature Corridor should consist of urban characteristics that celebrate transitions from the urban environment to the native desert and residential area.

Policy CD 2.6

Where Signature Corridors intersect, and particularly at designated Landmark Intersections, incorporate distinct, landmark architecture, which incorporates elements of the intersecting design themes.

Response: The site is located on Scottsdale Road, a Signature Corridor, and is approximately one-half mile north of the Loop 101/Scottsdale Road freeway interchange. The QuikTrip development will maintain the existing scenic corridor dedication along Scottsdale Road consistent with the Master Environmental Design Concept Plan approved by DRB (1-MP-2006) that includes streetscape design features for One Scottsdale.

❖ **Community Mobility**

Goal CM 6 Enhance pedestrian and bicyclist access and activity for Greater airpark residents, visitors, and employees.

Policy CM 6.2

Support an attractive, safe, and engaging pedestrian and bicyclist environment for all users.

Policy CM 6.5

Design corridors that accommodate and attract pedestrians and bicyclists, particularly in Airpark Mixed Use Future Land Use Areas and along Signature Corridors.

Response: As noted above, both Scottsdale Road and Legacy Boulevard are designated as Signature Corridors in the GACAP. The surrounding area provides a mixture of residential, commercial, retail and office land uses. This proposal for a new fueling station on the subject 2+/- acre site will integrate well with the mix of uses provided along these Corridors and provide desirable support retail/gasoline services to the surrounding community. Bike lanes along Legacy Boulevard and trail connectivity will be maintained/improved with the development. The fueling station site design provides for a shaded bicycle station which will include air, water, and minor repair amenities for cyclists. The site design also includes an electric vehicle charging station available to the public, which is located at the southwest corner of the site. Direct sidewalk connections will be provided into the site from the street frontages as well as the existing and future the development to the east. Sidewalk connections are provided around the building to encourage connectivity from all four sides.

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.
 - *The applicant states that the DRB application complies with Gas Station & Convenience Store Design Guidelines, One Scottsdale Master Plan, CUP guidelines and Greater Airpark Character Area.*
 - *Staff finds that the General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the General Plan and Character Areas Plan for a mixed-use medium to high scale project.*
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.
 - *The applicant states that the architectural character and materials were specifically selected to blend with the surrounding character and One Scottsdale Master Plan. Scottsdale's Sensitive Design Principles will be adhered to.*
 - *Staff finds that the Scottsdale Sensitive Design Principles encourage design that "responds to the desert environment" using "colors and coarse textures associated with the region" and "a variety of textures and natural materials" that "provide visual interest and richness". Additional architectural design criteria and guidelines are outlined in case 1-MP-2006 which established a Master Environmental Design Concept Plan (MEDCP) for the entire One Scottsdale project. The MEDCP outlines architectural design concepts, landscape, circulation, drainage, hardscaping, walls, lighting, and signage concepts. The proposed contemporary style is consistent with the contemporary architectural style of the Henkel office building to the south, and the existing development to the north.*
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.

- *The applicant states that access will be provided via Scottsdale Road and Legacy Boulevard with vehicular circulation around the centrally placed QuikTrip building. The QuikTrip convenience store building faces Scottsdale Road with the fueling pump canopy located on the north end of the site.*
 - *Staff finds that Planning Unit III within One Scottsdale is bounded by E. Thompson Peak Parkway on the north, N. Scottsdale Road to the west, E. Legacy Boulevard on the south and N. 73rd Street to the east. Access to the site is provided by the existing driveways along N. Scottsdale Road and N. 73rd Street that were established in case 20-ZN-2002.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *The applicant states all mechanical equipment, appurtenances and utilities and their associated screening are integrated into the building design.*
 - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the parapet walls.*
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

In 2002, the zoning on this property was changed to Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning, with case 20-ZN-2002. The General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the General Plan and Character Areas Plan for a mixed-use medium to high scale project. The PRC zoning district allows gas stations subject to a conditional use permit. In 2022, the City Council approved a Conditional Use Permit with case 1-UP-2022 for a new gas station at this site.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The property is located on the east side of N. Scottsdale Road between E. Thompson Peak Parkway on the north, E. Legacy Boulevard on the south, and N. 73rd Street on the east. Surrounding uses include existing commercial, multi-family residential and vacant land owned by the City of Phoenix.

Project Data

- Existing Use: Vacant, undeveloped land
- Proposed Use: Gasoline station and convenience store with 16 service bays
- Parcel Size: 143,444 square feet / 3.29 acres (gross)
88,493 square feet / 2.03 acres (net)
- Convenience Store: 5,312 square feet
- Fueling canopy: 7,345 square feet
- Total Building Area: 12,657 square feet
- Building Height Allowed: 60 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 20 feet 0 inches (inclusive of rooftop appurtenances)
- Parking Required: 68 spaces
- Parking Provided: 59 spaces
- Open Space Required: 140,873 square feet / 3.23 acres
- Open Space Provided: 294,000 square feet /6.74 acres

**Stipulations for the
Development Review Board Application:
One Scottsdale PU III, QuikTrip and Conceptual Master Site Plan
update
Case Number: 61-DR-2015#6**

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 prepared by KDF Architectural Group, LLC , with a city staff date of April 8, 2024
 - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Kimley-Horn and Associates, Inc, with a city staff date of April 8, 2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Kimley-Horn and Associates, Inc, with a city staff date of April 8, 2024.
 - d. The case drainage report submitted by Kimley-Horn and Associates, Inc, 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 C. Garrett Frame of Kimley Horn dated 05-02-2023 and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning & DRB cases for the subject site were: 20-ZN-2002, 20-ZN-2002#3, 1-MP-2006, 61-DR-2015#2 and 1-UP-2022.

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 shall be painted to a desert earth tone color to match the main building and gas pump canopy.
5. The electrical vehicle charging stations shall not illuminate or advertise the car vendor manufacturer company.

SITE DESIGN:

Ordinance

- C. Pursuant to 20-ZN-2002, with each Development Review Board application, the developer shall include a revised Land Use Budget indicating the number of dwelling units, hotel rooms and/or gross floor area.

DRB Stipulations

6. Future Pads as shown on the Master Development Site Plan shall return to the Development Review Board for separate review and approval.
7. 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, 2 (2 is grease containment) for single enclosures.

LANDSCAPE DESIGN:

DRB Stipulations

8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
10. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

11. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

4. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
5. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
6. 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

12. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
13. No lighting shall be located in Scenic Corridor easement.
14. All exterior HID lamps shall be High Pressure Sodium; all other lamp shall have a Kelvin temperature of 2800 or less.
15. No light pole fixture shall be taller higher than sixteen (16) feet.
16. Wall mounted luminaires shall contain house side shields and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.
17. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
18. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.
19. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
20. The metal accent panels located on the main building canopies, the gas pump canopy and the covered walkway shall not be illuminated with any source of lighting including diffused lighting.
21. Incorporate the following parking lot, building and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 5.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - 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. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
22. Incorporate the following fuel pump canopy lighting design:

- a. Canopy Lighting Maintained average horizontal illuminance at grade (directly under the canopy) should not exceed 30 footcandles and should conform to IESNA recommended practices.
- b. Individual luminaire lamp wattage should not exceed 250 watts.
- c. Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.
- d. The sides (fascias) of the canopy should extend below the lens of the fixture 12 inches to block the direct view of the light sources and lenses from property line.
- e. Lights should not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) should not be illuminated.

AIRPORT:

DRB Stipulations

23. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

STREET DEDICATIONS:

DRB Stipulations

24. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. W. LEGACY BOULEVARD
 - i. Eleven and one half (11.5)-feet of right of way, for a total of seventy (70)-feet East Legacy Boulevard north half street right of way from North 73rd Street to the main entrance into the site to accommodate a west bound auxiliary right-turn lane at the entrance to the site.

STREET INFRASTRUCTURE:

Ordinance

- G. 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

25. 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. W. LEGACY BOULEVARD
 - i. Construct a west bound auxiliary, right-turn lane improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with DSPM and City of Scottsdale Standards.
 - ii. Construct a minimum six (6)-foot wide sidewalk along the frontage.
26. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.

27. 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 Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater 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

28. 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

29. 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.
30. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- I. Pursuant to 20-ZN-2002, the scenic corridor width along N. Scottsdale Road shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, as measured from the back of curb.

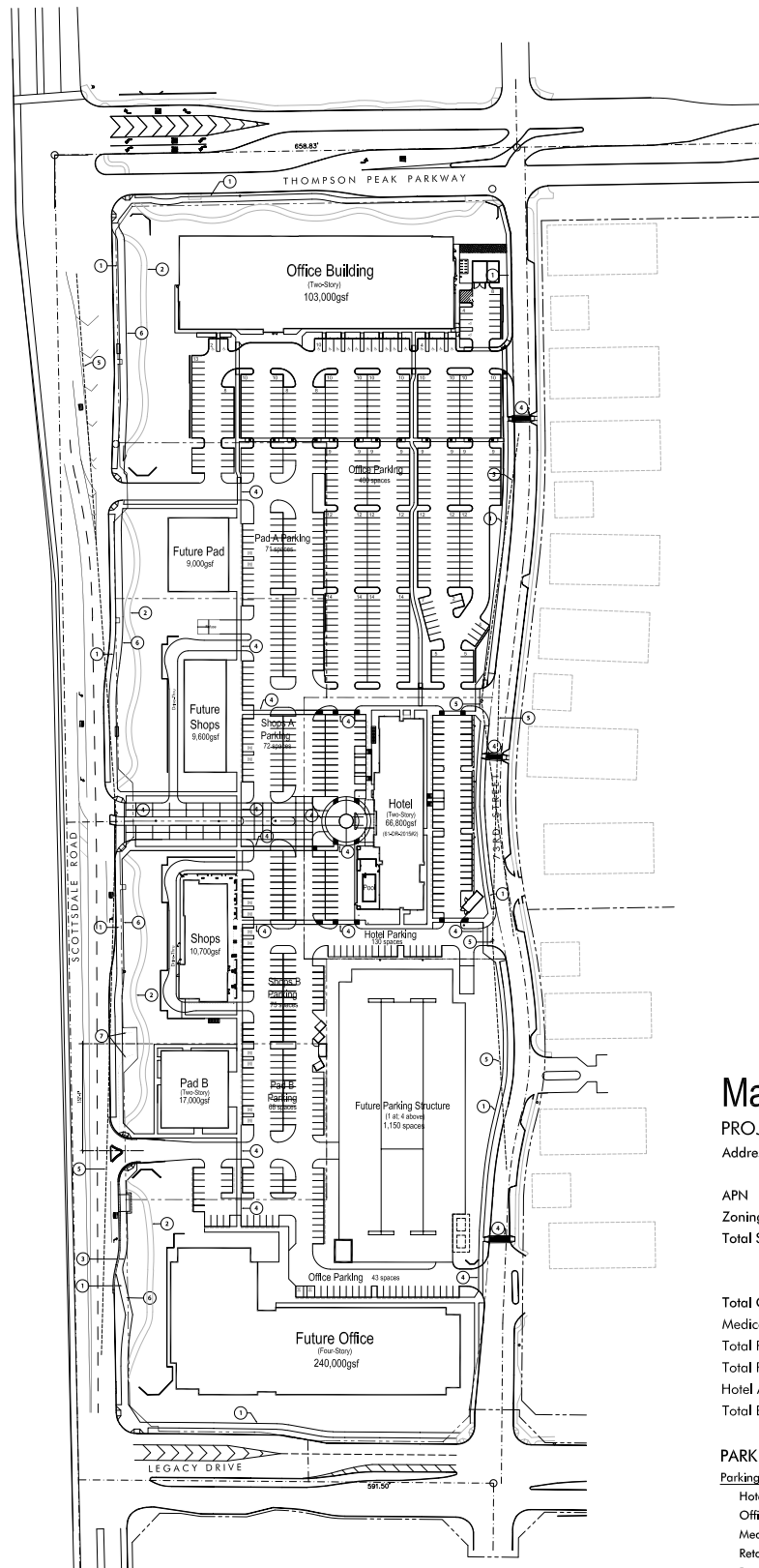
DRB Stipulations

31. At time of final plans, the property owner shall submit a Minor Land Division Map for the property line adjustments. The map must be recorded prior to plan approval and permit issuance.
32. 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 sight distance 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 onto the property.
 - Prior to the issuance of any building permit for the development project, the property owner shall release and rededicate the Scenic Corridor easement along N. Scottsdale Road. The easement shall be a minimum of sixty (60) feet wide, and an average of one hundred (100) feet wide, measured from the edge of right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in natural condition.
 - A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - A minimum twenty (20) foot wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

33. All signs require separate staff review, approval and permit.



Master Development Plan

PROJECT DATA

Address	20001 N Scottsdale Road Scottsdale, Arizona 85255
APN	215-05-010
Zoning	PCD
Total Site Area	21.61 acres net 27.87 acres gross

Total Office Area:	343,000sf
Medical Spa Area:	17,000sf
Total Retail Area:	25,800sf
Total Restaurant:	3,500sf
Hotel Area:	66,800sf (130 rooms)
Total Building Area:	456,100sf

PARKING DATA:

Parking Required:	
Hotel:	163 spaces (1.25/room)
Office:	1,143 spaces (1/300sf)
Medical Spa:	68 spaces (1/250sf)
Retail:	104 spaces (1/250sf)
Restaurant:	30 spaces (1/120sf)
Padio:	5 spaces (1/350sf)
Total:	1,513 spaces
Accessible Parking Required:	105 spaces (4% of provided parking)
Accessible Parking Provided:	105 Spaces
Bicycle Parking Required:	175 spaces (1 / 10 auto spaces)
Bicycle Parking Provided:	175 spaces

Parking Provided:

Hotel:	130 spaces (thru parking reduction)
Office:	1,593 spaces
Retail:	286 spaces
Total:	2,009 spaces

KEYNOTES

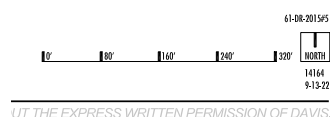
1. Concrete Sidewalk, integral color to match San Diego Buff
2. 8' Multi-Use Trail
3. New bus shelter location and easement to be provided with future phase
4. Pedestrian path, change in paving material and color
5. Site Visibility Triangle
6. 10' Concrete Sidewalk detached 8' from back of curb
7. Existing curb cut and decel lane to be removed and replaced with new curb and gutter.



ONE SCOTTSDALE- Scotts

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ATTACHMENT 7



Pad A Future

Site Area: 1.51 acres net
Building Area: 9,000gsf
Parking Provided: 79 spaces

Courtyard

10,000sf

Shops A Future

Site Area: 2.01 acres net
Building Area: 9,600gsf
Parking Provided: 76 spaces

Shops B

Site Area: 1.96 acres net
Building Area: 10,700gsf
Parking Provided: 75 spaces
61-DR-2015#3

Pad B

Site Area: 1.45 acres net
Building Area: 17,000gsf
Parking Provided: 67 spaces
61-DR-2015#4

C-Store Pad

Site Area: 2.28 acres net
Building Area: 4,993gsf
Parking Provided: 36 spaces
61-DR-2015#6: Quick Trip

Office Parcel A

Site Area: 6.52 acres net
Building Area: 102,442gsf (98,344rsf)
Parking Provided: 374 spaces (3.80 : 1000rsf)
61-DR-2015#5

Hotel Parcel 61-DR-2015#2

Site Area: 2.27 acres net
Building Area: 66,800gsf (130 rooms)
Parking Provided: 130 spaces

Future Daycare Parcel

Site Area: 1.05 acres net
Building Area: 10,220gsf
Parking Provided: 23 spaces

Future Office Parcel B

Site Area: 1.16 acres net
Building Area: 10,000gsf
Parking Provided: 50 spaces (5.00 : 1000sf)

Future Office Parcel C

Site Area: 1.36 acres net
Building Area: 10,030gsf
Parking Provided: 61 spaces (6.10 : 1000sf)

Conceptual Master Development Plan

PROJECT DATA

Address 20001 N Scottsdale Road
Scottsdale, Arizona 85255
APN 215-05-010
Zoning PCD
Total Site Area 21.56 acres net
27.87 acres gross

Building Area Totals:

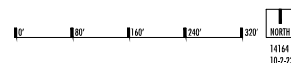
Medical Office Area: 122,472sf
Medical Spa Area: 17,000sf
Daycare: 10,200sf
Retail Area: 34,293sf
Hotel Area: 66,800sf (130 rooms)
Total Building Area: 250,765sf

Parking Required:

Medical Office: 490 spaces (1/250sf)
Medical Spa: 68 spaces (1/250sf)
Daycare: 23 spaces
Retail: 138 spaces (1/250sf)
Hotel: 130 spaces (1.00/ room)
Total: 849 spaces
Accessible Parking Required: 39 spaces (4% of provided parking)
Bicycle Parking Required: 97 spaces (1 / 10 auto spaces)

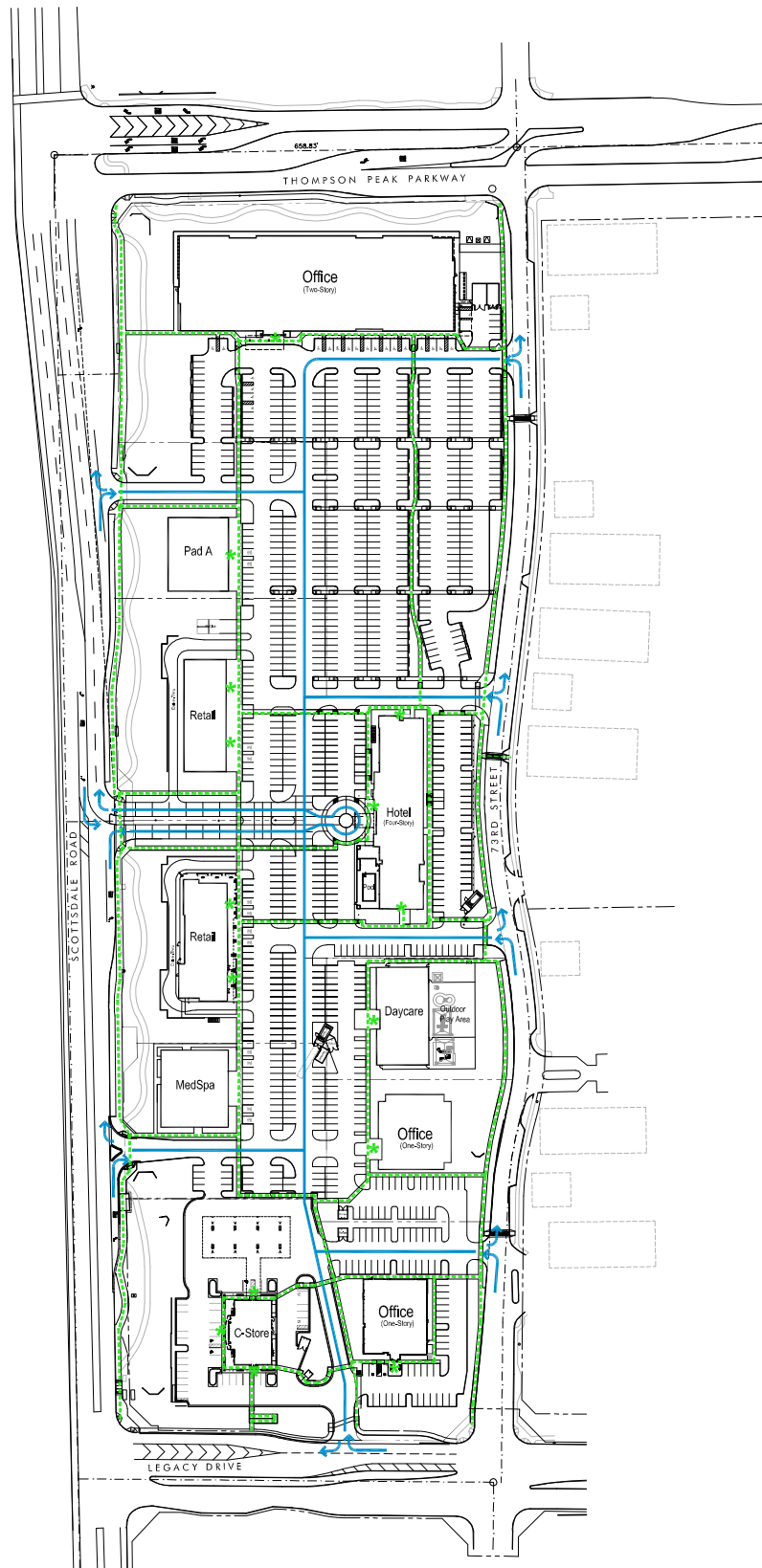
Parking Provided:

Medical Office: 485 spaces
Medical Spa: 67 spaces
Daycare: 23 spaces
Retail: 266 spaces
Hotel: 130 spaces
Total: 971 spaces
Accessible Parking Provided: 51 spaces
Bicycle Parking Provided: 97 spaces



ONE SCOTTSDALE- Scottsdale, Arizona

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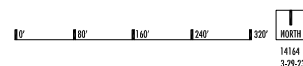


Master Circulation Plan

Vehicular Circulation →

Pedestrian Circulation - - - - -

Pedestrian Building Entry *



ONE SCOTTSDALE- Scottsdale, Arizona

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ATTACHMENT 9

Pad A

Site Area: 1.51 acres net
Open Space Required: 9,866sf

Shops A

Site Area: 2.01 acres net
Open Space Required: 13,133sf

Shops B

Site Area: 1.96 acres net
Open Space Required: 12,807sf

Pad B

Site Area: 1.45 acres net
Open Space Required: 9,474sf

C-Store Pad

Site Area: 2.28 acres net
Open Space Required: 15,028sf

Office Parcel A

Site Area: 6.52 acres net
Open Space Required: 42,602sf

Hotel Parcel

Site Area: 2.27 acres net
Open Space Required: 14,832sf

Daycare Parcel

Site Area: 1.05 acres net
Open Space Required: 6,861sf

Office Parcel B

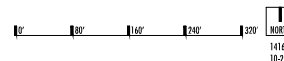
Site Area: 1.16 acres net
Open Space Required: 7,579sf

Office Parcel C

Site Area: 1.36 acres net
Open Space Required: 9,082sf

Master Open Space Worksheet

Total Site Area :	21.56 acres net (939,154sf)
Open Space Required:	140,873sf (939,154sf x 0.15)
Open Space Provided:	294,000sf (31.3% net site)

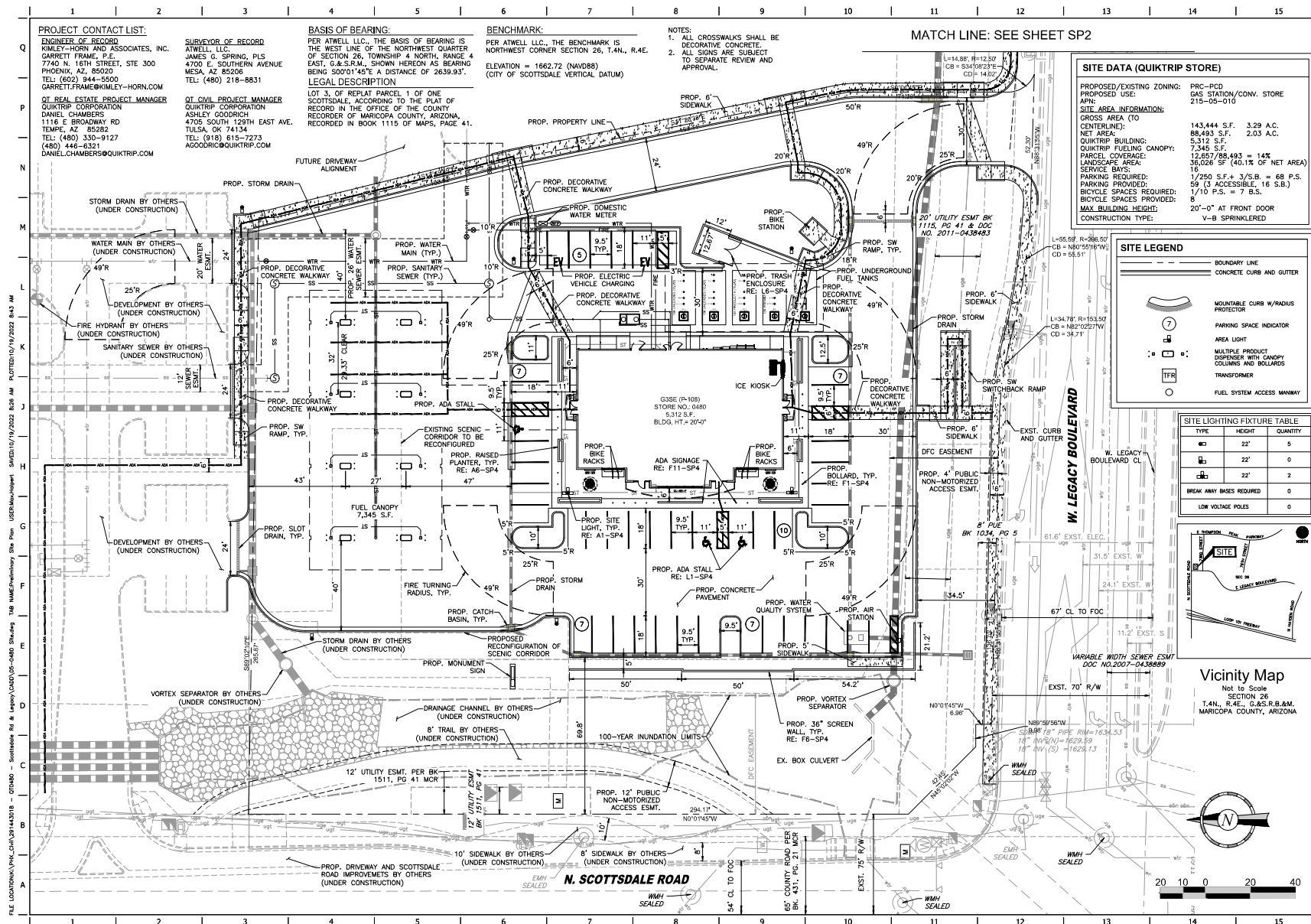


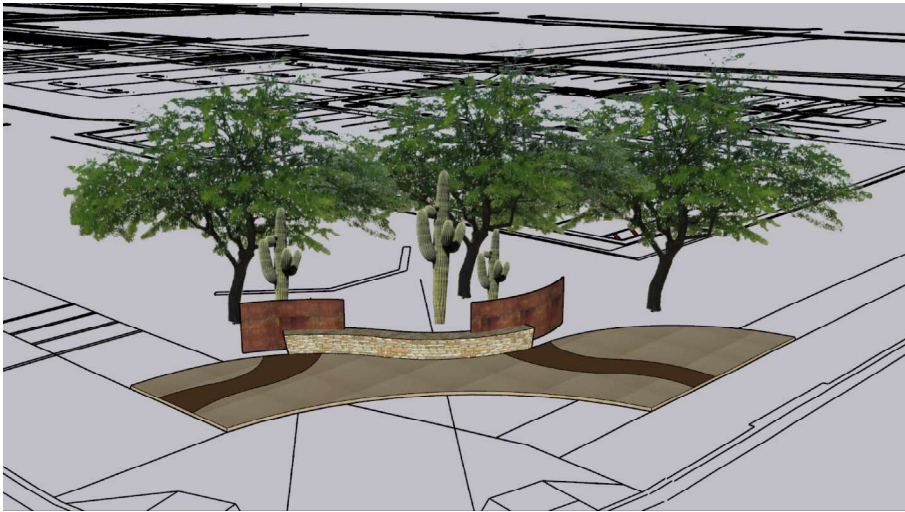
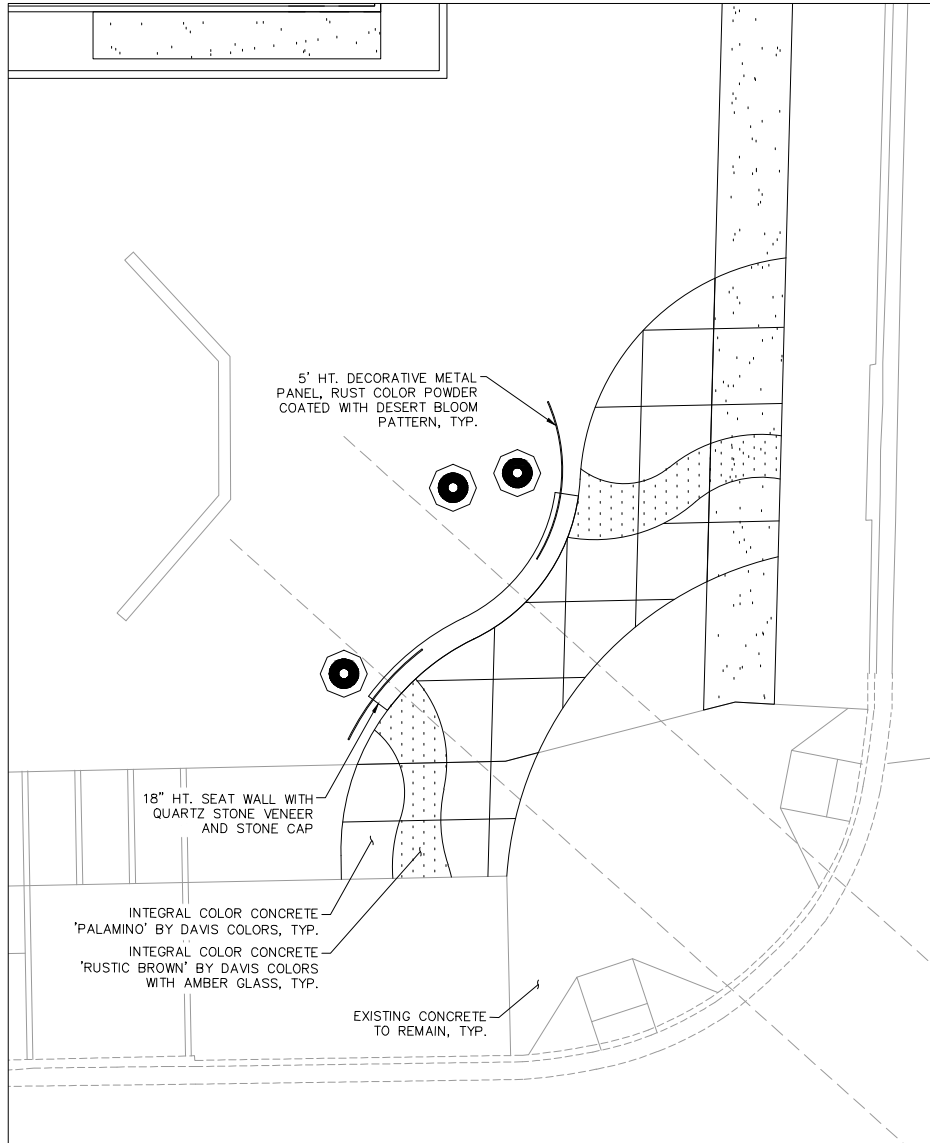
11/16/14
10-2-23



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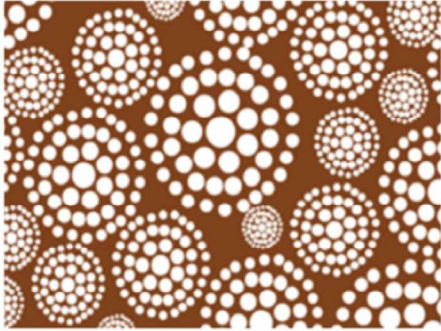




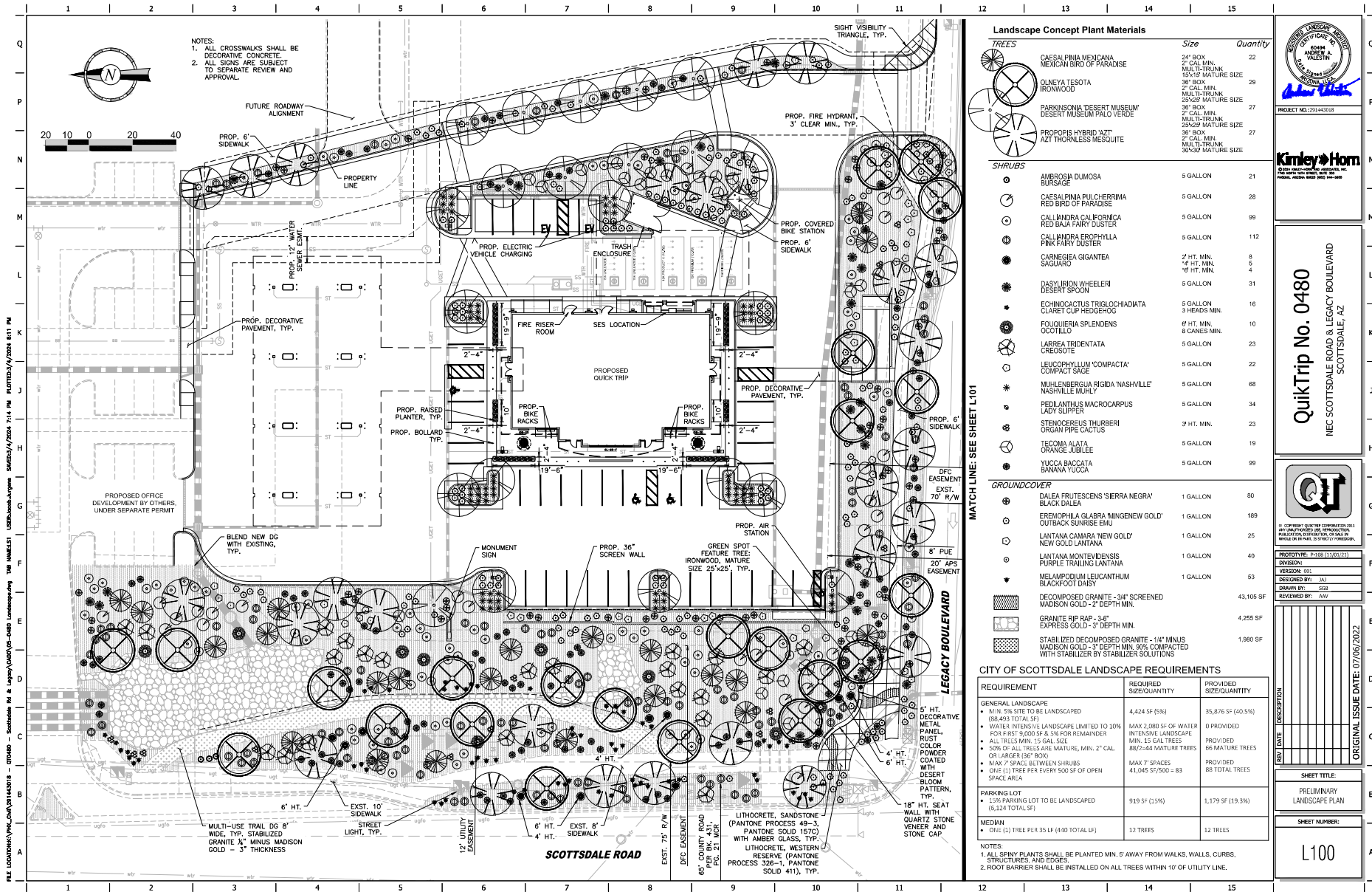
1 GREEN SPOT MODEL



2 CONCRETE WITH AMBER GLASS



3 'DESERT BLOOM' METAL PANEL PATTERN



Kimley-Horn

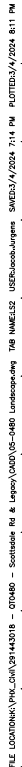
QuikTrip No. 0480
 NEC SCOTTSDALE ROAD & LEGACY BOULEVARD
 SCOTTSDALE, AZ



DATE	07/06/2022
DESIGNED BY	AM
CHECKED BY	AM
APPROVED BY	AM
REVIEWED BY	AM
ORIGINAL ISSUE DATE	07/06/2022

SHEET TITLE:
 PRELIMINARY
 LANDSCAPE PLAN

SHEET NUMBER:
 L100



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PROTOTYPE: P-108 (11/01/21)
DIVISION:
VERSION: 001
DESIGNED BY: JAJ
DRAWN BY: SGB
REVIEWED BY: AAV

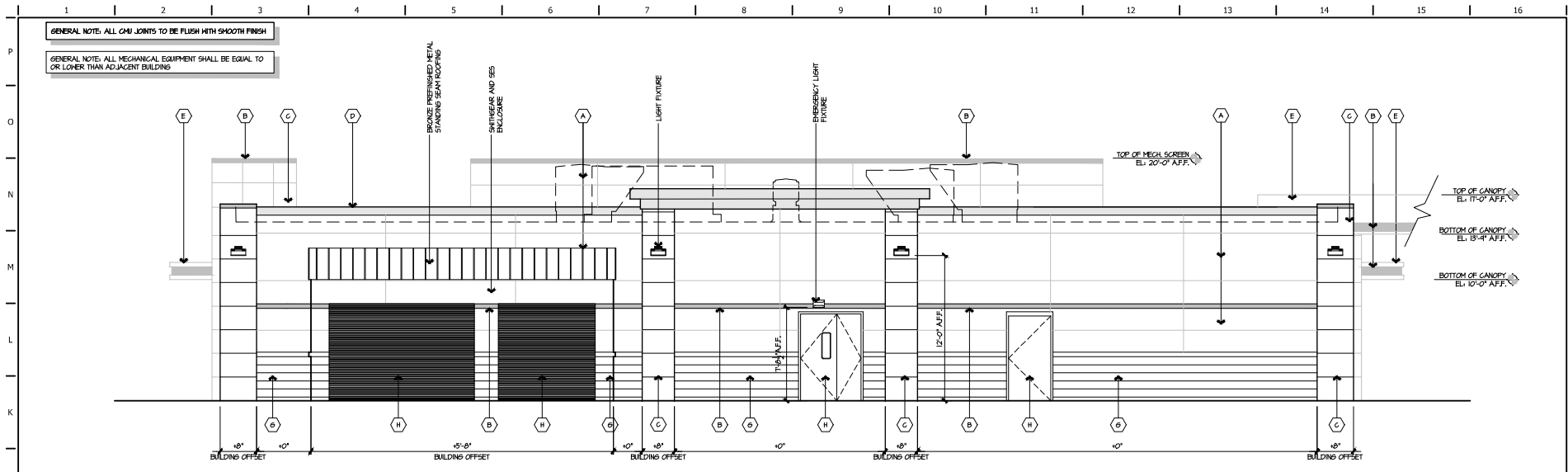
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SHEET TITLE:

PRELIMINARY
LANDSCAPE PLAN

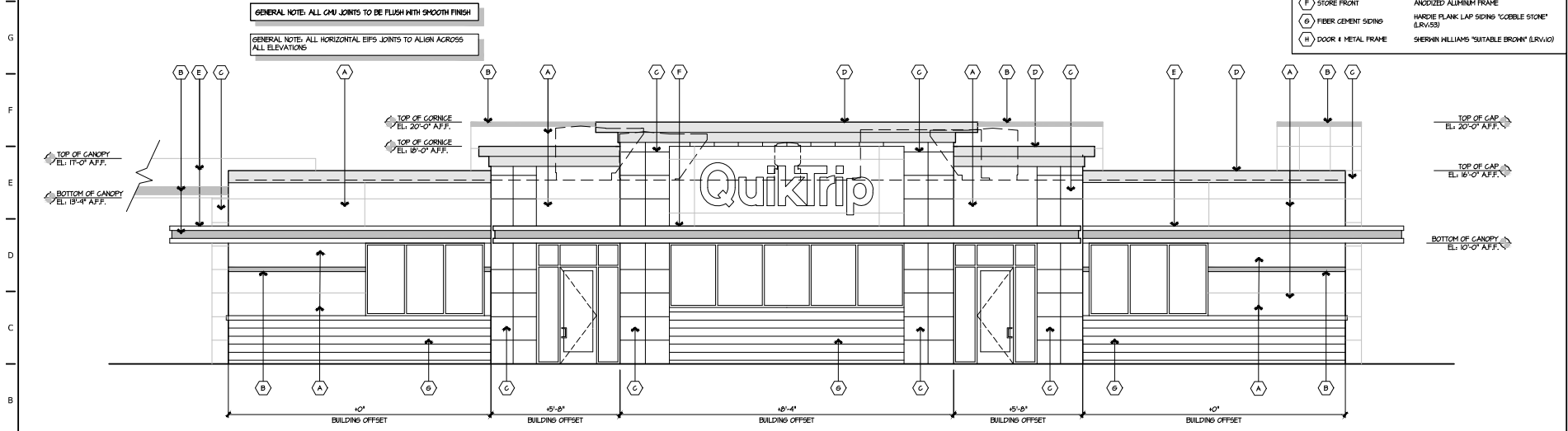
SHEET NUMBER:

L102



H1 EAST ELEVATION

2' = 1'-0" A1-4101



A1 WEST ELEVATION (N. SCOTTSDALE RD)

2' = 1'-0" A1-4101

COLOR SCHEDULE

(A) METAL PANEL	ALUCOBOND "DRIFTHOOD" (LRV:48)
(B) ACCENT METAL PANEL	ALUCOBOND "CUBANITE" (LRV:48)
(C) TILE SYSTEM	CROSSVILLE TILE "FILM NOIR"
(D) METAL CORNICE	LANE ACM-SHERWIN WILLIAMS "CREAMY" (LRV:80)
(E) ENTRY CANOPY & GAS CANOPY FASCIA	REYNOLDS "BRUSHED ALUMINUM" (LRV:63)
(F) STORE FRONT	ANODIZED ALUMINUM FRAME
(G) FIBER CEMENT SIDING	HARDIE PLANK LAP SIDING "COBBLE STONE" (LRV:53)
(H) DOOR & METAL FRAME	SHERWIN WILLIAMS "SUITABLE BROWN" (LRV:10)

PRELIMINARY
NOT FOR CONSTRUCTION



1717 E. McKinn Avenue
Suite 111
Phoenix, AZ 85006
P: 602.234.2868
F: 602.234.4333

QuikTrip No. 480
NEC OF SCOTTSDALE RD & LEGACY BLVD
SCOTTSDALE, ARIZONA



PROTOTYPE	AS-BUILT
DIVISION	Division
VERSION	USE
DATE	EMPLOYEE

REV	DATE	DESCRIPTION

SHEET TITLE:
EXTERIOR ELEVATIONS

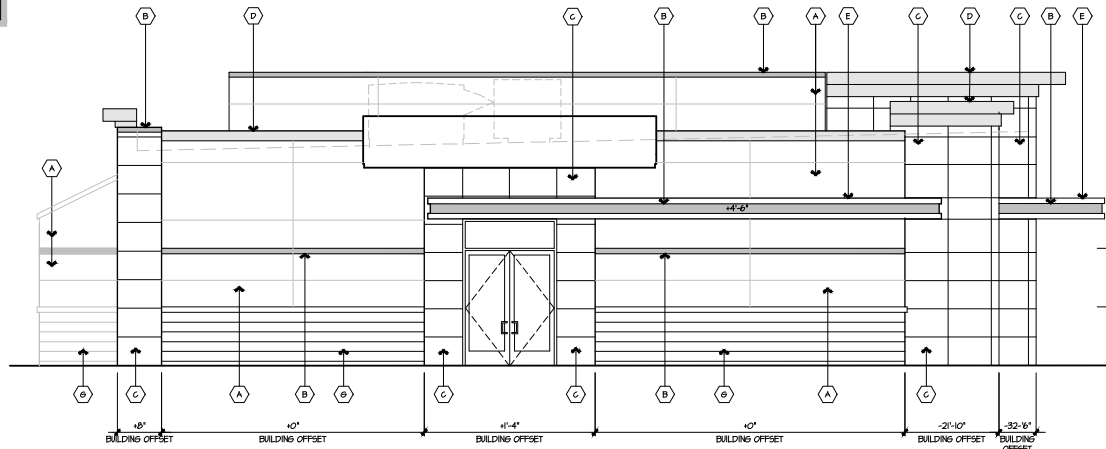
SHEET NUMBER:
A201

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING

TOP OF SCREEN
EL. 20'-0" AFF.

TOP OF HALL CAP
EL. 16'-0" AFF.

FINISH FLOOR
EL. 0'-0" AFF.



TOP OF CORNICE
EL. 20'-0" AFF.

TOP OF CORNICE
EL. 16'-0" AFF.

TOP OF HALL CAP
EL. 16'-0" AFF.

BOTTOM OF CANOPY
EL. 10'-0" AFF.

TOP OF METAL ACCENT BAND
EL. 8'-0" AFF.

TOP OF METAL ACCENT BAND
EL. 4'-0" AFF.

FINISH FLOOR
EL. 0'-0" AFF.

H1 NORTH ELEVATION

2 - 7-2

A14-101

GENERAL NOTE: ALL MECHANICAL EQUIPMENT SHALL BE EQUAL TO OR LOWER THAN ADJACENT BUILDING

TOP OF CORNICE
EL. 20'-0" AFF.

TOP OF CORNICE
EL. 16'-0" AFF.

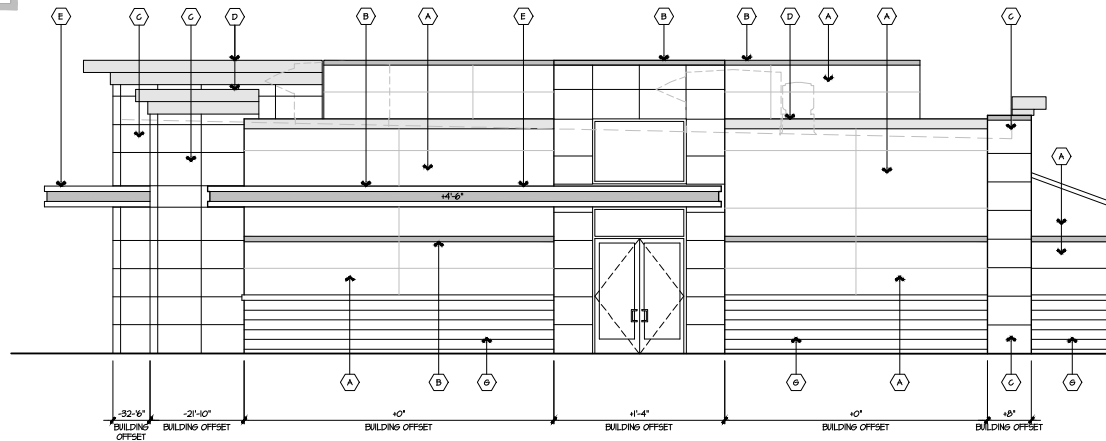
TOP OF HALL CAP
EL. 16'-0" AFF.

BOTTOM OF CANOPY
EL. 10'-0" AFF.

TOP OF METAL ACCENT BAND
EL. 8'-0" AFF.

TOP OF METAL ACCENT BAND
EL. 4'-0" AFF.

FINISH FLOOR
EL. 0'-0" AFF.



TOP OF SCREEN
EL. 20'-0" AFF.

TOP OF HALL CAP
EL. 16'-0" AFF.

FINISH FLOOR
EL. 0'-0" AFF.

COLOR SCHEDULE

A	METAL PANEL	AUGCOBOND "DRIFTHOOD" (LRV.8)
B	ACCENT METAL PANEL	AUGCOBOND "CUBANITE" (LRV.9)
C	TILE SYSTEM	CROSSVILLE TILE "FILM NOIR"
D	METAL CORNICE	LANE ACH-SHERWIN WILLIAMS "CREAMY" (LRV.8)
E	ENTRY CANOPY & GAS CANOPY FASCIA	REYNOLDBOND "BRUSHED ALUMINUM" (LRV.45)
F	STORE FRONT	ANODIZED ALUMINUM FRAME
G	FIBER CEMENT SIDING	HARDIE PLANK LAP SIDING "COBBLE STONE" (LRV.55)
H	DOOR & METAL FRAME	SHERWIN WILLIAMS "SUITABLE BROWN" (LRV.10)

A1 SOUTH ELEVATION (W. LEGACY BLVD)

2 - 7-2

A14-101

PRELIMINARY
NOT FOR CONSTRUCTION

TOP #1: 10000



1717 E. McKinn Avenue
Suite 111
Phoenix, AZ 85006
P: 602.234.2888
F: 602.234.2833

QuikTrip No. 480
NEC OF SCOTTSDALE RD & LEGACY BLVD
SCOTTSDALE, ARIZONA



PROTOTYPING	ASB
DIVISION	Division
VERSION	USE
DATE	10/10/2010

REV	DATE	DESCRIPTION

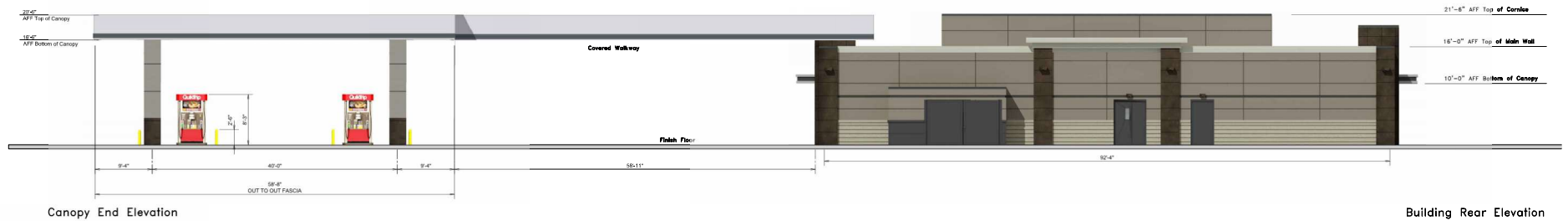
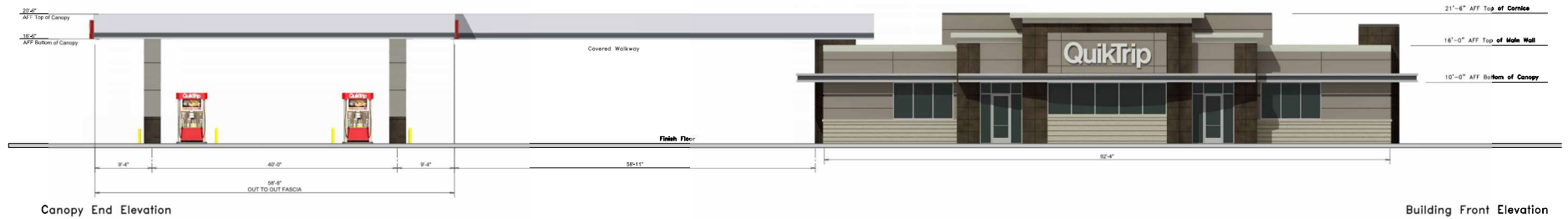
ORIGINAL ISSUE DATE: 10/10/2010

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A202



<div><div>QT</div><div><div>QuikTrip</div><div><div>4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-1700</div></div></div></div>	Store # 0480 Building & Canopy Elevations		Address: Scottsdale & Legacy		City, State: Scottsdale, AZ									
	Serial # 05-0480-G3S	Scale: 1/8"=1'-0"	Issue Date: 08.17.22	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 BY THEIR OWNERSHIP BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.								



ATTACHMENT 16







BRUSHED ALUMINUM - FASCIA
REYNOBOND

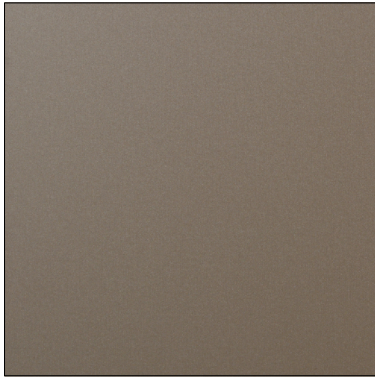
DARK GREY ACCENT -
(TO MATCH HOTEL PALETTE)

LIGHT TAN METAL - FASCIA/TRIM
(TO MATCH HOTEL PALETTE)

EARTH TONE - ALUCOBOND PANEL
(TO MATCH HOTEL PALETTE)

CROSSVILLE TILE
(TO MATCH HOTEL PALETTE)

LAP SIDING - HARDIEPLANK
(TO MATCH HOTEL PALETTE)



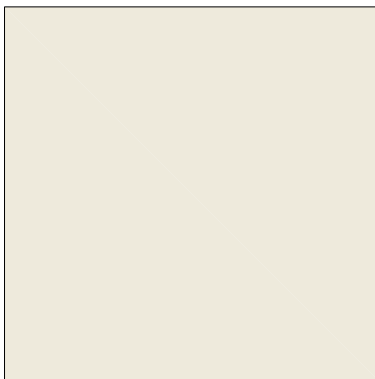
A METAL PANEL
ALUCOBOND - "DRIFTWOOD"
(LRV:18)



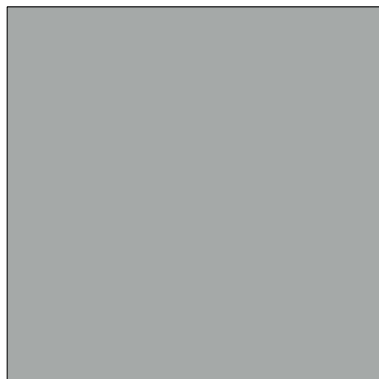
B ACCENT METAL PANEL
ALUCOBOND - "CUBANITE"
(LRV:9)



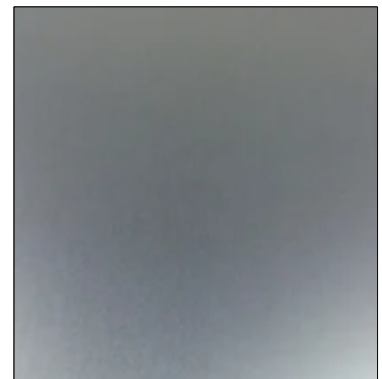
C TILE
CROSSVILLE - NOTORIOUS
"FILM NOIR"



D METAL CORNICE
ACM - SW 7012 "CREAMY"
(LRV:81)



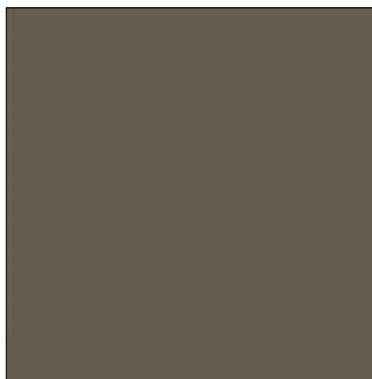
E ENTRY CANOPY & GAS
CANOPY FASCIA
REYNOBOND - "BRUSHED
ALUMINUM" (LRV:63)



F STOREFRONT
ANODIZED ALUMINUM FRAME



G FIBER CEMENT SIDING
HARDIE PLANK LAP SIDING -
"COBBLE STONE" (LRV:53)



H DOOR & METAL FRAME
SW 7054 SUITABLE BROWN
(LRV:10)



J CMU
ECHELON SMOOTH FACE
INTEGRAL COLOR
"CHARCOAL"

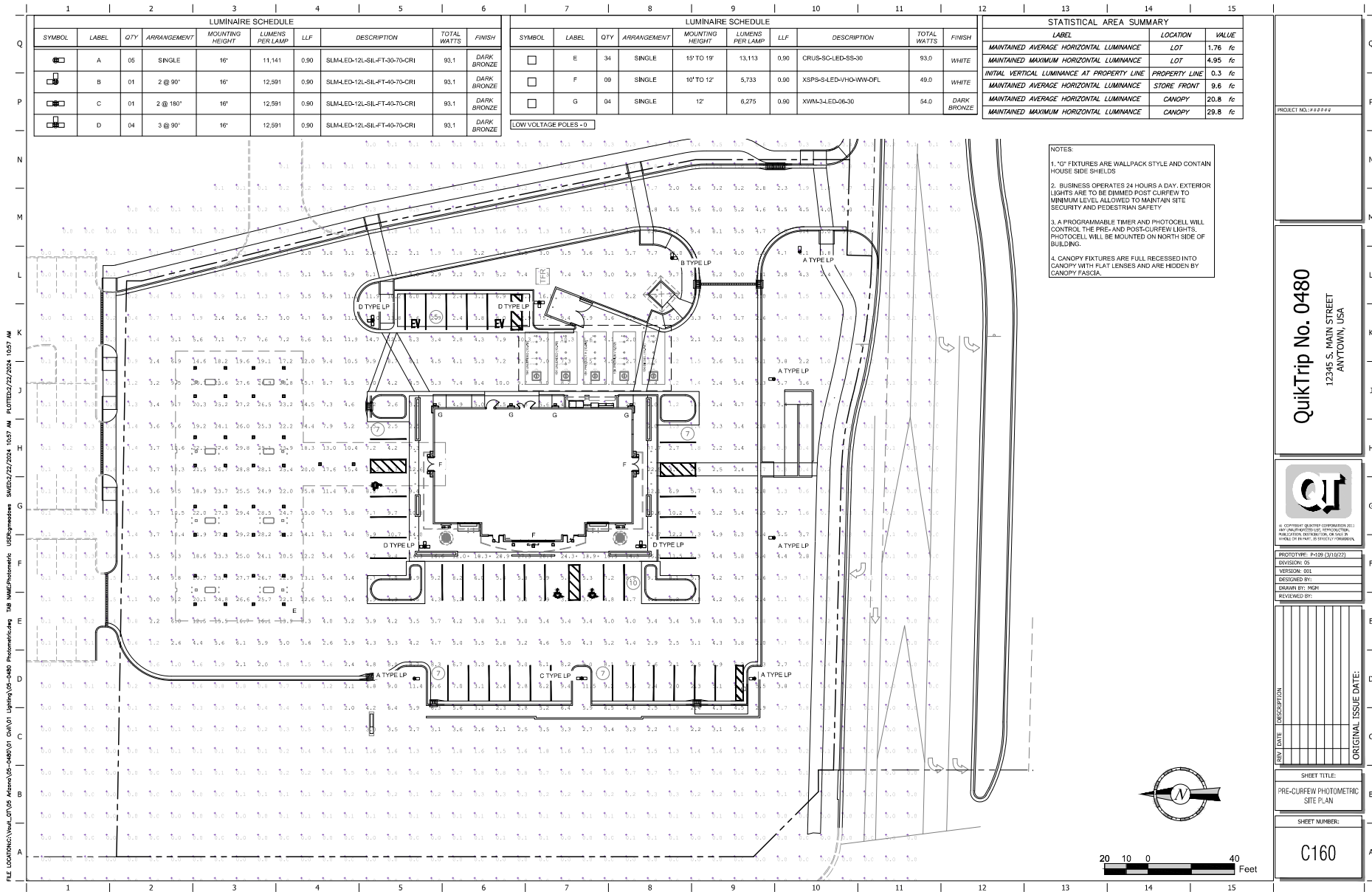


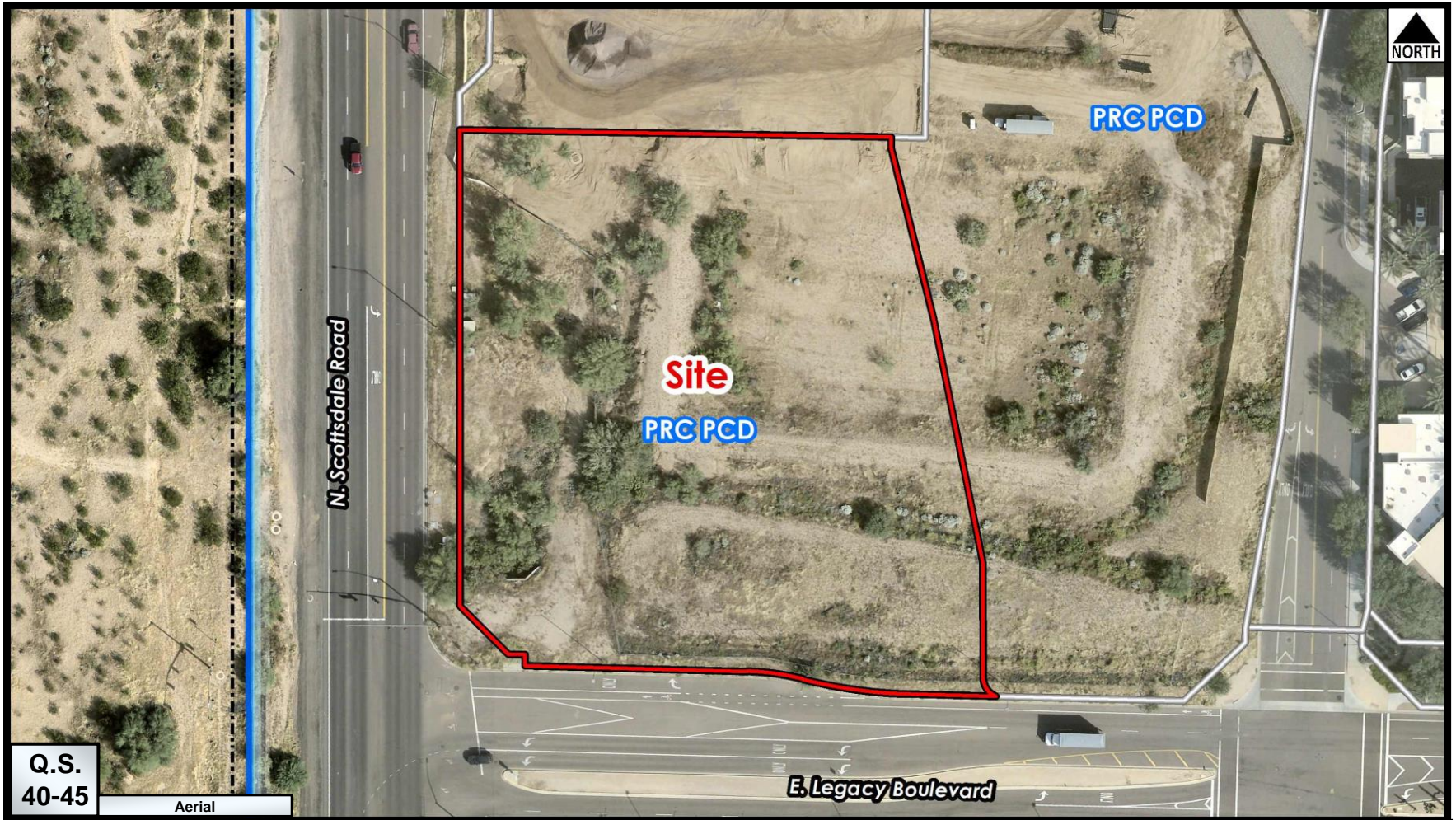
QuikTrip No. 0480 MATERIAL BOARD

NEC OF SCOTTSDALE RD & LEGACY BLVD, SCOTTSDALE, AZ



1747 East Morten Avenue
Suite 111
Phoenix, AZ 85020





Zoning Aerial

ATTACHMENT 19

61-DR-2015#6



February 16, 2023

Dear Neighbor:

We want to inform you that QuikTrip is taking the next step in the City of Scottsdale's approval process and submitting (1165-PA-2021) the site plan and elevations for their new fueling station located at the the northeast corner of Scottsdale Road and Legacy Boulevard for development review. As you probably know, the request for a Conditional Use Permit (1-UP-2022) for this project as part of the One Scottsdale Master Plan was approved by the City Council in September 2022.

This development review application will be heard by the Development Review Board at a public hearing in the future. No hearing dates to review this request have been scheduled at this time.

In the meantime, if you have any questions, please contact our Outreach Team, Technical Solutions, at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Meredith Tessier, who can be reached at 480-312-4211 or MTessier@ScottsdaleAZ.gov.

Thank you.

A handwritten signature in black ink that reads "Susan Bitter Smith". The signature is written in a cursive style with a large, stylized 'S' at the beginning.

Susan Bitter Smith