

PLANNING COMMISSION REPORT



Meeting Date: August 28, 2024
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Paseo Village Gas Station 50-UP-1977#2

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for an amendment to an existing Conditional Use Permit (50-UP-1977) for site plan amendments for an existing gas station to allow for a +/- 1,200 square foot convenience store and fuel canopy modifications, for property zoned Neighborhood Commercial, Planned Neighborhood Community, Planned Community Development (C-1 PNC PCD), located at 8233 E Via Paseo Del Norte.

Goal/Purpose of Request

The applicant's request is to amend the existing gas station conditional use permit to allow for a new site layout and additions to the fuel canopy and a new +/-1,200 square foot convenience store.

Key Items for Consideration

- [Conditional Use Permit Criteria](#)
- [Gasoline Station and Convenience Store Design guidelines](#)
- One letter in support was received as of the date of this report

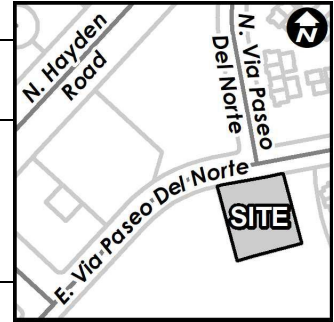
OWNER

Rafid Jamil
(480) 580-6007

APPLICANT CONTACT

Imad H Potres
Rafid Jamil
(586) 707-0080

Action Taken _____



LOCATION

8233 E Via Paseo Del Norte

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, retail businesses, major single uses, and shopping centers, which serve community and regional needs.

Zoning

The site is zoned Neighborhood Commercial, in a Planned Neighborhood Community within a Planned Community Development (C-1 PNC PCD). The C-1 PNC PCD zoning districts allow for a gas/fueling station subject to conditional use permit approval.

Context

The subject property is located southeast of the T-intersection of E Via Paseo Del Norte and N Via Paseo Del Norte. Surrounding uses adjacent to the parcel include existing commercial and multi-family residential. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Bank: existing commercial, zoned Commercial Office within a Planned Community Development (C-O PCD)
- South: Paseo Village Development existing multi-tenant commercial, zoned Neighborhood Commercial, in a Planned Neighborhood Community within a Planned Community Development (C-1 PNC PCD)
- East: Veritas Condominiums, zoned Multiple-family Residential within a Planned Community Development (R-5 PCD)
- West: Paseo Village Development existing multi-tenant commercial, zoned Neighborhood Commercial, in a Planned Neighborhood Community within a Planned Community Development (C-1 PNC PCD)

Other Related Policies, References:

Scottsdale General Plan 2035

Zoning Ordinance

Gas Station and Convenience Store Design Guidelines

14-DR-2023, 50-UP-1977 & 9-DR-1978

APPLICANT'S PROPOSAL

Development Information

The development proposal includes a new one-story +/-1,200 sq.ft. gas station and convenience store with 8 fuel pumps.

- Existing Use: Gasoline Station and +/-250sq.ft. convenience store with 8 services bays
- Proposed Use: Gasoline Station and +/-1,200sq.ft. convenience store with 8 services bays
- Buildings/Description: One-story gas station and convenience store with 8 service bays
- Parcel Size: +/-0.607 gross acres
+/-0.517 net acres
- Building Height Allowed: 36 feet (excluding rooftop appurtenances)
- Building Height Proposed: 20 feet - 11 inches (including rooftop appurtenances)
- Parking Required: 7 spaces
- Parking Provided: 10 spaces
- Open Space Required: 2,428 square feet
- Open Space Provided: 2,956 square feet
- Floor Area Maximum: 0.80
- Floor Area Proposed: 0.08

IMPACT ANALYSIS

Conditional Use Permit

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

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **This is an existing gas station site and there is no excessive or significant noise, smoke, odor, dust or vibration anticipated to be generated from this proposal.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **Parking for the proposed site requires 7 spaces, 10 space are provided.**
 - **The site fronts a residential collector which is designed to handle the volume of traffic associated with this gas station. It is not anticipated that the proposed**

changes to the gas station will result in an unusual increase in traffic volume or character.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The Paseo Village development has a mix of uses directly adjacent to the subject site including restaurants, retail, and other commercial tenant spaces. This gas station use has been in place and operational at this location since 1978.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Gas Stations as identified in Zoning Ordinance Section 1.403.I., including:
1. The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.
 - **The conceptual landscape plan complies with the minimum landscape requirements and subject site will be maintained and enhanced with desert landscaping.**
 2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.
 - **All structures approved under this use permit shall be of a unique design character that is appropriate to the area in which they are to be constructed. Connecting the fuel canopy to the main building would cause a clearance issue with the approved refuse collection plan.**
 3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
 - **Exterior lighting will be consistent with the Gas Station and Convenience Store Design Guidelines. All lighting for the main building and fueling station will be concealed and flush mounted to minimize glare and trespass.**
 4. The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.
 - **The site is approximately +/- 24,300 square feet and meets the 22,500 square feet minimum requirement.**

5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.
 - **The subject site is adjacent to a R-5 PCD (Veritas Condominiums) to the northeast and utilizes an existing plus 6-foot-tall combination masonry wall and tall landscaping to screen the existing gas station activities.**

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. Any infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is within a half mile of the site and located at 8191 E. Indian Bend Rd. The subject site is served by Police District 3, Beat 10. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city’s budget process.

Open Space

Overall, the gas station site requires +/-2,428 square feet of open space and +/-2,956 square feet is provided per the site plan. Open space is located along the E. Legacy Boulevard frontage and perimeter of the site.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant held an Open House meeting on Wednesday, July 26, 2023. Staff attended the open house where several members of the community came to ask questions about the project and seemed excited about the proposed improvements. As of the publishing of this report, staff has received one letter in support of the proposed project.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Chris Zimmer
Planner
480-312-2347
E-mail: czimmer@ScottsdaleAZ.gov

APPROVED BY



Chris Zimmer, Report Author

8/15/2024

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

8/15/2024

Date



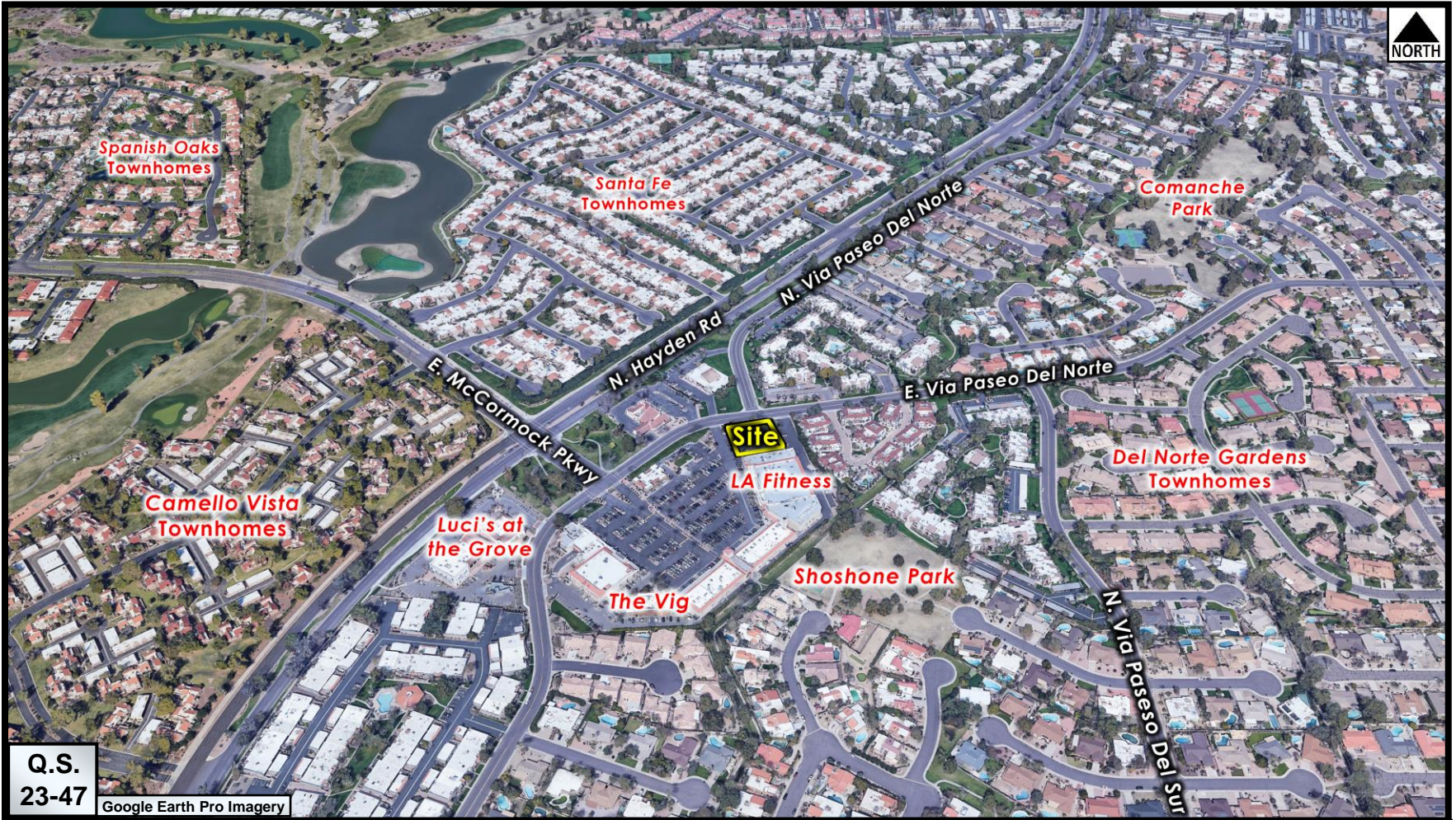
Erin Perreault, AICP, Executive Director
Planning and Development Services
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

08/16/2024

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. xxxxx
 - Exhibit 1: Aerial Close Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. Preliminary Paving and Grading Plan
5. Trash and Fire Circulation Plan
6. Water Memorandum
7. Existing Zoning Map
8. Open space Plan
9. Landscape Plan
10. Building Elevations
11. Perspectives
12. Community Involvement
13. City Notification Map



Context Aerial

50-UP-1977#2

Attachment #1

RESOLUTION NO. xxxxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO A CONDITIONAL USE PERMIT FOR A GAS STATION EXPANSION ON A +/- 22,500 SQUARE FOOT SITE WITH NEIGHBORHOOD COMMERCIAL, PLANNED NEIGHBORHOOD COMMUNITY, PLANNED COMMUNITY DEVELOPMENT (C-1 PNC PCD) ZONING, LOCATED AT 8233 E VIA PASEO DEL NORTE.

WHEREAS, the Planning Commission held a public hearing on August 28, 2024 and

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

Section 1. That the City Council finds:

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

Section 2. That a description of the conditional use permit is set forth in Case No. 50-UP-1977#2. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2 and 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this ___ day of _____, 20__.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

50-UP-1977#2

Exhibit 1 to
attachment 2

**Stipulations for the Conditional Use Permit
For a Gas Station
Paseo Village Gas Station
Case Number: 50-UP-1977#2**

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

GOVERNANCE

1. **APPLICABILITY.** All stipulations of this case, 50-UP-1977#2, supersede all of the stipulations of case 50-UP-1977.

SITE DESIGN

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by Kalajian Architecture& Design attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **REFUSE.** Seventeen (17) feet of the southernmost internal drive aisle must have a minimum fourteen and a half feet of vertical clearance.

EXTERIOR LIGHTING:

4. **FUEL STATION AND CANOPY LIGHTING.** At time of Final plans, the applicant shall demonstrate conformance with the City of Scottsdale Exterior Lighting Ordinance and the Gas Station and Convenient Store Design Guidelines.

INFRASTRUCTURE AND DEDICATIONS

5. **EASEMENTS. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
6. **CONSTRUCTION COMPLETED.** Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

**Exhibit 2 to
attachment 2**

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

I. *Gas station.*

1. The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon site size. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.
2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.
3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
4. The minimum area of a parcel, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.
5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.



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April 11, 2024

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:
Rafid Jamil
9867 E Acacia Dr
Scottsdale, AZ 85260
RonnieJamil29@gmail.com
(480) 580-6007

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)

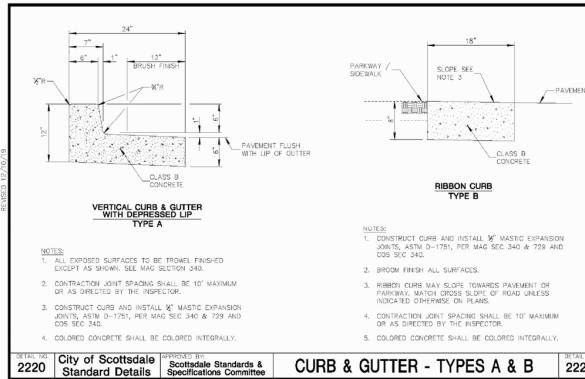
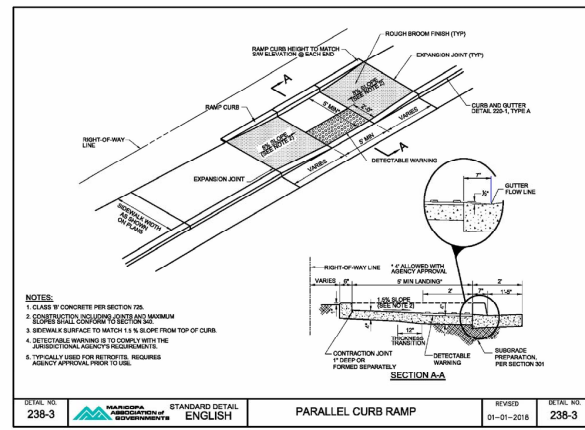
- *Included are detailed landscape plans showing plant, type, size and spacing. All landscape beds shall include an automated watering system. Planting areas shall cover a minimum of five (5) percent of the lot area and may be required to cover as much as twenty (20) percent of the site, depending upon 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*

PAVING AND GRADING NOTES

1. EARTHWORK AND PAVEMENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COS & MAG STANDARD SPECIFICATIONS FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE FOLLOWING ITEMS.
2. REMOVE ANY EXISTING TOPSOIL, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREE ROOTS SHALL BE COMPLETELY REMOVED.
3. EXCAVATE TO THE DEPTH OF THE FINAL SUBGRADE ELEVATION TO ALLOW FOR GRADE CHANGES AND THE PLACEMENT OF THE RECOMMENDED PAVEMENT SYSTEM.
4. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE SHALL BE COMPACTED TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D 1557-91) AS APPLICABLE.
5. SUBGRADE SHALL BE THOROUGHLY PROFFERED UNDER THE OBSERVATION OF THE JURISDICTIONAL AGENCY AND/OR GEOTECHNICAL ENGINEER. SUBGRADE UNDERCUTTING TO BE PERFORMED AS NECESSARY TO REMOVE AND REPLACE UNSUITABLE GROUND, ON AN "AS NEEDED" BASIS AND AS DIRECTED, IN ACCORDANCE WITH CURRENT COS & MAG STANDARDS.
6. THE AGGREGATE BASE SHALL BE COMPACTED TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D 1557-91). THE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
7. ON SITE FILL MATERIAL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON SITE MATERIAL IS USED, SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANIC, OR OTHER DELETERIOUS MATERIALS.
8. CONSTRUCTION ACCESS SHALL BE KEPT CLEAN AND MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL GRADE THE SITE TO THE SUBGRADE BASED ON THE GRADES AND CROSS-SECTION SHOWN ON THESE PLANS AND ANY OTHER ACCOMPANYING PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO GRADE THE SITE SO THAT THE BUILDING PAD REMAINS DRY AND FREE FROM OBSTRUCTION AT ALL TIMES.
10. SITE SHALL FIRST BE ROUGH-GRADED, THEN CONTRACTOR SHALL RETURN UPON COMPLETION OF UTILITIES TO FINE GRADE THE SITE FOR PAVEMENT CONSTRUCTION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EARTHWORK QUANTITIES FOR THE PROJECT. THE CONTRACTOR'S BID SHALL INCLUDE ANY REQUIRED IMPORT OR EXPORT OF MATERIALS TO OR FROM THE SITE.
12. STRIPING AND MARKINGS SHALL BE FURNISHED USING GUIDE LINES, FORMS STENCILS AND TEMPLATES PER CURRENT COS & MAG STANDARDS. FREE HAND PAINTING NOT ALLOWED.
13. REMOVE PAVEMENT, DRIVEWAYS, CURB, GUTTERS, SIDEWALK TO AN EXISTING JOINT OR SAVED JOINT. BITUMINOUS AND CONCRETE SHALL BE SAVED FULL DEPTH. ADJACENT CUT SOILS OR BASE MATERIALS REMOVED WHEN REMOVING CONCRETE SHALL BE REPLACED WITH IN-KIND ACCEPTABLE MATERIAL.
14. IT SHALL BE UNLAWFUL FOR ANY PERSON TO INTERFERE WITH OR OBSTRUCT FLOW OF SURFACE WATER OVER EASEMENTS FOR PUBLIC UTILITIES OR TO IMPEDING THE FLOW OF SURFACE WATER ACROSS PRIVATE PROPERTY IN A MANNER DIFFERENT FROM THE APPROVED GRADING PLAN AND DRAINAGE PATTERN.



Detention Basin Requirements

Job Name: Paseo Village Gas Station
 Job No.: A223001

Designed by: SS
 Checked by: AS

| Area Label | A (SF) | C | A ² C |
|--------------------------------|---------------|------|------------------|
| Lawn Area | 4,511 | 0.20 | 902 |
| Hard Surface | 10,359 | 0.80 | 6,863 |
| Roof Area | 3,972 | 0.90 | 3,575 |
| Landscaping Area | 3,058 | 0.37 | 1,131 |
| Sum | 22,500 | | 15,472 |
| Overall site average C factor: | | | 0.69 |

| I = [D(Y+H)] | (User) | (Calc) | (User) | (Calc) | (User) | (Calc) | (User) | (Calc) |
|----------------------|--------|--------|---------|--------|-------------|--------|-------------|--------|
| X = 175.00 | Area | Accm | Imperv. | Area | Equiv. Area | Accm | Equiv. Area | Runoff |
| Y = 25.00 | ("A") | ("A") | ("C") | (AC) | (AC) | (AC) | (T) | (CF) |
| Existing Conditions: | 0.52 | 0.52 | 0.69 | 0.36 | 0.36 | 20.00 | 3.89 | 1.395 |
| Proposed Conditions: | 0.52 | 0.52 | 0.69 | 0.36 | 0.36 | 20.00 | 3.89 | 1.395 |

Change in Runoff (CFS) = 0.000

First Flush

| | | | | | | |
|----------------|---|-------------------|----|-------|---|--------|
| V ₁ | = | C _{post} | x | P | x | A |
| | = | 0.69 | x | 0.042 | x | 22,500 |
| | = | 646.83 | CF | | | |

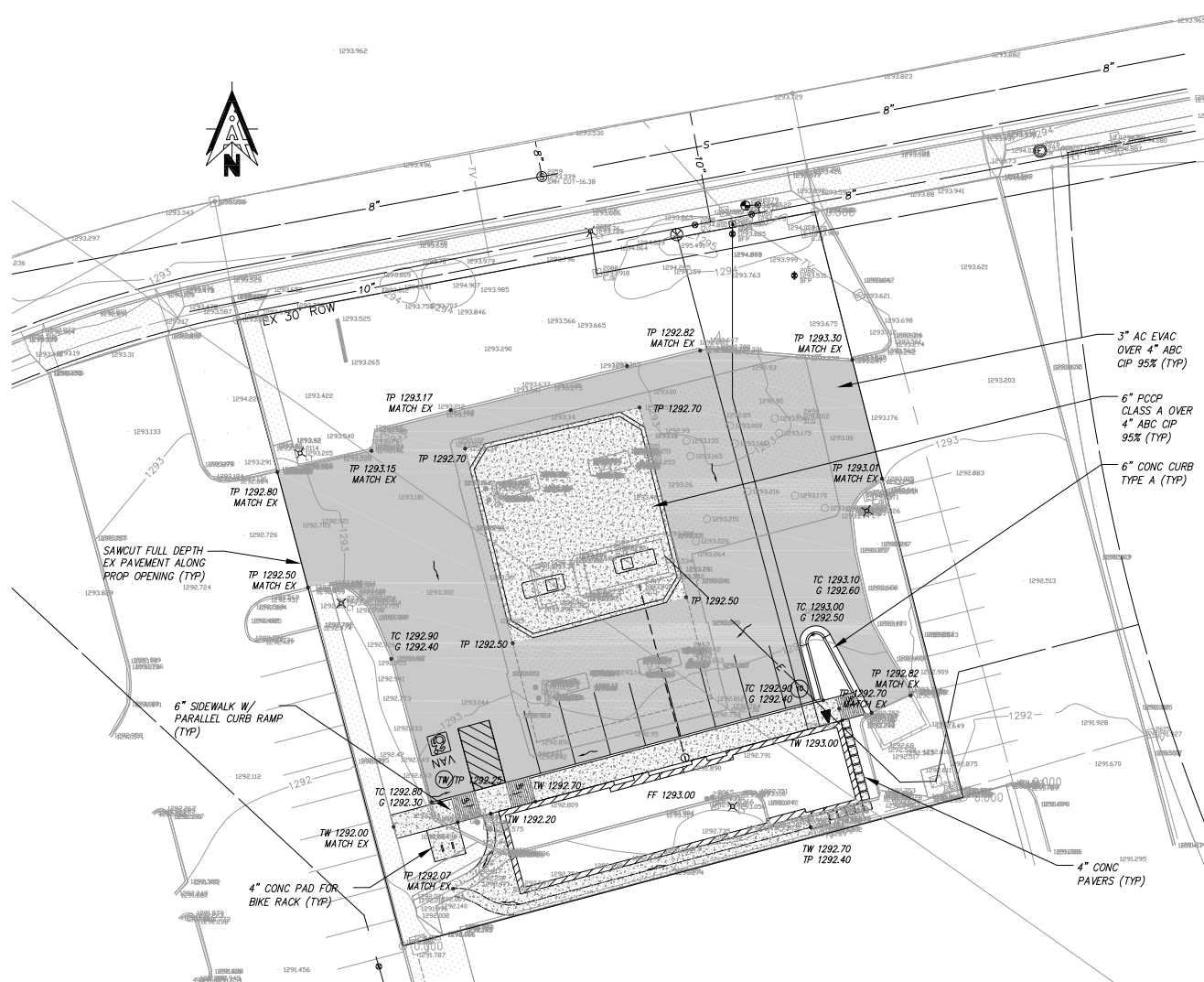
Storage Volume Required

| | | | | | | |
|----------------|---|------------------|----|-------|---|--------|
| V _s | = | C _{net} | x | P | x | A |
| | = | 0.00 | x | 0.195 | x | 22,500 |
| | = | 0.00 | CF | | | |

Stormwater Improvements
 Since Pre-Project runoff = Post Project runoff, no additional detention volume is required. Site will continue to utilize existing drainage channel located at the SW corner.

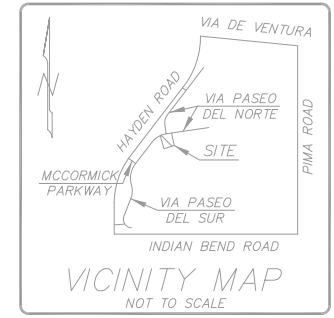
PROPOSED LEGEND

- TC 000.00 TOP OF CURB ELEVATION
- G 000.00 GUTTER ELEVATION
- TP 000.00 TOP OF PAVEMENT ELEVATION
- TW 000.00 TOP OF WALK ELEVATION
- FG 000.00 FINISH GRADE ELEVATION
- FLOW DIRECTION
- STANDARD CURB & GUTTER
- REVERSE CURB & GUTTER
- CONCRETE
- STANDARD BITUMINOUS
- HEAVY-DUTY BITUMINOUS
- GRAVEL
- COMPACTED SAND BACKFILL
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- GAS MAIN
- ELECTRIC LINE
- HYDRANT
- GATE VALVE & WELL
- TAPPING SLEEVE VALVE & WELL
- REAR YARD CATCH BASIN
- STORM MANHOLE
- CATCH BASIN
- INLET
- END SECTION
- SANITARY MANHOLE
- UTILITY TYPE
- STRUCTURE TYPE
- STRUCTURE ID NO



PAVING & GRADING PLAN

SCALE 1:20



PARCEL DESCRIPTION

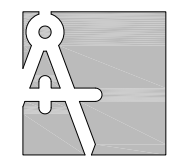
Parcel No. 1:
 Beginning at the Northeastly corner of Tract "D", AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, said point being also the intersection of the most Easterly line of said Tract "D" with the most Southerly line of Via Paseo Del Norte; Thence South 79 degrees 22 minutes 45 seconds West along said Southerly line of Via Paseo Del Norte 206.00 feet to the true point of beginning; Thence South 14 degrees 51 minutes 10 seconds East 160.75 feet; Thence North 75 degrees 08 minutes 50 seconds East 144.00 feet; Thence North 14 degrees 14 minutes 46 seconds West 149.99 feet; Thence South 79 degrees 22 minutes 45 seconds West 145.99 feet along the most Southerly line of Via Paseo Del Norte to the true point of beginning.

Parcel No. 2:
 A non-exclusive easement for ingress and egress, over, on and across the following described portions of Tract "D", AMENDED PASEO VILLAGE, according to Book 154 of Maps, Page 13, records of Maricopa County, Arizona, as follows: Beginning at the Northeastly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D", with the most Southerly line of Via Paseo Del Norte; Thence South 79 degrees 22 minutes 45 seconds West 15.01 feet to the true point of beginning; Thence South 14 degrees 14 minutes 46 seconds East 70 feet; Thence South 79 degrees 22 minutes 45 seconds West 45 feet; Thence North 14 degrees 14 minutes 46 seconds West 30 feet; Thence North 79 degrees 22 minutes 45 seconds East 12 seconds West 41.76 feet; Thence North 79 degrees 22 minutes 45 seconds East 45 feet to the true point of beginning; Beginning at the most Northeastly corner of said Tract "D", said point being also the intersection of the most Easterly line of said Tract "D", with the most Southerly line of Via Paseo Del Norte; Thence South 79 degrees 22 minutes 45 seconds West 206.00 feet; Thence South 14 degrees 51 minutes 10 seconds East 40 feet to the true point of beginning; Thence South 14 degrees 51 minutes 10 seconds East 30 feet; Thence South 75 degrees 08 minutes 50 seconds West 48 feet; Thence North 14 degrees 51 minutes 10 seconds West to the Southerly line of Paseo Del Norte; Thence Northeastly along the curve concave to the South a distance of 30 feet; Thence South 14 degrees 51 minutes 10 seconds East 40 feet; Unofficial Document Thence North 75 degrees 08 minutes 50 seconds East 18 feet to the true point of beginning, as created by instrument recorded in Docket 10767, Page 1261.

NOTE:
 SURVEY PROVIDED BY THE DEVELOPER, ALLIANCE LAND SURVEYING LLC JOB NO. 230218 DATED 3/8/23. TRI-COUNTY ENGINEERING DID NOT PROVIDE FIELD VERIFICATION AND SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR DISCREPANCIES OF ACTUAL DATA.

ESTIMATED QUANTITIES THIS SHEET

| ITEM | UNIT | QUANTITY |
|----------------------------|------|----------|
| REMOVE EX CONC PAVEMENT | SY | 620 |
| REMOVE EX ASPHALT PAVEMENT | SY | 925 |
| 3" ASPHALT PAVEMENT | SY | 1,035 |
| 4" AGGREGATE BASE | SY | 1,035 |
| 6" CONCRETE PAVEMENT | SY | 243 |
| 4" AGGREGATE BASE | SY | 243 |
| 6" CONCRETE SIDEWALK | SY | 80 |
| 4" CONCRETE PAD | SY | 7 |
| 4" AGGREGATE BASE | SY | 87 |
| 4" CONCRETE PAVERS | SY | 8 |
| 4" AGGREGATE BASE | SY | 8 |
| 6" CONC CURB | LF | 144 |
| TRAFFIC CONTROL | LS | 1 |
| PAVEMENT MARKINGS | LS | 1 |
| ADA RAMPS | EA | 3 |



TRI-COUNTY
 Engineering Consultants

48701 Hayee Road
 Shelby Twp, MI 48316
 TEL: (810) 394-7887
 Info@Tri-CountyEng.com
 www.Tri-CountyEng.com

CLIENT NAME:
Paseo Village Gas Station
 8233 N Via Paseo del Norte
 Scottsdale, AZ 85258
 Mr. Rafid Jamil
 (480) 680-6007
 rjamil29@gmail.com

2 WORKING DAYS
 800-782-5348

ARIZONA811
 BLUE STAKE, INC.

Know what's below.
 Call before you dig.

PRIOR TO CONSTRUCTION, ALL EXISTING UTILITIES LOCATION AND DEPTH WITHIN THE PROJECT AREA SHALL BE FIELD VERIFIED. CALL 811 OR CLICK ARIZONA811.COM AT LEAST 2 WORKING DAYS BEFORE EXCAVATION.

UTILITY INFORMATION SHOWN ON THIS DRAWING ARE APPROXIMATE AND MAY BE ACCORDING TO AVAILABLE RECORDS OR DISCLOSED INFORMATION BY VARIOUS UTILITY COMPANIES, PUBLIC AGENCIES, OR OTHER SOURCES AND THIS MAY NOT NECESSARILY REFLECT ACTUAL FIELD LOCATIONS AND NO GUARANTEE IS GIVEN TO COMPLETENESS OR ACCURACY.

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PROJECT NAME:
Paseo Village Gas Station
 Site Development
 8233 N Via Paseo del Norte
 Scottsdale, AZ 85258

PAVING & GRADING PLAN

PROJECT LOCATION:
 SEC 1, T02N, R04E
 CITY OF SCOTTSDALE
 MARICOPA COUNTY

Drawn By: AS
 Checked By: SS
 Approved By: SS

REVISIONS:
 1. AGENCY SUBMITTALS 03/27/24

NOT FOR CONSTRUCTION



SCALE VERIFICATION:
 1" = 20'

SCALE:
 1" = 20'

PROJECT NO:
 A223001

DRAWING NO:
 A223001GP



WATER & SEWER BASIS OF DESIGN

48701 Hayes Rd.
Shelby, MI 48315
(810) 394-7887
www.Tri-CountyEng.com

Job Name: Paseo Village Gas Station
Job No: AZ23001
Date: 06/12/24

PRELIMINARY Basis of Design Report

- ACCEPTED
- ACCEPTED AS NOTED
- REVISE AND RESUBMIT



Disclaimer: If accepted, the preliminary approval is granted under the condition that a final basis of design report will also be submitted for city review and approval (typically during the DR or PP case). The final report shall incorporate further water or sewer design and analysis requirements as defined in the city design standards and policy manual and address those items noted in the preliminary review comments (both separate and included herein). The final report shall be submitted and approved prior to the plan review submission.
For questions or clarifications contact the Water Resources Planning and Engineering Department at 480-312-5685.

BY jcampo

DATE 7/18/2024

PROJECT SUMMARY

Existing Conditions:

Gas Station 160 SF Retail Kiosk (8'x20') served by an existing 1" domestic water lead and 6" sanitary sewer lead. No sprinkler system.
(Refer to Topographic Survey Plan Sheet Sp-1.0 and Site, Utility & Geometry Plan Sheet UT-1)

Proposed Conditions:

Relocation and enlargement of 1,482 SF Retail Kiosk (20'x87'), utilizing and extending the existing 1" domestic water lead and 6" sanitary sewer lead. Also, providing an FDC and a sprinkler system for the new building with a proposed 4" water service tapping an existing 10" public main. The nearest existing hydrant is approx 130' north of the proposed building.
(Refer to Site, Utility & Geometry Plan Sheet UT-1 and Fire Line Plan Sheet MS-1)

Note: The following demand and flow calculations are per City DSPM. However, please refer to Memo dated 3/15/24 by the Mechanical Engineer for estimated water demand based on actual water fixtures proposed.

Ductile Iron Pipe (DIP) required for 4" fire line install. Confirmed via Utility Plan.

WATER DEMAND (Per City DSPM 6-1.202 Figure 6-1.2)

| Existing / Proposed | Land Use | Name | Building Area (SF) | Ave Demand Factor (GPD per SF Area) | Ave Day Total Use (GPD) | Ave Day Total Use (GPM) | Max Day Demand (GPM) | Peak Hour Demand (GPM) |
|---------------------|----------|---------------------------|--------------------|-------------------------------------|-------------------------|-------------------------|----------------------|------------------------|
| Existing | Retail | Paseo Village Gas Station | 160 | 0.80 | 128 | 0.09 | 0.18 | 0.31 |
| Proposed | Retail | Paseo Village Gas Station | 1,684 | 0.80 | 1,347 | 0.94 | 1.87 | 3.27 |

FIRE FLOW (Per IFC & City DSPM 6-1.501)

| Existing / Proposed | Land Use | Name | Building Area (SF) | Construction Type (Per IFC) | Min Fire Flow (GPM) | 50% Fire Flow (GPM) | Building Sprinkled |
|---------------------|----------|---------------------------|--------------------|-----------------------------|---------------------|---------------------|--------------------|
| Existing | Retail | Paseo Village Gas Station | 160 | V-B | 1,500 | 750.00 | No |
| Proposed | Retail | Paseo Village Gas Station | 1,684 | V-B | 1,500 | 750.00 | Yes |

SEWER LOAD (Per City DSPM 7-1.403 Figure 7-1.2)


| Existing / Proposed | Land Use | Name | Building Area (SF) | Ave Flow Factor (GPD per SF Area) | Ave Day Flow (GPD) | Ave Day Flow (GPM) | Peak Day Flow (GPM) |
|---------------------|----------|---------------------------|--------------------|-----------------------------------|--------------------|--------------------|---------------------|
| Existing | Retail | Paseo Village Gas Station | 160 | 0.50 | 80 | 0.06 | 0.17 |
| Proposed | Retail | Paseo Village Gas Station | 1,684 | 0.50 | 842 | 0.58 | 1.75 |

Attachment #6

- d. Pipe flow velocity in feet per second (fps)
- e. Each pipe segment’s head loss rate (ft. /1,000ft or psi/ft.)
- f. PRVs: Upstream and downstream pressures (psi or HGL elevation)
- g. Tanks: Inflow and outflow (gpm)
- h. Shows all units for the values presented or provide a legend on the diagram page that indicates the units used

| AVERAGE DAY WATER DEMANDS ⁽¹⁾ | | | | | | | |
|---|------------|-------------|-----------|---|-------------|-----------|--------------------------|
| IN GALLONS PER DAY (GPD) ⁽²⁾ | | | | IN GALLONS PER MINUTE (GPM) ⁽²⁾⁽³⁾ | | | |
| Land Use | Inside Use | Outside Use | Total Use | Inside Use | Outside Use | Total Use | Units |
| Residential Demand per Dwelling Unit | | | | | | | |
| < 2 dwelling unit per acre (DU/ac) | 208.9 | 276.7 | 485.6 | 0.30 | 0.39 | 0.69 | per unit |
| 2 – 2.9 DU/ac | 193.7 | 276.7 | 470.4 | 0.27 | 0.39 | 0.66 | per unit |
| 3 – 7.9 DU/ac | 175.9 | 72.3 | 248.2 | 0.25 | 0.11 | 0.36 | per unit |
| 8 – 11.9 DU/ac | 155.3 | 72.3 | 227.6 | 0.22 | 0.11 | 0.33 | per unit |
| 12 – 22 DU/ac | 155.3 | 72.3 | 227.6 | 0.22 | 0.11 | 0.33 | per unit |
| High Density Condominium (condo) | 155.3 | 30 | 185.3 | 0.22 | 0.05 | 0.27 | per unit |
| Resort Hotel (includes site amenities) | 401.7 | 44.6 | 446.3 | 0.56 | 0.07 | 0.63 | per room |
| Service and Employment | | | | | | | |
| Restaurant | 1.2 | 0.1 | 1.3 | 1.67E-03 | 1.39E-04 | 1.81E-03 | per square foot (sq.ft.) |
| Commercial/Retail | 0.7 | 0.1 | 0.8 | 9.73E-04 | 1.39E-04 | 1.11E-03 | per sq.ft. |
| Commercial High Rise | 0.5 | 0.1 | 0.6 | 6.95E-04 | 1.39E-04 | 8.34E-04 | per sq.ft. |





| LAND USE | DEMAND (gpd) | DESIGN PEAKING FACTOR |
|--|------------------------|-----------------------|
| Commercial/Retail | 0.5 per sq. ft. | 3 |
| Office | 0.4 per sq. ft. | 3 |
| Restaurant | 1.2 per sq. ft. | 6 |
| High Density Condominium (Condo) | 140 per unit | 4.5 |
| Resort Hotel (includes site amenities) | 380 per room. | 4.5 |
| School: without cafeteria | 30 per student | 6 |
| School: with cafeteria | 50 per student | 6 |
| Cultural | 0.1 per sq. ft. | 3 |
| Clubhouse for Subdivision | 100 per patron x 2 | 4.5 |
| Golf Course | patrons per du per day | |
| Fitness Center/ Spa/ Health club | 0.8 per sq. ft. | 3.5 |

FIGURE 7-1.2 AVERAGE DAY SEWER DEMAND IN GALLONS PER DAY & PEAKING FACTORS BY LAND USE

HYDRAULIC DESIGN

7-1.404

No public SS lines will be less than 8 inches in diameter unless permission is received in writing from the Water Resources Department.

SS lines shall be designed and constructed to give mean full flow velocities equal to or greater than 2.5 fps, based upon Manning’s Formula, using an “n” value of 0.013.

To prevent abrasion and erosion of the pipe material, the maximum velocity will be limited to 10 fps at estimated peak flow. Where velocities exceed this maximum figure, submit a hydraulic analysis along with construction recommendations to the Water Resources Department for consideration. In no case will velocities greater than 15 fps be allowed.

Actual velocities shall be analyzed for minimum, average day and peak day design flow conditions for each reach of pipe.

The SS system shall be designed to achieve uniform flow velocities through consistent slopes. Abrupt changes in slope shall be evaluated for hydraulic jump.

The depth to diameter ratio (d/D) for gravity SS pipes 12 inches in diameter and less shall not exceed 0.65 in the ultimate peak flow condition. This d/D ratio includes an allowance for system infiltration and inflow.

The d/D for gravity drains greater than 12 inches diameter shall not exceed 0.70 for the ultimate peak flow condition. This d/D includes an allowance for system infiltration and inflow.

Measures to mitigate hydrogen sulfide shall be analyzed at manhole drops, abrupt changes in pipe slope or direction and at changes in pipe diameter.

MANHOLES AND CLEAN OUTS

7-1.405

Manholes in city streets shall be located near the center of the inside traffic lane, rather than on or near the line separating traffic lanes. Manholes shall not be in bike trails, equestrian trails, sidewalks, crosswalks or wash crossings. Manholes are required at all

MEMORANDUM
ABBREVIATED BOD

DATE: 3/15/2024
REGARDING: Arizona Gas Station Water Usage
FROM: Dan Dunaj
TO: Art Kalajian

The following is a list of proposed plumbing fixtures and the associated water and drainage requirements:

| Fixture | Quantity | Domestic Water Usage (GPM) | Supply Fixture Units (SFU) | Drainage Fixture Units (DFU) |
|--------------|----------|----------------------------|----------------------------|------------------------------|
| Water Closet | 1 | 1.28 | 2 | 2 |
| Lavatory | 2 | (2x0.25) 0.50 | (2x1) 2 | 4 |
| Mop Sink | 1 | 2 | 4 | 2 |
| Sink | 1 | 1.75 | 4 | 2 |
| Floor Drains | 4 | --- | --- | (4x2.5) 10 |
| Totals | | 5.53 | 12 | 20 |

The existing site has the following fixtures:

| Fixture | Quantity | Domestic Water Usage (GPM) | Supply Fixture Units (SFU) | Drainage Fixture Units (DFU) |
|--------------|----------|----------------------------|----------------------------|------------------------------|
| Water Closet | 1 | 1.28 | 2 | 2 |
| Lavatory | 1 | 0.25) | 1 | 2 |
| Mop Sink | 1 | 2 | 4 | 2 |
| Sink | 0 | 0 | 0 | 0 |
| Floor Drains | 1 | --- | --- | 2.5 |
| Totals | | 3.53 | 7 | 8.5 |

A fixture unit is equivalent to one cubic feet of water. 12 fixture units would be equal to a maximum flow rate of 16 Gallons per Minute or 2.1388 Cubic Feet per Minute according to IBC Plumbing Code Table E103.3 for a flush tank water closet system.

The proposed daily water usage based on 30 Gallons per Occupant for a 12 hour period and 15 Occupants is 450 Gallons per day.

The existing daily usage based on the above criteria and only 4 Occupants is 120 Gallons per day. The site and building usage remain the same.

The proposed changes to the site water usage is not significant. The existing water service to the new building addition will remain the same.

TABLE B105.1(1)

REQUIRED FIRE-FLOW FOR ONE- AND TWO-FAMILY BUILDINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

| FIRE-FLOW CALCULATION AREA (square feet) | AUTOMATIC SPRINKLER SYSTEM (Design Standard) | MINIMUM FIRE-FLOW (gallons per minute) | FLOW DURATION (hours) |
|--|---|--|--|
| 0-3,600 | No automatic sprinkler system | 1,000 | 1 |
| 3,601 and greater | No automatic sprinkler system | Value in Table B105.1(2) | Duration in Table B105.1(2) at the required fire-flow rate |
| 0-3,600 | Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i> | 500 | 1/2 |
| 3,601 and greater | Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i> | 1/2 value in Table B105.1(2) | 1 |

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

TABLE B105.2

REQUIRED FIRE-FLOW FOR BUILDINGS OTHER THAN ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

| AUTOMATIC SPRINKLER SYSTEM (Design Standard) | MINIMUM FIRE-FLOW (gallons per minute) | FLOW DURATION (hours) |
|---|--|--|
| No automatic sprinkler system | Value in Table B105.1(2) | Duration in Table B105.1(2) |
| Section 903.3.1.1 of the <i>International Fire Code</i> | 25% of the value in Table B105.1(2) ^a | Duration in Table B105.1(2) at the reduced flow rate |
| Section 903.3.1.2 of the <i>International Fire Code</i> | 25% of the value in Table B105.1(2) ^b | Duration in Table B105.1(2) at the reduced flow rate |

For SI: 1 gallon per minute = 3.785 L/m.

- a. The reduced fire-flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire-flow shall be not less than 1,500 gallons per minute.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

| FIRE-FLOW CALCULATION AREA (square feet) | | | | | FIRE-FLOW (gallons per minute) ^b | FLOW DURATION (hours) |
|--|--------------------------------|------------------------------|--------------------------------|-----------------------|--|--------------------------|
| Type IA and IB ^a | Type IIA and IIIA ^a | Type IV and V-A ^a | Type IIB and IIIB ^a | Type V-B ^a | | |
| 0-22,700 | 0-12,700 | 0-8,200 | 0-5,900 | 0-3,600 | 1,500 | 2 |
| 22,701-30,200 | 12,701-17,000 | 8,201-10,900 | 5,901-7,900 | 3,601-4,800 | 1,750 | |
| 30,201-38,700 | 17,001-21,800 | 10,901-12,900 | 7,901-9,800 | 4,801-6,200 | 2,000 | |
| 38,701-48,300 | 21,801-24,200 | 12,901-17,400 | 9,801-12,600 | 6,201-7,700 | 2,250 | |
| 48,301-59,000 | 24,201-33,200 | 17,401-21,300 | 12,601-15,400 | 7,701-9,400 | 2,500 | |
| 59,001-70,900 | 33,201-39,700 | 21,301-25,500 | 15,401-18,400 | 9,401-11,300 | 2,750 | |
| 70,901-83,700 | 39,701-47,100 | 25,501-30,100 | 18,401-21,800 | 11,301-13,400 | 3,000 | 3 |
| 83,701-97,700 | 47,101-54,900 | 30,101-35,200 | 21,801-25,900 | 13,401-15,600 | 3,250 | |
| 97,701-112,700 | 54,901-63,400 | 35,201-40,600 | 25,901-29,300 | 15,601-18,000 | 3,500 | |
| 112,701-128,700 | 63,401-72,400 | 40,601-46,400 | 29,301-33,500 | 18,001-20,600 | 3,750 | |
| 128,701-145,900 | 72,401-82,100 | 46,401-52,500 | 33,501-37,900 | 20,601-23,300 | 4,000 | 4 |
| 145,901-164,200 | 82,101-92,400 | 52,501-59,100 | 37,901-42,700 | 23,301-26,300 | 4,250 | |
| 164,201-183,400 | 92,401-103,100 | 59,101-66,000 | 42,701-47,700 | 26,301-29,300 | 4,500 | |
| 183,401-203,700 | 103,101-114,600 | 66,001-73,300 | 47,701-53,000 | 29,301-32,600 | 4,750 | |
| 203,701-225,200 | 114,601-126,700 | 73,301-81,100 | 53,001-58,600 | 32,601-36,000 | 5,000 | |
| 225,201-247,700 | 126,701-139,400 | 81,101-89,200 | 58,601-65,400 | 36,001-39,600 | 5,250 | |
| 247,701-271,200 | 139,401-152,600 | 89,201-97,700 | 65,401-70,600 | 39,601-43,400 | 5,500 | |
| 271,201-295,900 | 152,601-166,500 | 97,701-106,500 | 70,601-77,000 | 43,401-47,400 | 5,750 | |
| 295,901-Greater | 166,501-Greater | 106,501-115,800 | 77,001-83,700 | 47,401-51,500 | 6,000 | |
| — | — | 115,801-125,500 | 83,701-90,600 | 51,501-55,700 | 6,250 | |
| — | — | 125,501-135,500 | 90,601-97,900 | 55,701-60,200 | 6,500 | |
| — | — | 135,501-145,800 | 97,901-106,800 | 60,201-64,800 | 6,750 | |
| — | — | 145,801-156,700 | 106,801-113,200 | 64,801-69,600 | 7,000 | |
| — | — | 156,701-167,900 | 113,201-121,300 | 69,601-74,600 | 7,250 | |
| — | — | 167,901-179,400 | 121,301-129,600 | 74,601-79,800 | 7,500 | |
| — | — | 179,401-191,400 | 129,601-138,300 | 79,801-85,100 | 7,750 | |
| — | — | 191,401-Greater | 138,301-Greater | 85,101-Greater | 8,000 | |

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.








Zoning Aerial

Attachment #7

50-UP-1977#2

Area Legend

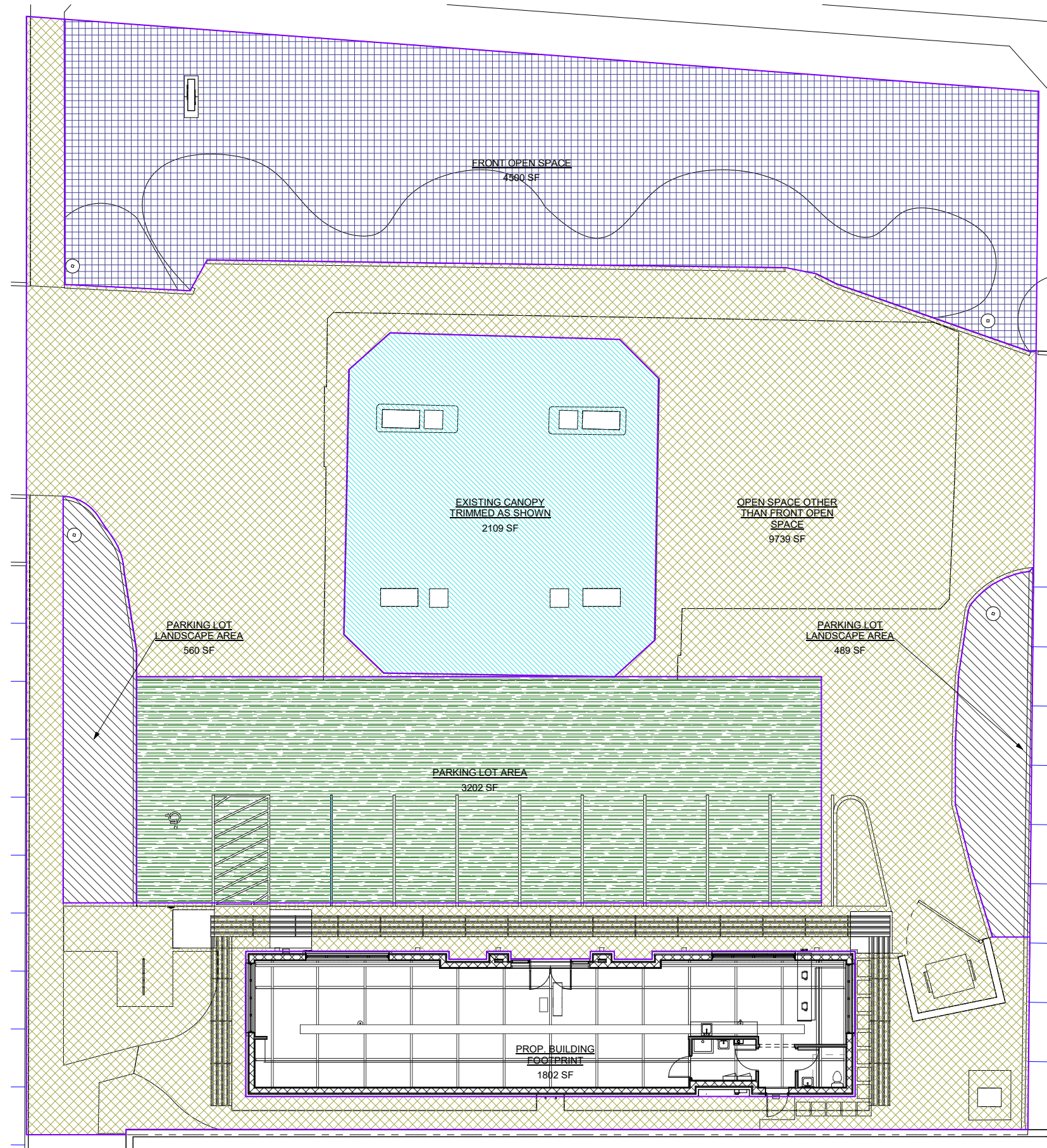
-  EXISTING CANOPY TRIMMED AS SHOWN
-  FRONT OPEN SPACE
-  OPEN SPACE OTHER THAN FRONT OPEN SPACE
-  PARKING LOT AREA
-  PARKING LOT LANDSCAPE AREA

| Area Schedule (TOTAL) | | | | |
|-----------------------|----------------------|--|----------|--|
| Number | Area Type | Name | Area | |
| 7 | Building Common Area | EXISTING CANOPY TRIMMED AS SHOWN | 2109 SF | |
| 1 | Exterior Area | FRONT OPEN SPACE | 4500 SF | |
| 2 | Exterior Area | OPEN SPACE OTHER THAN FRONT OPEN SPACE | 9739 SF | |
| 3 | Exterior Area | PARKING LOT AREA | 3202 SF | |
| 4 | Exterior Area | PARKING LOT LANDSCAPE AREA | 560 SF | |
| 5 | Exterior Area | PARKING LOT LANDSCAPE AREA | 489 SF | |
| Grand total: 6 | | | 20600 SF | |

| REQUIRED OPEN SPACE | | | | | |
|----------------------|---|----------|-----------|----------|-----------------|
| Area Type | Comments | Area | FIRST 12' | NEXT 10' | OPEN SPACE REQ. |
| Building Common Area | FUELING CANOPY | 2109 SF | 211 SF | 84 SF | 295 SF |
| Exterior Area | OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING) | 18490 SF | 1849 SF | 740 SF | 2589 SF |

| PARKING LOT LANDSCAPING REQ. | | | |
|------------------------------|---------|-------|--------------------------------|
| Name | Area | (.15) | PARKING LOT LANDSCAPE REQUIRED |
| PARKING LOT AREA | 3202 SF | 0.15 | 480 SF |

NOTE
 REQUIRED OPEN SPACE
 $.10 \times 18394 \text{ SF} = 1839.4 + 8' \times .004 \times 18394 = 2575$
 TOTAL REQUIRED $2240.02 + 716 = 2956.88$
 PROVIDED 4500 SF
 PARKING LOT LANDSCAPE REQUIRED
 $3155 \times 15\% = 473.7 \text{ SF REQ}$
 $560 + 489 = 1049 \text{ SF}$
 PROVIDED 1049 SF



Attachment #8



KALAJIAN ARCHITECTURE & DESIGN LLC. ARCHITECTS
 1871 AUSTIN DRIVE TROY MICHIGAN 48063
 OFFICE: 248-524-3616
 EMAIL: ackalajian@bcglobal.net



CONSULTANT DESIGNER
 CK CONSTRUCTION
 37520 HACKER DR. STERLING HEIGHTS, MI 48310
 IMAD POTRES
 C. 586.707.0080
 E. IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING OF AN EXISTING BUILDING

CONTACT PERSON/OWNER

Rafid Jamil
 EMAIL: ronniejamil29@gmail.com
 CELL: (480) 560-6007

RENO. EXIST. GAS STATION
 8233 N. VIA PASO DEL NORTE SCOTTSDALE, ARIZ. 85258

DESCRIPTION: SITE SPACE PLAN
 DRAWN BY: NT
 CHECKED BY: AK
 DATE: 04.06.24
 PROJECT #: 008-23-03-16
 SCALE: 1/8" = 1'-0"

SEAL:

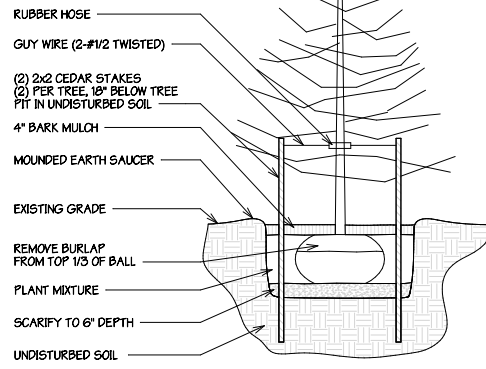
| Date | No. | Issued by |
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SHEET NO.
 SP-3.2

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 4-8/2024 6:52:25 PM

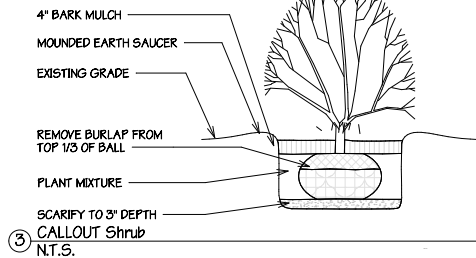
LANDSCAPE NOTES AND PLANTING SPECIFICATIONS

- ALL REQUIRED LANDSCAPE AREAS SHALL BE COMPLETELY PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE MATERIAL.
- ALL LANDSCAPE MATERIAL TREES SHALL BE MAINTAINED
- ALL PLANT AND GRASS MATERIALS TO BE IN COMPLIANCE WITH THE CITY ORDINANCE AND CONFORM TO THE STANDARDS OF THE MICHIGAN ASSOC. OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL RECEIVE (3) PARTS TOPSOIL TO <1> PART PEAT MOSS PLANTING MIX.
- ALL PLANTING BEDS SHALL RECEIVE A 4" LAYER OF SHREDDED BARK MULCH. ALL BEDS SHALL RECEIVE A PRE-EMERGE WEED KILLER PRIOR TO INSTALLATION OF MULCH. ALL BEDS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HR. PERIOD AFTER PLANTING.
- PLANT MATERIAL (B x B) SHALL BE BALLED WITH ORIGINAL SOIL. INTERACT WITH THE FIBROUS ROOTS TO INSURE MAX. RECOVERY AFTER PLANTING.
- ANY BARE AREAS OF 12" OR LARGER DIA SHALL BE RESEEDED AND INCLUDED IN MAINTENANCE PERIOD.
- ALL NURSERY STOCK SHALL BE PLANTED PER APPLICABLE STANDARDS INCLUDING THE INSTALLATION STANDARDS BY THE MICHIGAN STATE HIGHWAY DEPT. AND SIZED AS SHOWN IN THE PLANTING SCHEDULE
- LANDSCAPING SHALL BE PLANTED IN A SOUND WORKMAN LIKE MANNER AND ACCEPTED GOOD PLANNING PROCEDURES. THE LANDSCAPE AREAS TO BE PROTECTED FROM VEHICULAR ENCROACHMENT.
- MAINTENANCE TO THE LANDSCAPING SHALL BE PERFORMED SUCH AS TO KEEP THE LANDSCAPE IN GOOD CONDITION WITH A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN (1) YEAR OR PART OF THE NEXT PLANTING PERIOD WHICHEVER IS FIRST.

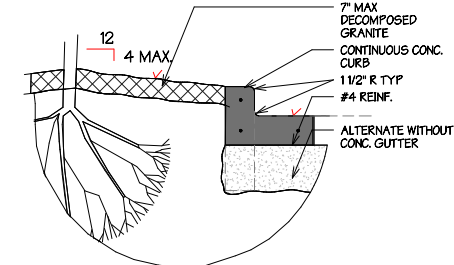


CALLOUT Evergreen Trees
SP-2.0 N.T.S.

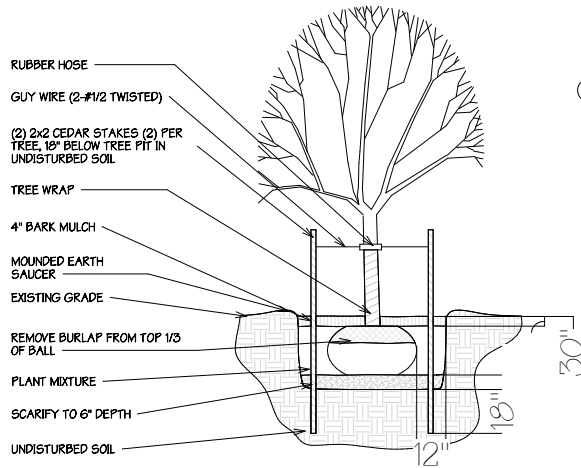
EXISTING TREES AND BRUSH TO REMAIN AS A LANDSCAPE BUFFER TO THE RESIDENTIAL ZONING TO THE EAST



CALLOUT Shrub
N.T.S.



CALLOUT Landscaping Island
SP-2.0 N.T.S.



SP-CALLOUT Deciduous Trees
N.T.S.

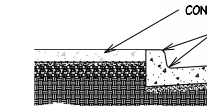
| LANDSCAPING SCHEDULE | | |
|----------------------|----------|----------------------------------|
| Area | Mark | Comments |
| 30 SF | DCGPC | DEMOLISHED CURBING |
| 8292 SF | EGASPHTR | EXISTING ASPHALT DRIVE TO REMAIN |
| 89 SF | ECGPC | EXISTING CONC GAS PUMP ISLANDS |

SITE LANDSCAPING LEGEND
N.T.S.

- SPECIAL LANDSCAPE NOTES**
ALL LANDSCAPED AREAS SHALL BE REFURBISHED / NATURAL MATERIALS SUCH AS TURF, GROUND COVER, MULCH OR 2\"/>

ALL LANDSCAPED AREAS TO BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM
C-1 MIN. 20\"/>
 - SINGLE TRUNK TREES- 3\"/>
 - PALM TREES- 12\"/>
 - MULTI-TRUNK TREES- 15\"/>
 - ALL SHRUBS TO HAVE MIN. 5 GALLON CONTAINER SIZE

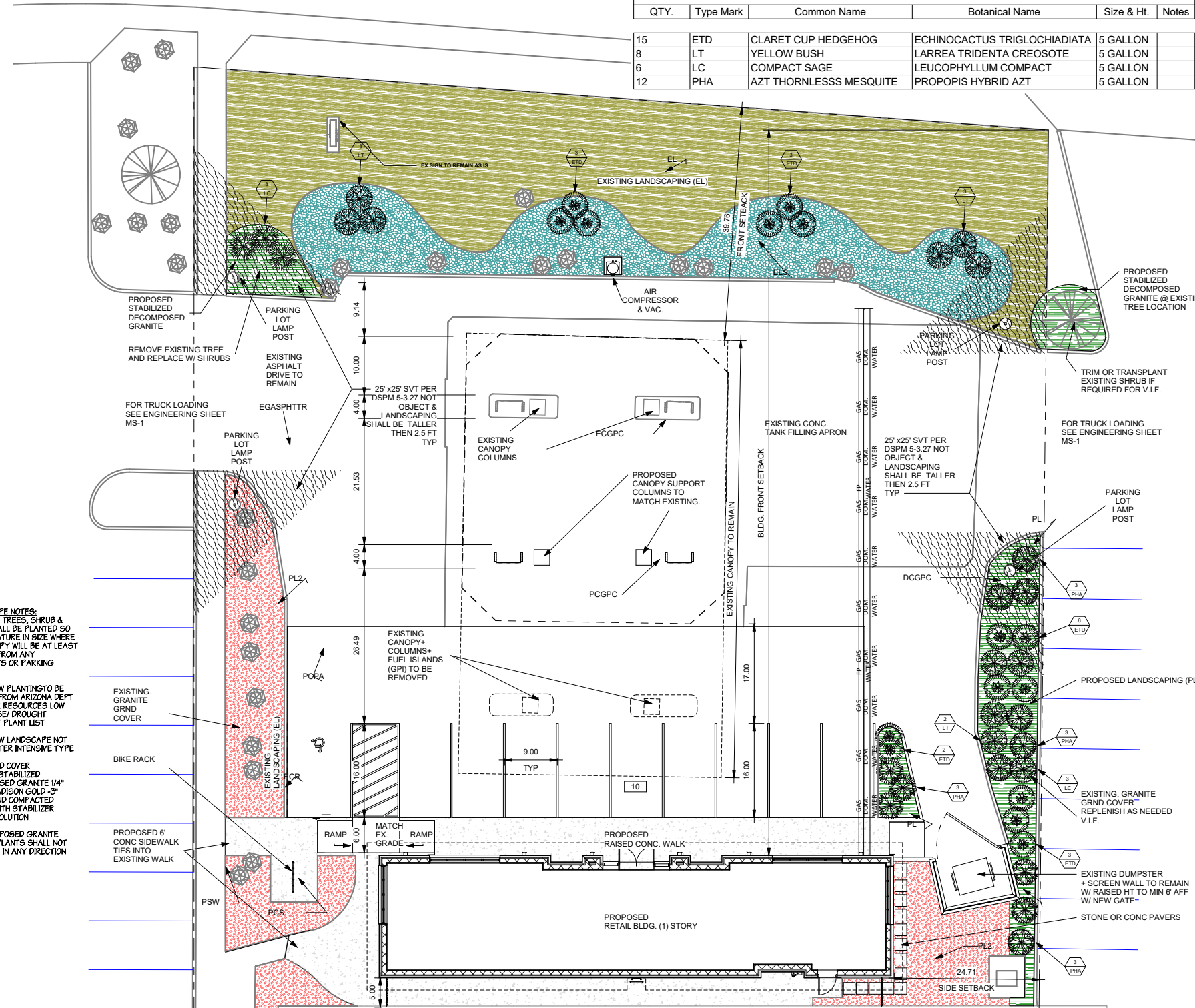
CURB DETAIL
N.T.S.



- LANDSCAPE NOTES:**
- THORNY TREES, SHRUB & CACTI SHALL BE PLANTED SO THESE MATURE IN SIZE WHERE THE CANOPY WILL BE AT LEAST 4\"/>
 - ALL NEW PLANTING TO BE ELECTED FROM ARIZONA DEPT OF WATER RESOURCES LOW WATER USE/ DROUGHT TOLERANT PLANT LIST
 - ALL NEW LANDSCAPE NOT TO BE WATER INTENSIVE TYPE
 - GROUND COVER - STABILIZED DECOMPOSED GRANITE 1/4\"/>
 - DECOMPOSED GRANITE AROUND PLANTS SHALL NOT EXCEED 7\"/>

| LANDSCAPING SCHEDULE | | |
|----------------------|-------|---------------------------------------|
| Area | Mark | Comments |
| 83 SF | ECGPC | EXISTING CONC GAS PUMP ISLANDS |
| 2949 SF | PCS | EXISTING CONC SIDEWALK |
| 525 SF | ECR | EXISTING CURBING TO REMAIN |
| 3157 SF | EL | EXISTING LANDSCAPE |
| 1926 SF | PL2 | EXISTING LANDSCAPE DECOMPOSED GRANITE |
| 1314 SF | ELS | EXISTING LANDSCAPE STONE |
| | ELS | EXISTING LANDSCAPE STONE |
| 3201 SF | PCPA | PROPOSED CONC PARKING AREA |

| PLANT SCHEDULE | | | | | |
|----------------|-----------|------------------------|------------------------------|------------|-------|
| QTY. | Type Mark | Common Name | Botanical Name | Size & Ht. | Notes |
| 15 | ETD | CLARET CUP HEDGEHOG | ECHINOCACTUS TRIGLOCHIADIATA | 5 GALLON | |
| 8 | LT | YELLOW BUSH | LARREA TRIDENTA CREOSOTE | 5 GALLON | |
| 6 | LC | COMPACT SAGE | LEUCOPHYLLUM COMPACT | 5 GALLON | |
| 12 | PHA | AZT THORNLESS MESQUITE | PROPODIS HYBRID AZT | 5 GALLON | |



ARCHITECTURAL SITE & LANDSCAPING PLAN
SP-2.0 1" = 10'-0"

| LANDSCAPING LEGEND | |
|--------------------|---------------------------------------|
| EL | EXISTING LANDSCAPE |
| PL2 | EXISTING LANDSCAPE DECOMPOSED GRANITE |
| ELS | EXISTING LANDSCAPE STONE |
| PL | PROPOSED LANDSCAPE |

| LANDSCAPING SCHEDULE | | |
|----------------------|------|---------------------------|
| Area | Mark | Comments |
| 540 SF | PL | PROPOSED LANDSCAPE |
| 81 SF | PL | PROPOSED LANDSCAPE |
| 119 SF | PL | PROPOSED LANDSCAPE |
| 147 SF | PL | PROPOSED LANDSCAPE |
| 1452 SF | PSW | PROPOSED STRUCTURAL FLOOR |

KALAJAN ARCHITECTURE & DESIGN LLC. ARCHITECTS
1871 AUSTIN DRIVE TROY MICHIGAN 48068
OFFICE: 248-524-3616
EMAIL: ackalajan@bcglobal.net

CONSULTANT DESIGNER
CK CONSTRUCTION
37325 HACKER DR. STERLING HEIGHTS, MI 48310
IMAD POTRES
C. 586.707.0080
E. IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING OF AN EXISTING BUILDING
CONTACT PERSON/OWNER
Rafid Jamil
EMAIL: ronniejamil29@gmail.com
CELL: (480) 580-6007

RENO. EXIST. GAS STATION
8233 N. VIA PASO DEL NORTE SCOTTSDALE, ARIZ. 85258

DESCRIPTION:
SITE LANDSCAPING PLAN & DETAILS
DRAWN BY: NT
CHECKED BY: ART K
DATE: 04.06.24
PROJECT #: 008-23-03-16
SCALE: As indicated

SEAL:

| Date | No. | Issued by |
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| 5.5.25 | 1 | AK |

SHEET NO. **SP-2.0**

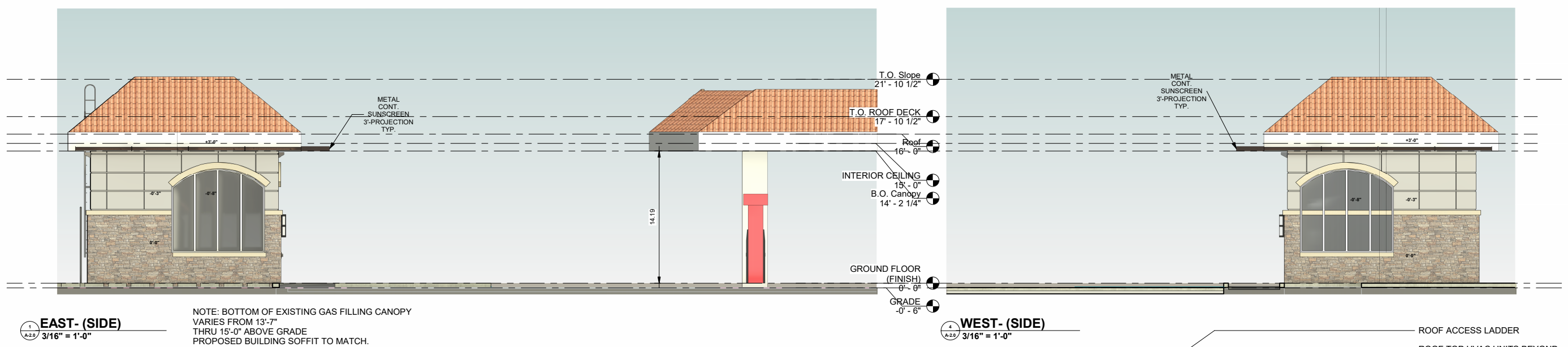
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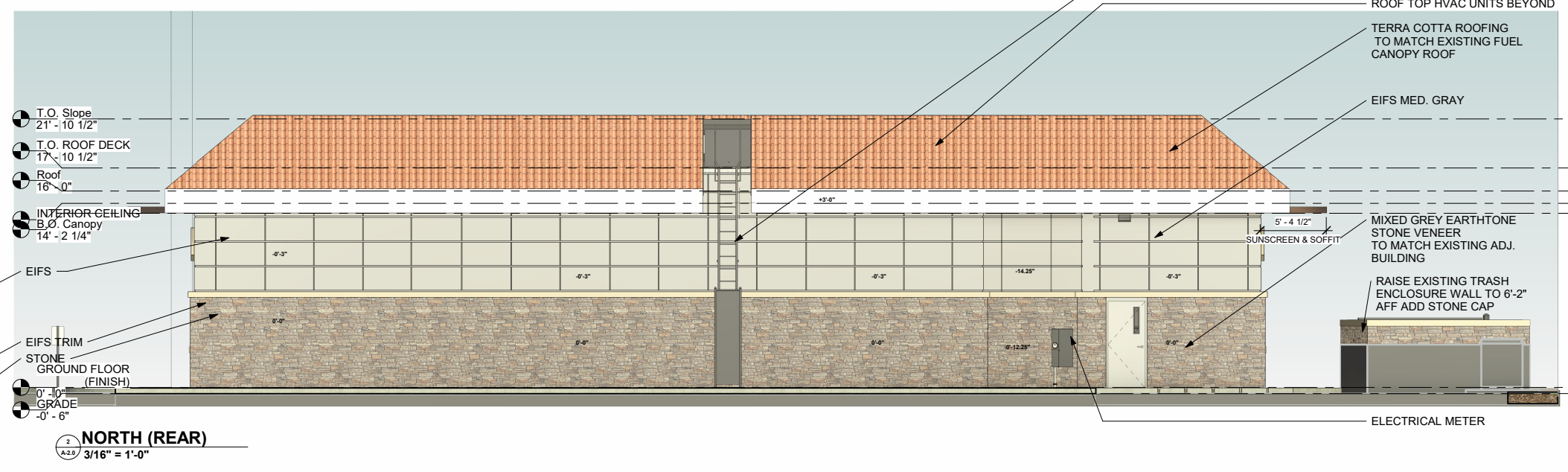
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1 EAST- (SIDE)
 3/16" = 1'-0"

4 WEST- (SIDE)
 3/16" = 1'-0"

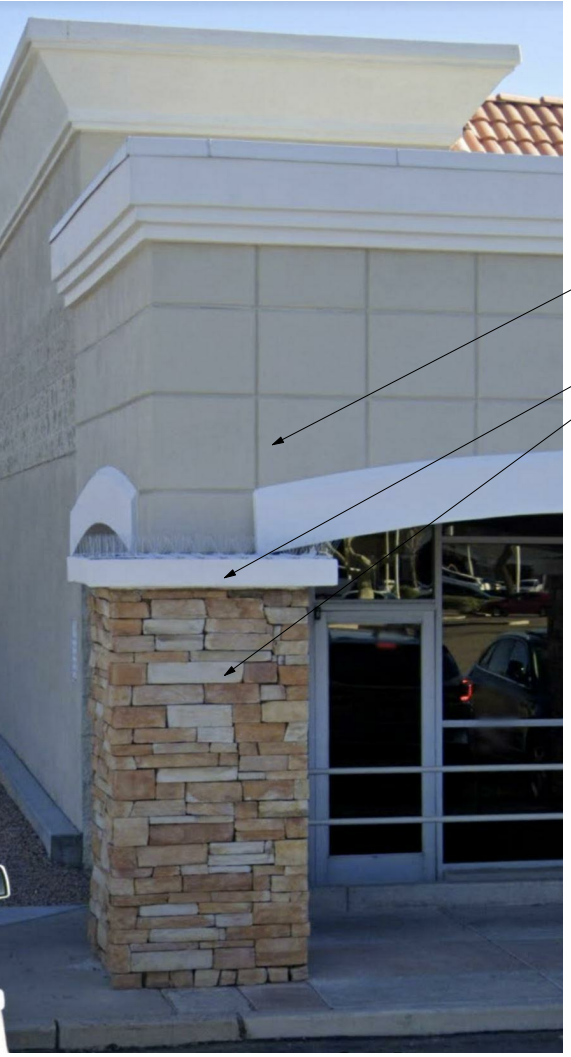
NOTE: BOTTOM OF EXISTING GAS FILLING CANOPY VARIES FROM 13'-7" THRU 15'-0" ABOVE GRADE PROPOSED BUILDING SOFFIT TO MATCH. SHOWN AS +/- 14'-0" AFF.



2 NORTH (REAR)
 3/16" = 1'-0"



3 SOUTH- (FRONT)
 3/16" = 1'-0"



NOTE: ALL FINISHES AND MATERIAL COLORS ARE TO MATCH EXISTING ADJACENT BUILDING. PICTURED ABOVE

5 EXISTING ADJ BUILDING
 N.T.S.



2
A-3.1
Perspective NE



3
A-3.1
Perspective SW



1
A-3.1
Perspective AERIAL



4
A-3.1
Perspective SE



3
A-3.1
Perspective NW



KALAJIAN ARCHITECTURE
& DESIGN LLC.
ARCHITECTS
1871 AUSTIN DRIVE TROY
MICHIGAN 48063
OFFICE: 248-524-3616
EMAIL: ackalajian@bcglobal.net



CONSULTANT DESIGNER
CK CONSTRUCTION
37522 HACKER DR.
STERLING HEIGHTS, MI
48310
IMAD POTRES
C. 586.707.0080
E. IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING
OF AN EXISTING BUILDING

CONTACT PERSON/OWNER

Rafid Jamil
EMAIL:
ronniejamil29@gmail.com
CELL: (480) 560-6007

RENO. EXIST.
GAS STATION
8233 N. VIA PASEO DEL NORTE
SCOTTSDALE, ARIZ. 85256

DESCRIPTION: PERSPECTIVES

DRAWN BY: NT

CHECKED BY: AK

DATE: 04.06.24

PROJECT #: 008-23-03-16

SCALE:

SEAL:

| Date | No. | Issued by |
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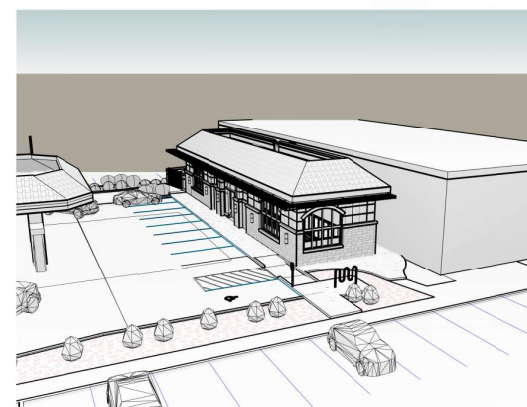
Perspective Overall



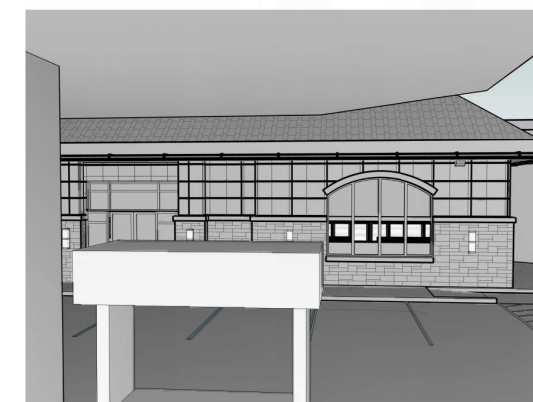
3D View 1



3D View 2



3D View 3



3D View 4



KALAJAN ARCHITECTURE
& DESIGN LLC.
ARCHITECTS

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48310

IMAD FOTRES
C. 586.707.0080
E. IMADHERMIZ@GMAIL.COM

PROPOSED REMODELING
OF AN EXISTING BUILDING

CONTACT PERSON/OWNER

Rafid Jamil

EMAIL:
ronnie.jamil29@gmail.com
CELL: (480) 580-6007

RENO. EXIST.
GAS STATION
8233 N. VIA PASEO DEL NORTE
SCOTTSDALE, ARIZ. 85258

DESCRIPTION:

ISOMETRIC 3D

DRAWN BY: NT

CHECKED BY: AK

DATE: 04.06.24

PROJECT #: 008-23-03-16

SCALE:

SEAL:

| Date | No. | Issued by |
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| 5.5.23 | 1 | AK |
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4/16/2024 4:20:05 PM

From: [NoReply](#)
To: [Zimmer, Christopher](#)
Subject: Paseo Village Gas Station
Date: Monday, July 10, 2023 10:39:52 PM



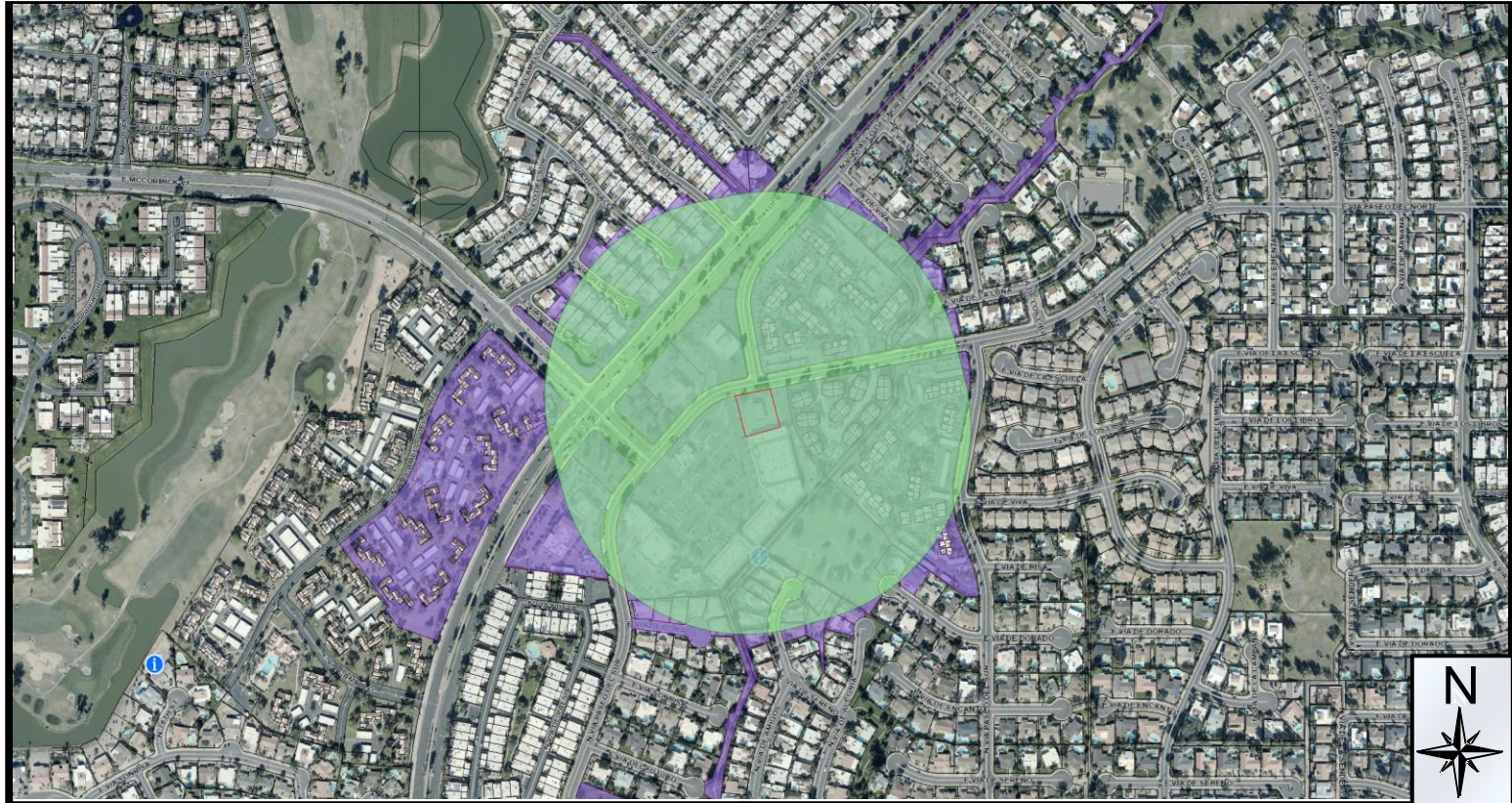
I saw the youtube video giving notice of the proposed rezoning for this property. Of course I don't know all the details, but I wanted to express general support for the project. There are no convenience stores in this area. This parcel is underutilized in its current configuration. It is located in a shopping center near the intersection, and serves the local neighborhood. The neighbors adjacent to the property may complain that it will attract undesirable traffic and patrons, and that is certainly a consideration. But there are no schools in the immediate vicinity, there are high density apartments and condos across the street, and the land uses in proximity have become a bit more dense in recent years. This is a reasonable use of the property that should be permitted with r appropriate conditions (such as minimum parking requirements, reasonable limits on hours and noise, etc.) Thanks for considering my feedback.
-- sent by Mary Grier (case# 14-DR-2023)

[City of Scottsdale](#)



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City Notifications – Paseo Village Gas Station


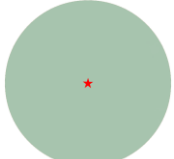


Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
June 28, 2023

Map Legend:

-  Site Boundary
-  Properties within 750-feet

Postcards: 228

50-UP-1977#2 & 14-DR-2023