



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: August 14, 2026

Subject: P.H.O. APPLICATION NO. PHO-2-26--Z-174-87-2(1)– Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **September 16, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **August 21, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
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Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
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Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
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Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Robert Kuhfuss, Deer Valley Village), 3rd Floor
Village Planning Committee Chair (Mr. Braden Lopez-Biggs, Deer Valley Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-26--Z-174-87-2(1)

Council District: 1

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 1 regarding General Conformance to the Site Plan.

2) Deletion of Stipulation 9 regarding design standards.

3) Technical Correction to Stipulations 3, 4, 7, and 11.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	09-16-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Brian Greathouse, Burch & Cracchiolo PA	Applicant	1850 North Central Avenue, Suite 1700 Phoenix AZ 85004	6022349903		bgreathouse@bcattorneys.com
Brian Greathouse, Burch & Cracchiolo PA	Representative	1850 North Central Avenue, Suite 1700 Phoenix AZ 85004	6022349903		bgreathouse@bcattorneys.com
Andrew Smith, QuikTrip Corporation	Owner	1116 East Broadway Road Tempe AZ 85282	918-234-9903		asmith@quiktrip.com

Property Location: Southwest corner of Deer Valley Road and 27th Avenue

Acreage: 9.98

Geographic Information

Zoning Map N7	APN 206-06-696	Quarter Section Q42-22
Village: Deer Valley		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	07/23/26	PHO (1-2 stipulations)



BURCH & CRACCHIOLO

BCATTORNEYS.COM

BRIAN GREATHOUSE
DIRECT LINE: (602) 234-9903
E-MAIL: BGREATHOUSE@BCATTORNEYS.COM

July 20, 2026

Mr. Byron Easton
Planning Hearing Officer
City of Phoenix
Planning and Development Department
200 W. Washington St., 2nd Floor
Phoenix, Arizona 85003

**RE: PHO Request—QuikTrip
SWC of Deer Valley Road and 27th Avenue (the “Site”)**

Dear Mr. Easton,

On behalf of QuikTrip Corporation (“QT”), we respectfully request the PHO’s approval to modify Stipulation 1, remove Stipulation 9, and to modify the previously approved site plan to allow for the development of a new QT store and fuel station that will put the currently vacant Site to good use and benefit the surrounding area. The previous semi-truck fueling area has been removed after discussions with the City Council District 1 Office.

The overall Site comprises ±10.02 acres gross, ±8.364 acres net. *See Exhibit 1*, Aerial. This Site was rezoned in 1987 as part of case Z-174-87, which rezoned approximately ±127.3 acres from R1-8 to C-1, R-3A, R-3, R-2, and R1-6. *See Exhibit 2*, Z-174-87. The Site is identified as Parcel 5 in Z-174-87 and was originally intended to be developed as a commercial center. *See Exhibit 3*, Previous Site Design. The Site is subject to stipulations from this rezone, limiting QT’s ability to develop its store and fuel station as proposed. Accordingly, we are requesting to modify the 1987 stipulations from Z-174-87.

Z-174-87 Stipulations to be Modified

1. That development be in general conformance to the site plan **FOR THE DEVELOPMENT OF PARCEL 5 DATED _____** ~~presented with appropriate modifications as may be necessary due to drainage and circulation needs.~~
9. That the C-1 parcel be subject to the following design standards:
 - a. ~~Maximum of one detached pad architecturally integrated with the entire center design.~~
 - b. ~~Maximum Floor Area Ratio not to exceed .2.~~
 - c. ~~Maximum one-story, 25 feet building height.~~

- ~~d. Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.~~
- ~~e. Minimum 24-inch box-size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15-gallon-size shade trees spaced a maximum of 20 feet on center around the remainder of the site.~~

Since its previous pre-application filing QT has engaged with neighbors, reviewed Staff comments, and received feedback from City Council District 1. QT has worked diligently to incorporate each of these important perspectives in its development and now seeks to modify its previously approved PHO site plan that was withdrawn prior to Council ratification. QT's updated Site Plan is attached as **Exhibit 4**.

Approval of the requested stipulation modifications and site plan updates would allow for the development of a store and fuel station that has been thoughtfully designed in tandem with the community. This makes QT's development as beneficial as possible to the surrounding area. The location of the proposed store and fuel station is also ideal considering its proximity to both the I-17 and Deer Valley Road (an arterial street). Placing QT's store and fuel station on this Site ensures that area residents and visitors have easy access to fuel facilities at this major junction, which does not currently have any fuel stations.

The store will be QT's latest "Gen 4" model and is approximately 6,445 square feet. The "Gen 4" model provides articulation on all four sides of the building, adding character to the building and Site. The building will be predominantly brick construction in "Bronzestone"—a traditional red color—with accent bands and columns of contrasting "Midnight" color scheme. Pedestrian shading is provided by metal building awnings with complimentary "red" colors. The store will also feature large windows with steel framing, creating a sleek juxtaposition to the brick elements. This includes more storefront glass and a glass atrium at the front entrance to the building. A range of material types were chosen to provide visual and textural contrast. The windows are shaded with awnings to reduce heat gain and increase energy efficiency.

The fuel station canopy is designed to match the architecture of the QT Store. The solid face of the canopy facade will be broken up by offsets, providing horizontal articulation, and enhanced architectural styling. Beneath the fuel station canopy, there will be 8 fuel stations that can serve up to 16 automobiles at a time. The customer parking experience is also very important to QT. The QT Store provides a main "front entrance" for customer building access and up-front parking for all customers on the north side of the building. Additional parking is provided on the east and west sides of the building, as well as throughout the remainder of the Site. Doors only for employee, vendor, and emergency access are provided on the west, east, and south sides of the building.

The request to modify stipulations is both appropriate and necessary to maximize the potential of this vacant parcel. The planned development will bring a much-needed store and fuel

center to the area that has been developed collaboratively with neighbors, the local school district, Staff, and the City Council District 1 Office. The proposed development will be attractive, high quality, and a positive addition to the area as a whole.

We request your approval of the above modifications. If you have questions or want to discuss any of the above, please contact Brian Greathouse (602-234-9903 or bgreathouse@bcattorneys.com).

Very truly yours,

BURCH & CRACCHIOLO, P.A.



Brian Greathouse

For the Firm

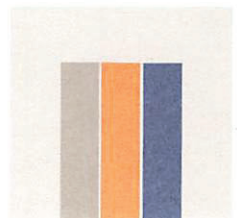


EXHIBIT 1

Map



June 16, 2026

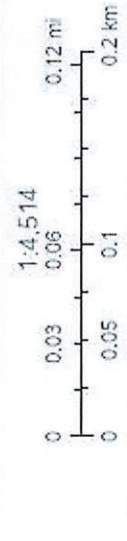


EXHIBIT 2



City of Phoenix
Planning Department

October 29, 1987

Mr. Greg Novak
STATE LAND DEPARTMENT
1624 West Adams Street
Phoenix, Arizona 85007

Re: Application No. 174-87-2, bounded by 33rd Avenue on the west, 27th Avenue on the east, Rose Garden Lane on the south, and Deer Valley Drive on the north (approximately 127.2 acres). Ratified with 4-0 vote by the Planning Commission October 14, 1987. Heard by City Council October 28, 1987.

Dear Mr. Novak:

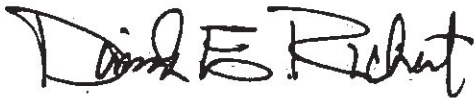
Please be advised that the Phoenix City Council in accordance with Section 108P of the Zoning Ordinance concurred with the recommendations of the Planning Commission and Zoning Hearing Officer for approval to rezone from R1-8 to C-1 (approximately ten acres), R-3 (approximately 39.9 acres), R1-6 (approximately 39.3 acres), R-3A (approximately ten acres), and R-2 (approximately 28 acres), subject to stipulations. The granting of this application will increase the permitted number of dwelling units allowed on this parcel from 605 to 1,543, approximately.

1. That development be in general conformance to the site plan presented with appropriate modifications as may be necessary due to drainage and circulation needs.
2. That residential densities not exceed the following limits:
 - a. R1-6 - maximum 4.0 dwelling units per acre.
 - b. R-2 - maximum 8.0 dwelling units per acre.
 - c. R-3 - maximum 12.0 dwelling units per acre.
 - d. R-3A maximum 22.0 dwelling units per acre.
3. That each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
4. That a master grading and drainage plan for Parcels 1, 2, and 3 be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.

5. That the Scatter Wash Floodway be preserved and enhanced in a natural desert state concurrent with Phase I development.
6. That the rechannelization of the East Scatter Wash reflect a natural desert design.
7. That hiking and riding trails be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.
8. That the residential development adjacent to the Scatter Wash be designed with front or side on treatment.
9. That the C-1 parcel be subject to the following design standards:
 - a. Maximum of one detached pad architecturally integrated with the entire center design.
 - b. Maximum Floor Area Ratio not to exceed .2.
 - c. Maximum one-story, 25 feet building height.
 - d. Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
 - e. Minimum 24 inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15 gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
10. That 31st Avenue be fully improved between Rose Garden Lane and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.
11. That the following rights-of-way be dedicated within one year of auction of the adjoining parcel(s) by the State:
 - a. 40-foot half street right-of-way for the west side of 27th Avenue.
 - b. 55-foot half street right-of-way for the south side of Deer Valley Drive.
 - c. 30-foot half street right-of-way for the north side of Rose Garden Lane.
 - d. 25-foot half street right-of-way for the east side of 33rd Avenue.
 - e. 60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
 - f. 14' x 14' triangle at the intersection of 31st Avenue and Rose Garden Lane.

- g. 18' x 18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
- h. 21' x 21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
- i. Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.

Sincerely,



David E. Richert
DEPUTY PLANNING DIRECTOR
DER/heh/5426NPages1-3

cc: Mr. Grady Gammage Jr.
GAMMAGE AND BURNHAM
Two North Central Avenue, 18th Floor
Phoenix, Arizona 85004
City Clerk
Mr. Neville
Mr. Muenker
Neighborhood Improvement and Housing
File (2)

EXHIBIT 3

SITE

Land Use

5. **High-Speed Comm.**
100 A.C., 80,000 S.F.
4. **Apartment (H-3A)**
100 A.C., 10,200 S.F.
3. **Townhouse/Condominium (H-3B)**

2	Duke's Home (IR-2) 28.0 AC, 128 DU, 4.37 DU/AC
1	Single Family Home (IR-8) 38.3 AC, 81 DU, 2.10 DU/AC

AT Agencies are Approaching

EXHIBIT 4



City of Phoenix
Planning Department

October 29, 1987

Mr. Greg Novak
STATE LAND DEPARTMENT
1624 West Adams Street
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- T.C. 3. That each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
- T.C. 4. That a master grading and drainage plan for Parcels 1, 2, and 3 be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.

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Del.

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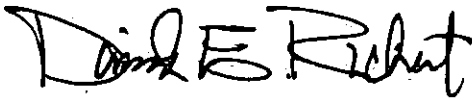
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Sincerely,



David E. Richert
DEPUTY PLANNING DIRECTOR
DER/heh/5426NPages1-3

cc: Mr. Grady Gammage Jr.
GAMMAGE AND BURNHAM
Two North Central Avenue, 18th Floor
Phoenix, Arizona 85004
City Clerk
Mr. Neville
Mr. Muenker
Neighborhood Improvement and Housing
File (2)

RE-43

IND. PK.
C/L 128-81

APP. IND. PK.
128-81

R-4A

IND. PK.

CP/BD
198-82

IND. PK.
C/L 128-84

R-4A

C-2

C-1

C-2

DEER VALLEY DR

33RD AVE

R1-8

1322'

31ST 1325' AVE

638'

623'

603'

432'

1325'

R1-8

R1-8

R1-8

R-3
1-82

R-3
1-82

ROSE GARDEN LA

IND. PK.
1-82

A-1

IND. PK.

C-1 (10.0 AC.)

R-3A (10.0 AC.)

R-3 (39.9 AC.)

R-2 (28.0 AC.)

R1-6 (39.3 AC.)

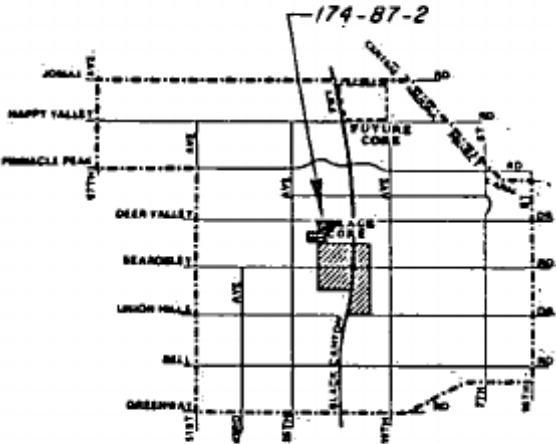


NORTH



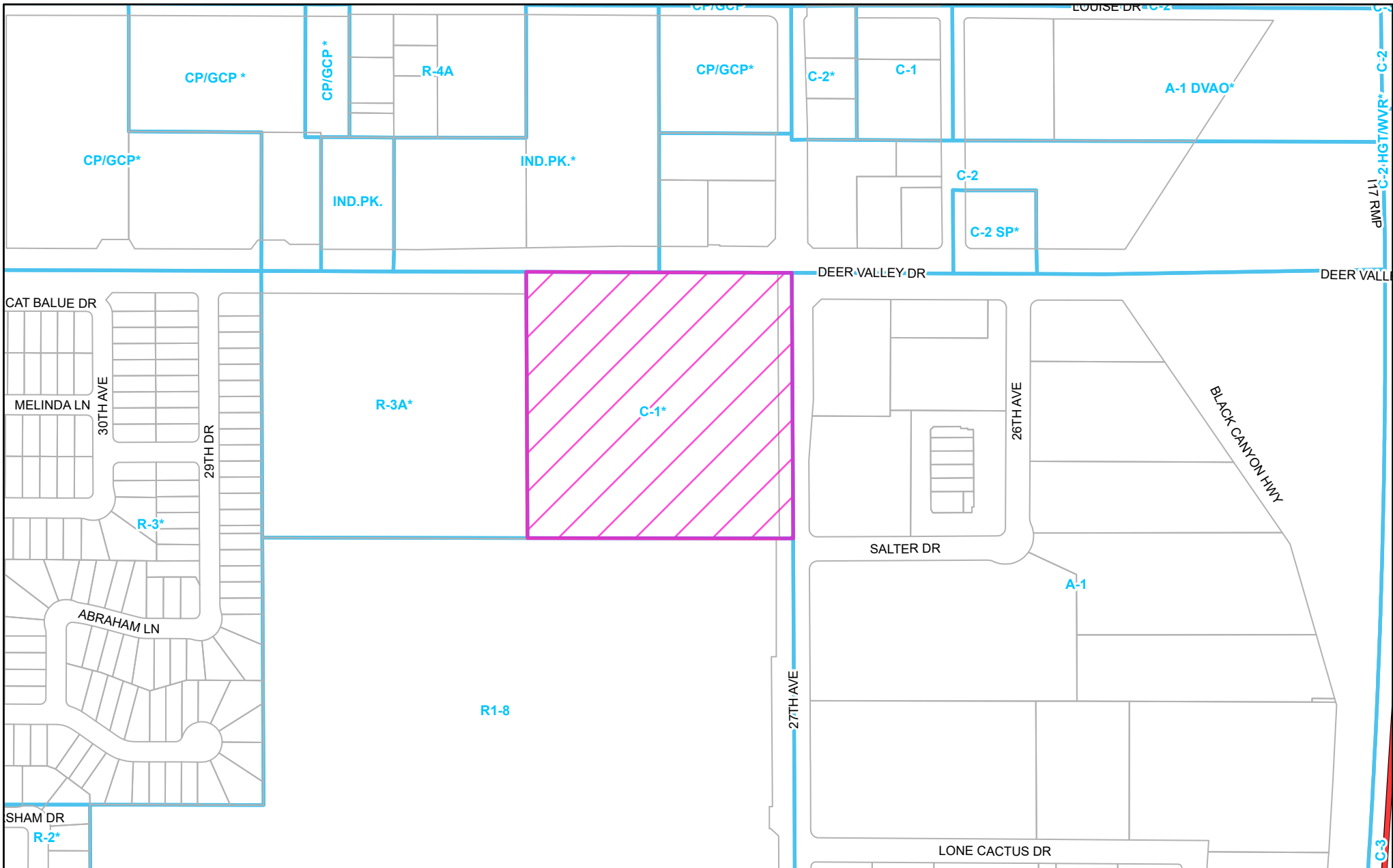
0 800 1600
GRAPHIC SCALE IN FEET

CITY OF PHOENIX PLANNING DEPARTMENT
DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT 2



174-87-2

APPLICANT'S NAME STATE LAND DEPARTMENT % GREG COMSTOCK			REQUESTED CHANGE		
APPLICATION NO. 174-87-2			FROM: R1-8		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 127.2 ACRES			TO: C-1, R-3A, R-3, R-2, R1-6		
MULTIPLES PERMITTED R1-8 (117.2 AC.) R-3A (10.0 AC.), R-3 (39.9 AC.), R-2 (28.0 AC.), R1-6 (39.3 AC.)			UNITS STANDARD OPTION 504 1286		
UNITS P.R.D. OPTION 605 1543			* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS		



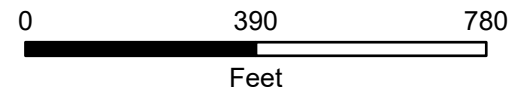
PHO-2-26--Z-174-87-2(1)

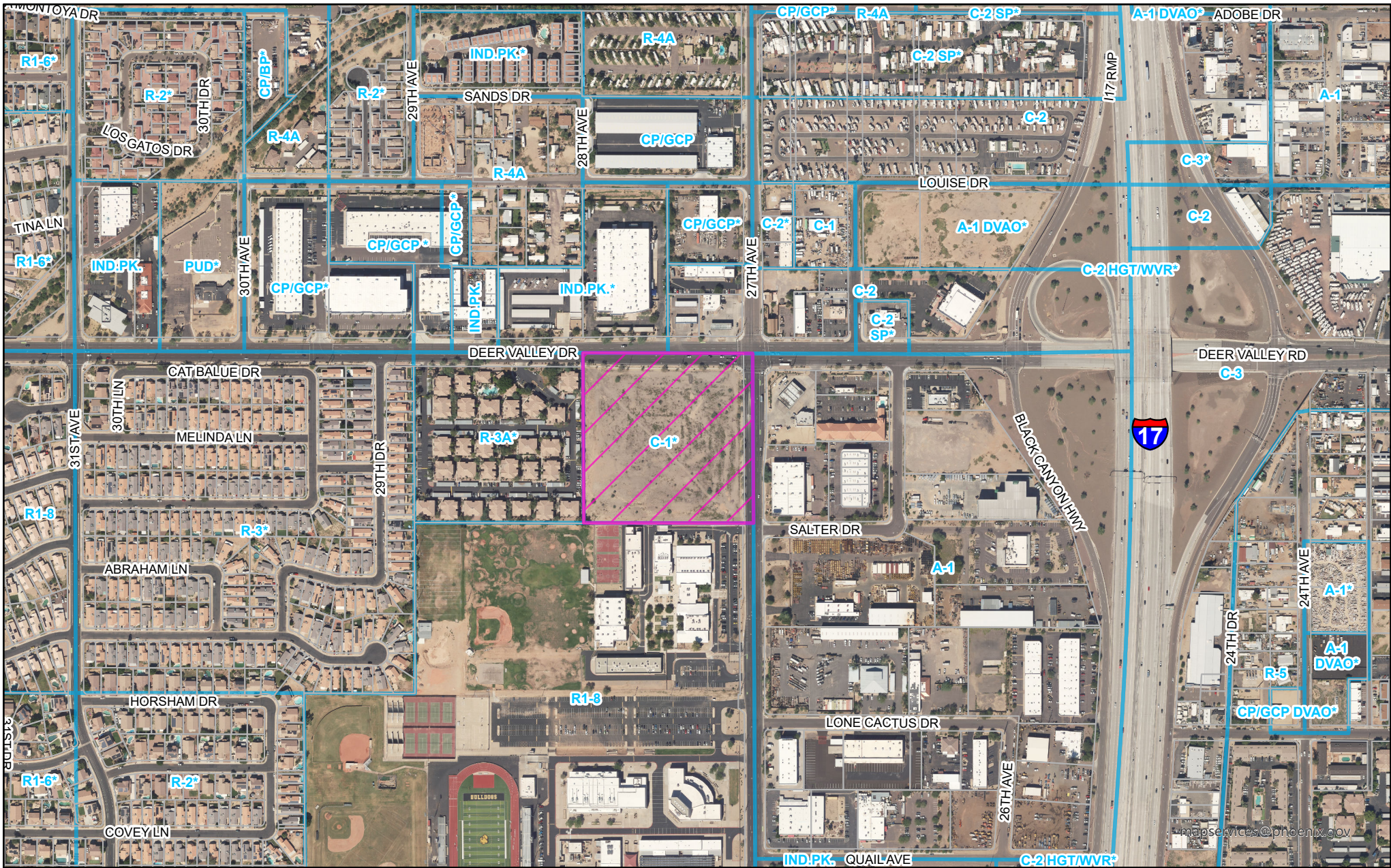
Property Location: Southwest corner of Deer Valley Road and 27th Avenue



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

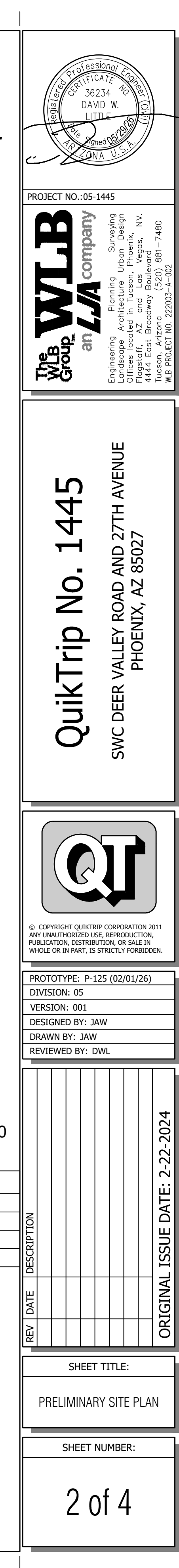
Planning & Development Department

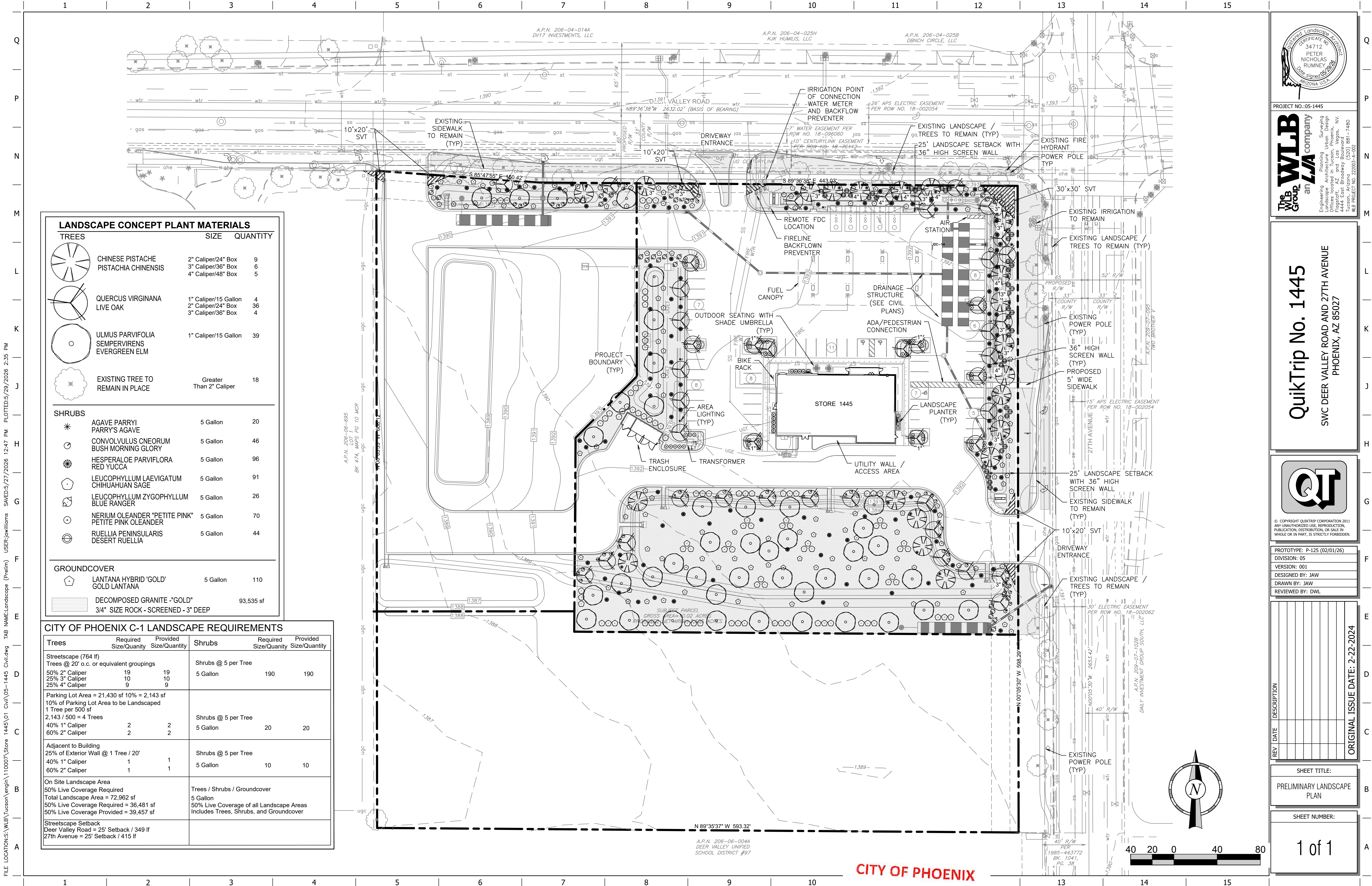




PHO-2-26--Z-174-87-2(1)

Property Location: Southwest corner of Deer Valley Road and 27th Avenue





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PROJECT NO.: 05-1445

The WLB Group
an **LJA** company

Planning
Landscape Architecture
Engineering
Surveying
Urban Design
Urban Planning
Civil Engineering
4444 East Broadway Boulevard
Phoenix, AZ 85006
Tel: 602-998-7480
Fax: 602-998-7481
WLB PROJECT NO. 22003-A-002

QuikTrip No. 1445

SWC DEER VALLEY ROAD AND 27TH AVENUE
PHOENIX, AZ 85007



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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-125 (02/01/26)
DIVISION: 05
VERSION: 001
DESIGNED BY: JAW
DRAWN BY: JAW
REVIEWED BY: DWL

REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY LANDSCAPE
PLAN

SHEET NUMBER:

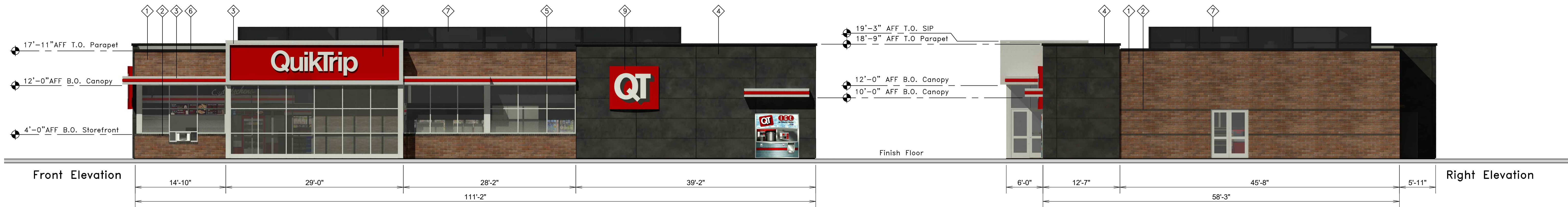
1 of 1

ORIGINAL ISSUE DATE: 2-22-2024

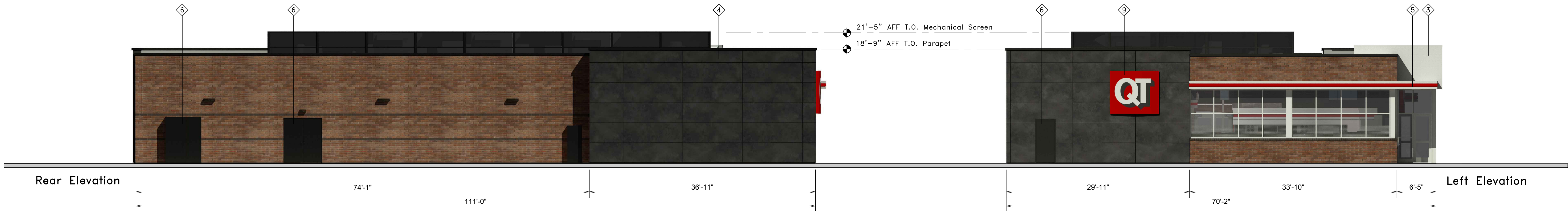
CITY OF PHOENIX

JUL 20 2026

Planning & Development
Department



CITY OF PHOENIX
JUL 20 2026
Planning & Development
Department





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	G4 Building Elevations		Address:	Address		City, State:	City, State	
Serial #	00-0000-G4	Scale:	1/8"=1'-0"	Issue Date:	05.08.25	Drawn By:	JK	
				Rev/Notes:				
				COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.				

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	PASCIA
4	ROSSIDIO NERO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	TRICORN BLACK	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

CITY OF PHOENIX

JUL 20 2026

Planning & Development
Department



	QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 0000 G4 Building Elevations		Address: Address		City, State: City, State		<table><thead><tr><th>#</th><th>FINISH</th><th>MANUFACTURER</th><th>SPECIFICATION</th></tr></thead><tbody><tr><td>1</td><td>BRONZESTONE</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>2</td><td>MIDNIGHT</td><td>INTERSTATE BRICK</td><td>ATLAS STRUCTURAL BRICK</td></tr><tr><td>3</td><td>BRUSHED ALUMINUM</td><td>REYNOLDS</td><td>PASCIA</td></tr><tr><td>4</td><td>OSSIDO NERO</td><td>CROSSVILLE</td><td>EXTERIOR TILE</td></tr><tr><td>5</td><td>RED POLYCARBONATE</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED BAND</td></tr><tr><td>6</td><td>QT BROWN</td><td>SHERWIN - WILLIAMS</td><td>METAL PAINT</td></tr><tr><td>7</td><td>BLACK</td><td>ALL COURT FABRICS</td><td>POLYPRO 95 MESH</td></tr><tr><td>8</td><td>CL-60</td><td>ALLEN INDUSTRIES</td><td>SIGNAGE</td></tr><tr><td>9</td><td>IDB-56</td><td>ALLEN INDUSTRIES</td><td>ILLUMINATED SIGNAGE</td></tr></tbody></table>		#	FINISH	MANUFACTURER	SPECIFICATION	1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK	3	BRUSHED ALUMINUM	REYNOLDS	PASCIA	4	OSSIDO NERO	CROSSVILLE	EXTERIOR TILE	5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND	6	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT	7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH	8	CL-60	ALLEN INDUSTRIES	SIGNAGE	9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
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CITY OF PHOENIX

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Planning & Development
Department

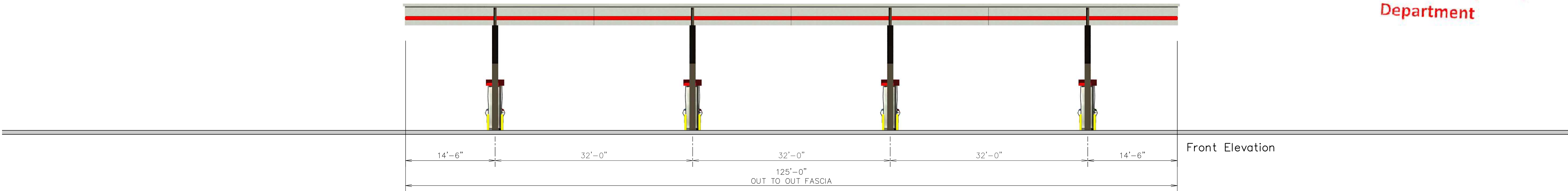


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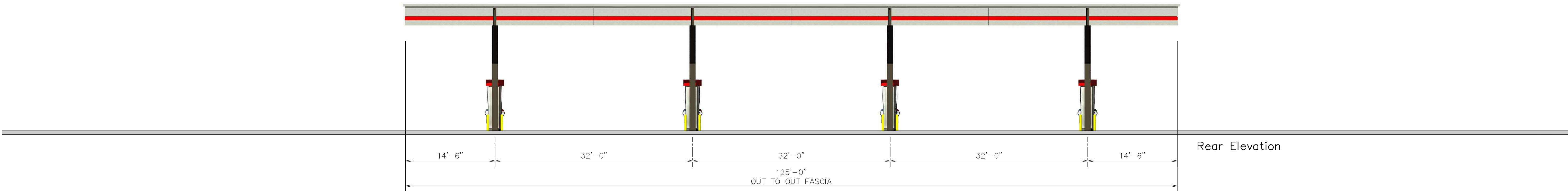
CITY OF PHOENIX

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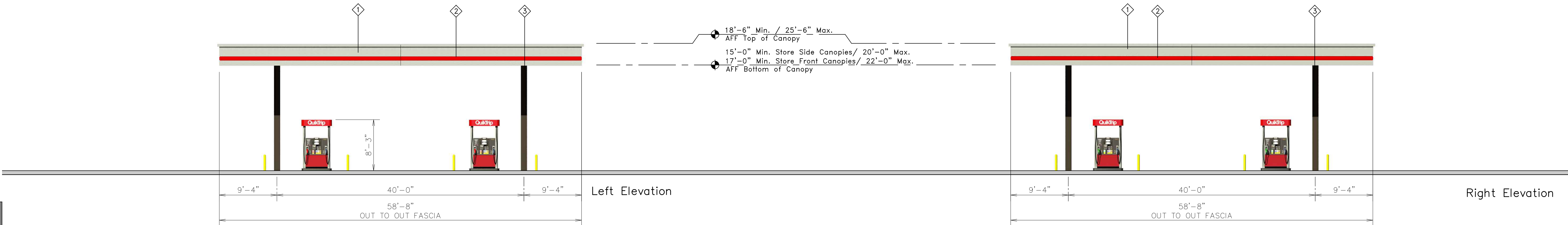
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Department



Front Elevation

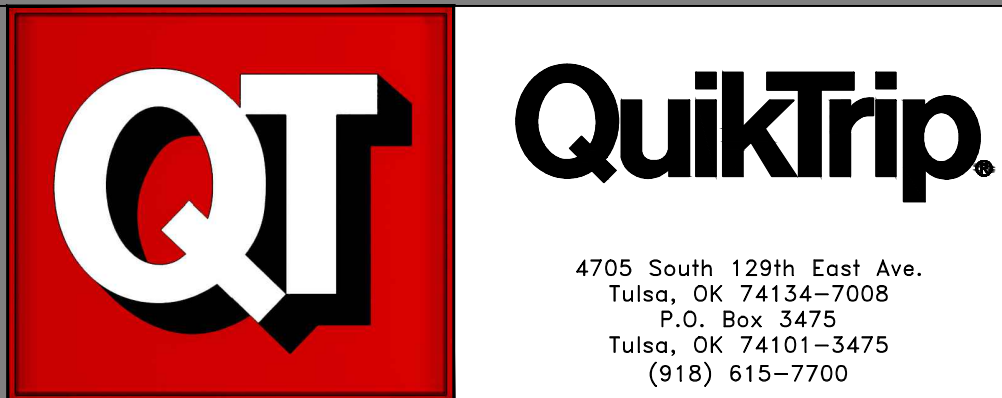


Rear Elevation



Left Elevation

Right Elevation



Store # G4 Double Stack 8 Canopy

Address:

City, State:

Serial #

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

Issue Date:

Drawn By:
JK

Rev/Notes:

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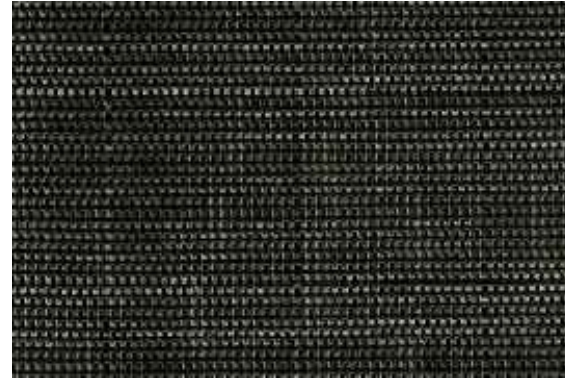
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3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT



Hearing Date: September 16, 2026



Brushed Aluminum - Reynobond
Building /Gas Canopy Fascia



Polypro 95 Mesh - Black
Trash Enclosure/Mechanical Screen



QT BROWN Metal Paint -
Light Poles/Service Doors



Aluminum - Tubelite
Entry Door/Window Frame



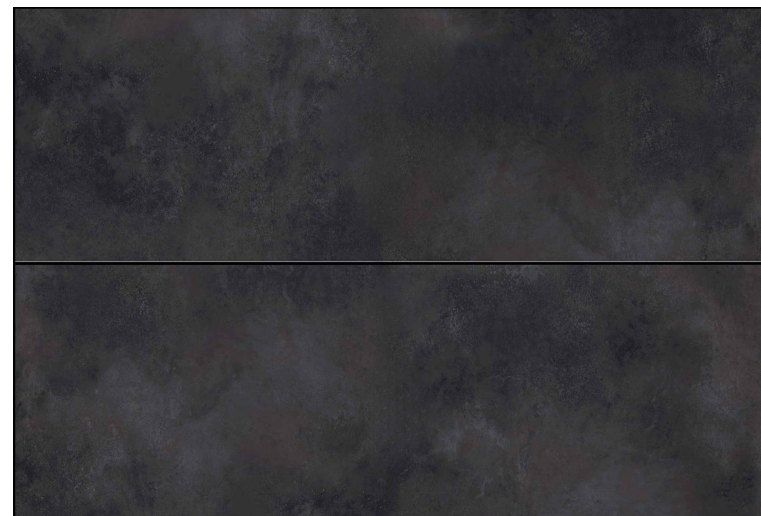
G4 Material Samples
Convenience Store with Fuel
Prepared by: QuikTrip



Translucent #2793 Red -
Accent Band/Awning

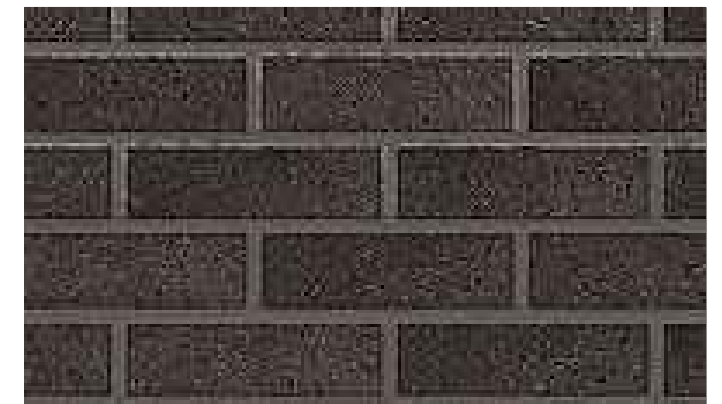


Bronzestone Brick -
Interstate Brick - Building
Canopy Columns



Stone Panel - Ossido Nero
Crossville - Building

CITY OF PHOENIX
JUL 20 2026
Planning & Development
Department



Midnight Black Brick -
Interstate Brick - Building
Canopy Columns

Village Goals and Policies

Land Use

- GOAL:** To encourage the best long-term use of land resources and land development.
- POLICY:** Village planning development to ensure design, accessibility, safety, and quality of life. Village design, safety, and quality of life. Village design, safety, and quality of life.
- GOAL:** To encourage a variety of uses of land, including residential, commercial, and industrial, and to ensure that the village is a self-sufficient community.
- POLICY:** To encourage a variety of uses of land, including residential, commercial, and industrial, and to ensure that the village is a self-sufficient community.
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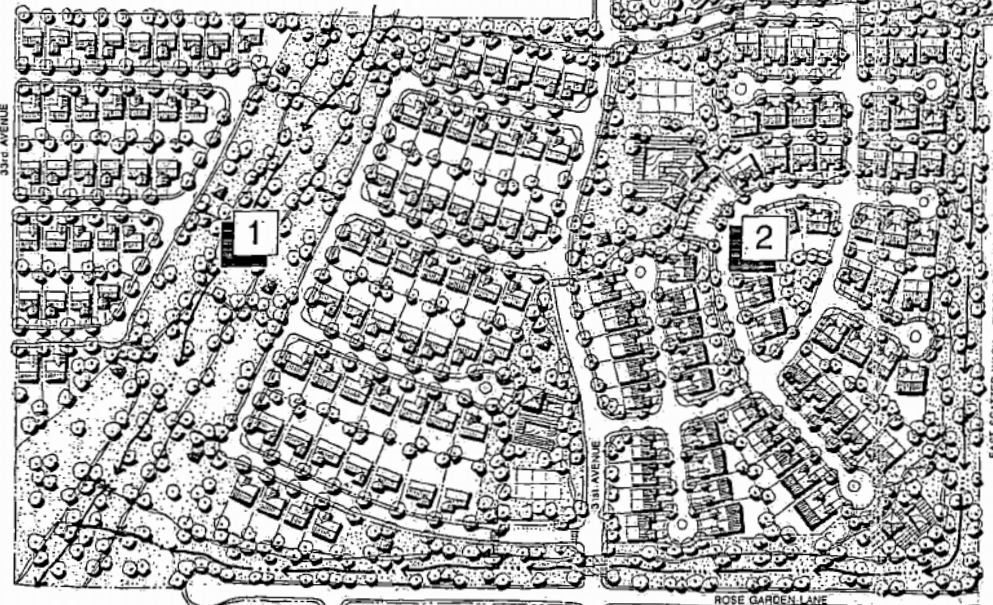
Transportation

- GOAL:** To provide a safe and efficient transportation system to serve the village and its residents.
- POLICY:** To provide a safe and efficient transportation system to serve the village and its residents.
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Parks, Recreation And Open Space

- GOAL:** To provide a safe and efficient transportation system to serve the village and its residents.
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- POLICY:** To provide a safe and efficient transportation system to serve the village and its residents.

SCATTER WASH FLOODWAY - 300'



Land Use

- 5** Neighborhood Commercial (IC-1)
10.0 AC, 80,000 S.F.
- 4** Apartments (R-3A)
10.0 AC, 192 D.U., 19.2 D.U./AC.
- 3** Townhouse/Condominiums (R-3)
39.9 AC, 456 D.U., 11.42 D.U./AC.
- 2** Duplex Homes (R-2)
28.0 AC, 128 D.U., 4.57 D.U./AC.
- 1** Single Family Homes (R1-S1)
39.3 AC, 85 D.U., 2.16 D.U./AC.

All Acreages are Approximate

Recreation and Open Space

- Open Space/Recreation/Retention**
127 AC.
- Trail System**
- Major Wash/Channel**

TOTAL RESIDENTIAL
117.2 AC, 841 D.U., 7.18 D.U./AC.

TOTAL COMMERCIAL
10.0 AC, 80,000 S.F., .18 F.A.R.

Vicinity Map



ROSE GARDEN TRAILS

Development Plan

Deer Valley Road and 27th Avenue
Phoenix, Arizona



Prepared in cooperation with the Arizona State Land Department.
The contents of this report reflect the views of the author, who is responsible for the facts and the accuracy of the data presented herein. The contents do not necessarily reflect the views or policies of the Arizona State Land Department.

Scale in Feet



Urban Lands

ARCHITECTURE ONE

Site Plan

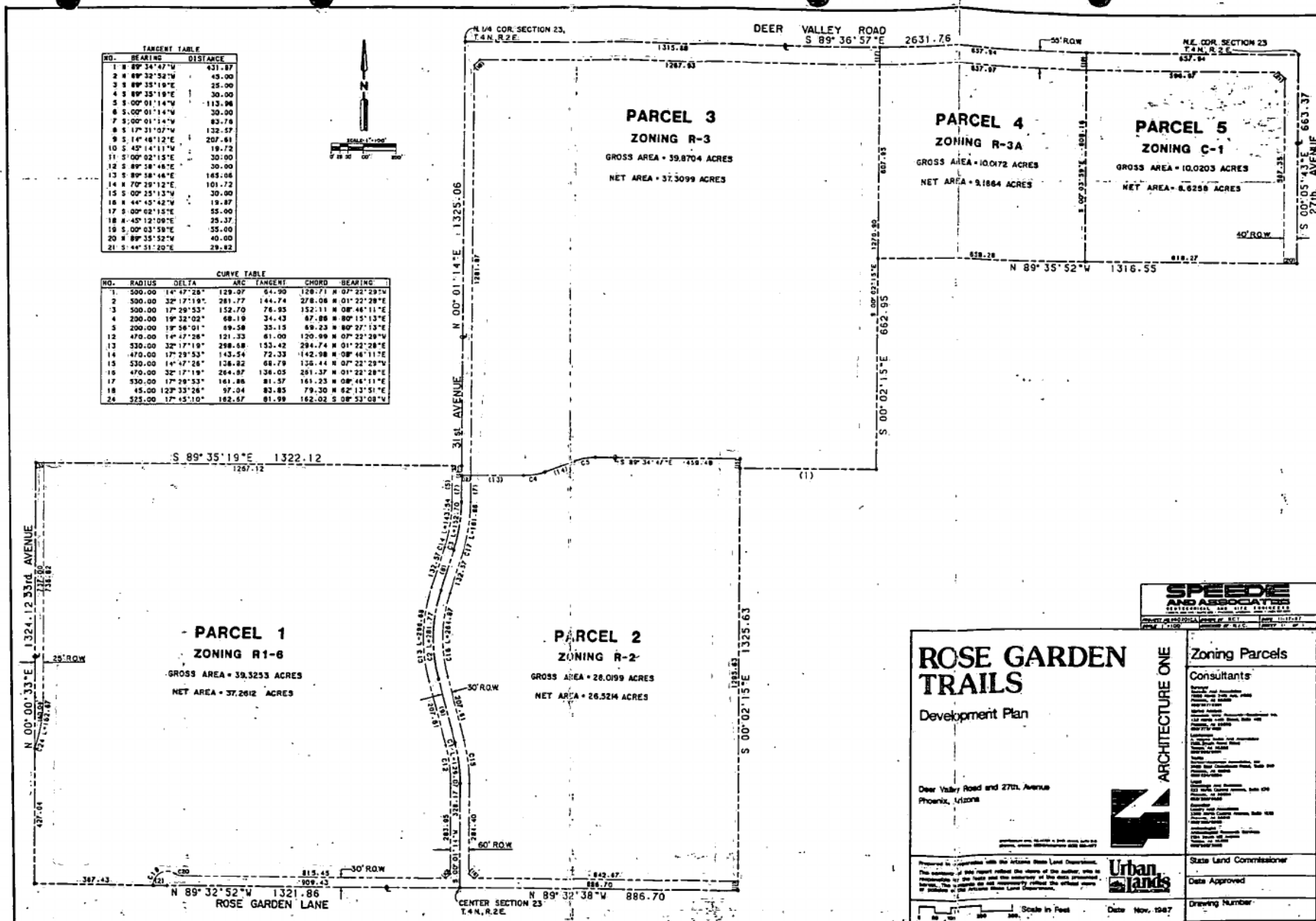
Consultants

- ARCHITECTURE ONE**
1000 North Central Avenue, Suite 100
Phoenix, Arizona 85004
Tel: 602/254-1111
Fax: 602/254-1112
www.architectureone.com
- Urban Lands**
1000 North Central Avenue, Suite 100
Phoenix, Arizona 85004
Tel: 602/254-1111
Fax: 602/254-1112
www.urbanlands.com

State Land Commissioner

Date Approved

Drawing Number



October 28, 1987

This establishment is a continuing business formerly known as North Bank Restaurant, Inc.

ITEM 23

Floyd G. Clements, Agent
Olive Branch Florist To Go
1503 East Bethany Home Road,
Suite 4

Series 9 - District 5
Original License

This is not a convenience market or a gas station.

ITEM 24

Virginia E. Bibby, Agent
Slam Dunk
3855 East Thomas Road

Series 6 - District 6
Original License

This establishment is a continuing business formerly known as Bibby's Slam Dunk. This is not a convenience market or a gas station.

PETITIONS, COMMUNICATIONS, AND PUBLIC HEARINGS

ITEM 25

DISTRICTS 1, 2, 3, 7, 8 -
ZONING CASES SCHEDULED FOR
RATIFICATION OF PLANNING
COMMISSION ACTION - F-2700

The Council heard request to approve recommendations made on the following zoning matters heard by the Zoning Hearing Officer on October 5, 1987. The cases were ratified by the Planning Commission on October 14, 1987.

MOTION was made by Mr. Adams, SECONDED by Mr. Nelson, that Item 25A through I, except 25F, be ratified. MOTION CARRIED UNANIMOUSLY.

DISTRICT 2 -
STATE LAND DEPARTMENT

- A. Application 174-87-2: Request of the State Land Department to rezone an irregularly-shaped parcel generally bounded by 33rd Avenue on the west, 27th Avenue on the east, Rose Garden Lane on the south, and Deer Valley Drive on the north, (approximately 127.2 acres), from R1-8 to C-1 (approximately ten acres), R-3 (approximately 39.9 acres), R1-6 (approximately 39.3 acres), R-3A (approximately ten acres), and R-2 (approximately 28 acres). The granting of this

October 28, 1987

application will increase the permitted number of dwelling units allowed on this parcel from 605 to 1,543, approximately.

The Planning Commission concurred with the Zoning Hearing Officer and recommends approval, subject to stipulations, with a 4-0 vote.

DISTRICT 1 -
GEORGE JOHNSON

- B. Application 180-87-1: Request of George Johnson to rezone a parcel located on the south side of Shea Boulevard beginning approximately 363 feet east of 52nd Street, (approximately 1.02 acres) from R1-6 to C-0/G0.

The Planning Commission concurred with the Zoning Hearing Officer and recommends approval, subject to stipulations, with a 4-0 vote.

DISTRICT 2 -
NATIONAL ASSOCIATION
OF LETTER CARRIERS

- C. Application 101-87-2: Request of the National Association of Letter Carriers to rezone a parcel located on the north side of Greenway Road beginning 140 feet west of 37th Avenue (extended), (approximately 3.0 acres) from S-1 to C-2.

The Planning Commission concurred with the Zoning Hearing Officer and recommends denial as filed, and approved of R-5 Special Permit zoning subject to stipulations, with a 4-0 vote.

DISTRICT 1 -
ARLINE KING

- D. Special Permit 27-87-1: Request of Arline King for issuance of a special permit for a day care center located on the east side of 40th Street beginning 335 feet north of Acoma Street (approximately 0.49 acre).

The Planning Commission concurred with the Zoning Hearing Officer and recommends approval, subject to stipulations, with a 4-0 vote.

SUMMARY OF ZONING HEARING OFFICER ACTION

October 5, 1987

ITEM NO: 5

DISTRICT NO: 2

S U B J E C T

Application No.: 174-87-2

Location: An irregular shaped parcel generally bounded by Deer Valley Drive to Rose Garden Lane, 27th Avenue, to 33rd Avenue.

Request: To rezone from R1-8 to C-1, R-3A, R-2, and R1-6

A C T I O N S

Zoning Hearing Officer Recommendation: Approval subject to stipulations.

Staff Recommendation: It is recommended this request be approved subject to stipulations. Development is consistent with the General Plan, providing a residential mix and recreational opportunities supportive of adjacent core development.

Z. H. O. H E A R I N G H I G H L I G H T S

Staff -- Mr. Muenker stated the property lies adjacent to the northern boundary of the Deer Valley Village Core. Proposed residential densities and the commercial retail development are consistent with the land use goals of the General Plan and Deer Valley Village Plan. Staff stated that it should be noted that the Deer Valley Unified School District has expressed opposition to the location of a retail center and apartments adjacent to the Junior High School. Staff, however, supported the request subject to stipulations that establish design standards, assure a coordinated master plan development, and preserve major open space amenities.

Applicant -- Ms. Karen Schroeder, 2 North Central, Phoenix, stated they agreed with the staff recommendation; however, they had a couple of concerns regarding the stipulations, specifically the phasing of drainage improvements, Deer Valley Drive street improvements, and the time period for dedication of right-of-way.

Opposition -- None

ZHO -- Mr. Starr stated he has not problems with the zoning request and agreed to the modification of stipulations.

F I N D I N G S

1. That the development proposal is consistent with the goals of the Deer Valley Village and the General Plan.
2. That the proposal will provide a desirable residential mix supporting core area development.
3. That residential density increases (within the density limits of the zoning districts requested) would further support development of the village core.
4. That the commercial center is of an appropriate neighborhood scale providing a further buffer between the more intensive land uses to the north and east.
5. That recreational opportunities will be enhanced through the provision of open space areas, trail systems, and retention of the natural desert wash.
6. That area-wide circulation will be improved through site master planning and extension of 31st Avenue.

R E C O M M E N D A T I O N

It is recommended this request be approved subject to the following stipulations.

S T I P U L A T I O N S

1. That development be in general conformance to the site plan presented with appropriate modifications as may be necessary due to drainage and circulation needs.
2. That residential densities not exceed the following limits:
 - a. R1-6 - maximum 4.0 dwelling units per acre.
 - b. R-2 - maximum 8.0 dwelling units per acre.
 - c. R-3 - maximum 12.0 dwelling units per acre.
 - d. R-3A maximum 22.0 dwelling units per acre.

3. That each development be subject to Development Coordination office review and approval in accord with Section 511 of the Zoning Ordinance.
4. That a master grading and drainage plan for Parcels 1, 2, and 3 be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. A master grading and drainage plan for Parcels 4 and 5 shall be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase II development. Each phase shall be in accord with the approved plan.
5. That the Scatter Wash Floodway be preserved and enhanced in a natural desert state concurrent with Phase I development.
6. That the rechannelization of the East Scatter Wash reflect a natural desert design.
7. That hiking and riding trails be dedicated within the Scatter Wash and be submitted to the Development Coordination Office for review and approval concurrent with or prior to Phase I development. Additional trails shall be provided throughout the site for the use of the residents and shall tie residential open space areas to the wash, apartments, and commercial areas.
8. That the residential development adjacent to the Scatter Wash be designed with front or side on treatment.
9. That the C-1 parcel be subject to the following design standards:
 - a. Maximum of one detached pad architecturally integrated with the entire center design.
 - b. Maximum Floor Area Ratio not to exceed .2.
 - c. Maximum one-story, 25 feet building height.
 - d. Minimum 20-foot landscape setbacks together with screening walls/berms or a combination thereof be provided adjacent to perimeter streets.
 - e. Minimum 24 inch box size shade trees be provided a maximum of 20 feet on center or placed in equivalent groupings adjacent to perimeter streets with minimum 15 gallon size shade trees spaced a maximum of 20 feet on center around the remainder of the site.
10. That 31st Avenue be fully improved between Rose Garden Lane and the northern boundary of Parcels 1 and 2 as to the 60-foot full street and between the northern boundary of Parcels 1 and 2 and Deer Valley Drive as to the 30-foot half street on the east side concurrent with or prior to Phase II development.

11. That the following rights-of-way be dedicated within one year of auction of the adjoining parcel(s) by the State:
- a. 40-foot half street right-of-way for the west side of 27th Avenue.
 - b. 55-foot half street right-of-way for the south side of Deer Valley Drive.
 - c. 30-foot half street right-of-way for the north side of Rose Garden Lane.
 - d. 25-foot half street right-of-way for the east side of 33rd Avenue.
 - e. 60-foot full street right-of-way for 31st Avenue with a 30-foot half street right-of-way on the north half of the site.
 - f. 14' x 14' triangle at the intersection of 31st Avenue and Rose Garden Lane.
 - g. 18' x 18' triangle at the intersection of 31st Avenue and Deer Valley Drive.
 - h. 21' x 21' triangle at the intersection of Deer Valley Drive and 27th Avenue.
 - i. Additional right-of-way including bus bays and right turn lanes as determined at the time of Development Coordination Office review.

[Signature] 10/12/87
Zoning Hearing Officer Date

The Zoning Hearing Officer attests to the finding of facts, recommendation, and any stipulations resulting from the Zoning Hearing Officer hearing.

MS:are:5312N