

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: February 12, 2026

Subject: P.H.O. APPLICATION NO. PHO-3-26--Z-14-19-8 – 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 **March 18, 2026, 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 **February 20, 2026**.

DISTRIBUTION

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Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Laveen Village)
Village Planning Committee Chair (Ms. Stephanie Hurd, Laveen Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-26--Z-14-19-8

Council District: 8

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 3 regarding minimum landscape setback.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	03-18-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Dana Burkhardt, Sustainability Engineering Group	Applicant	5240 North 16th Street Phoenix AZ 85016	480-588-7226		padmin@azseg.com
Dana Burkhardt, Sustainability Engineering Group	Representative	5240 North 16th Street Phoenix AZ 85016	480-588-7226		padmin@azseg.com
AMED PARTNERS LLC	Owner	7537 East McDonald Drive Scottsdale AZ 85250	480-837-0842		

Property Location: Northeast corner of 59th Avenue and Elliot Road

Acreage: 1.58

Geographic Information

Zoning Map	APN	Quarter Section
C5	300-02-937	Q04-15
C5	300-02-055K	Q04-15
C5	300-02-938	Q04-15

Village:
Laveen

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	02/02/26	PHO (1-2 stipulations)



New Terrible's Fuel Center, Convenience Store and Car Wash

Case Z-14-19-8 Stipulation #1:

PHO Approval – Written Request &
Project Description



NEC of S. 59th Avenue & W. Elliott Road
Phoenix, Arizona

January 29, 2026

Developer

Terrible's
5195 S. Las Vegas Blvd.
Las Vegas, NV 89119
Attn: Brett Griffin
480-277-6379
bgriffin@terribles.com

Applicant

Sustainability Engineering Group, LLC
5140 N. 16th Street, Suite 105
Phoenix, AZ 85016
Attn: Dana Burkhardt, AICP
480-674-6094
dana@azSEG.com



Introduction

Sustainability Engineering Group (“SEG”) is requesting PHO plan approval with a modification to Stipulation #3 of Ordinance G-6608 for Z-14-19 to allow for the development of a proposed Terrible’s convenience store, fuel station and single bay car wash (hereinafter referred to as the “Project”). The Project is proposed to be located on portions of Maricopa County Parcel Nos. APN 300-02-937 (63,759 square feet), APN 300-02-055K (20 feet wide, totaling 3,816 square feet), and APN 300-02-938 (8 feet wide, totaling 1,416 square feet), situated at the northeast corner of 59th Avenue and West Elliot Road. The three parcels will be combined prior to construction permits.

The Project proposes the construction of a Terrible’s Fuel Center consisting of a 5,800-square-foot convenience store building, an attached single-lane drive-through car wash totaling 1,558 square feet and a 869 square-foot vacuum canopy. The development also includes a 3,740-square-foot fuel canopy with five multi-product dispensers (MDPs), providing a total of ten fuel pumps. An aerial photo identifying the Project location is provided as Figure 1.

Figure 1 – Aerial Map (Graphic source: Maricopa County Assessor’s Map)



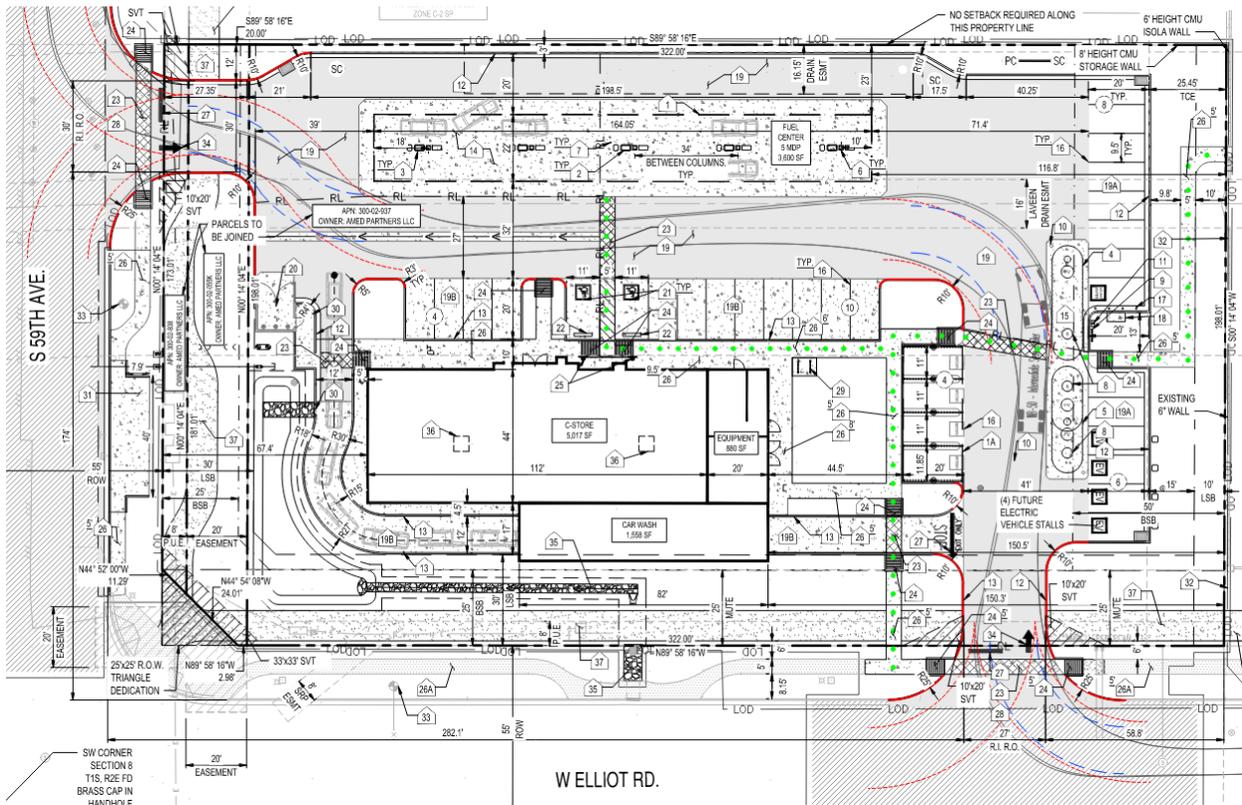


A Site Plan (included with this submittal) details the proposed layout of the fuel center, drive-through car wash, parking, and circulation within the existing lot and proposed locations for ingress/egress.

Existing Zoning and Conditions

The site is currently undeveloped. The proposed Site Plan for the Terrible's Fuel Center is shown in Figure 2 below.

Figure 2 – Proposed Site Plan



The site is currently zoned C-1 (Neighborhood Retail) within PAD Z-14-19. This zoning district is intended to accommodate light, neighborhood-oriented retail and customer service uses. A gas station with a single enclosed automatic car wash bay is a permitted use. The site includes a 20-foot-wide parcel along South 59th Avenue (APN 300-02-055K) that will be utilized for a 20-foot-wide USA Irrigation easement. As part of the Project, the existing concrete irrigation channel located within the South 59th Avenue right-of-way will be relocated into an underground pipeline.



Additionally, the site is encumbered by an existing 16-foot-wide Salt River Project (SRP) drainage easement that bisects the developable area from east to west, as well as a 25-foot-wide Multi-Use Trail Easement (MUTE) along the West Elliot Road frontage.

The subject property boundaries are more specifically described in Table A below.

Table A

	Existing Land Uses	Existing Zoning
North	Directly north of the property is undeveloped parcel #, 300-02-935. The existing zoning cases -Z-22-22 and A-SP-3-22. The land is planned to be developed as a self-service storage warehouse with an area for future commercial uses.	C-2
East	Directly to the east of the property is currently being developed as a residential subdivision parcel #, 300-02-933.	R-3 PAD
South	Across W Elliot Rd is vacant parcel, parcel # 300-03-012C which per existing Zoning case # Z-14-19 is intended to be developed as a Mixed use development. The site is divided into 3 units. Dev unit 1 and 2 comprise the northern half of the property. Develop. Unit 1(west portion) proposes commerce park, office , manufacturing, warehouse and other employment uses. Develop. Unit 3(east portion) proposes professionally manages single-story casita community, multifamily residential use.	PUD
Southwest	Southwest west of the property is ranch or farm residential building at parcel # 300-03-016K.	S-1
West	Directly west of the property across from N 15 th Ave is vacant parcels #300-02-031D &300-02-031E, which per existing zoning case # Z-23-23 is intended to be developed as a multifamily residential development at the northern portion of the site and commercial uses at the southern portion of the site.	C-2

PHO Request

The Project proposes the development of a Terrible’s Fuel Center consisting of a 5,800-square-foot convenience store building, an attached single-lane drive-through car wash totaling 1,558 square feet, a vacuum canopy, and a 3,740-square-foot fuel canopy with five multi-product dispensers (MDPs), providing a total of ten fuel pumps, as illustrated on the Site Plan included with this narrative. Site development will include the construction of buildings, parking areas, drive aisles, paving and curbing, utility infrastructure, and



landscaping. Grading and drainage will be designed specifically for the individual building site.

Vehicular and pedestrian access to the public right-of-way will be provided via a proposed driveway along Elliot Road and a full-movement driveway on 59th Avenue. The building footprint is oriented parallel to Elliot Road, with the primary building entrance facing north toward the on-site parking lot. The car wash drive-through is designed to wrap around the west and south sides of the building, allowing queued vehicles to be accommodated outside of the primary parking and circulation areas, thereby minimizing internal congestion.

The architectural design and building materials will reflect Terrible’s Fuel Center corporate themes while remaining compliant with applicable City design guidelines. Landscaped medians and pedestrian walkways will be provided around the building pad. In accordance with Stipulation 6 of Ordinance G-6608 for Z-14-19, a pedestrian connection is provided between the C-1-zoned parcel and the R-3 parcel within the overall PAD.

The overall site layout—including building placement, parking, drive aisles, and drive-through circulation—is designed to provide clear, intuitive vehicular movement for customers while maintaining adequate access for City service and emergency vehicles. Fire lanes and truck-turning radii are accommodated, and the location of the refuse enclosure allows for safe and efficient access by refuse-collection vehicles.

The City’s Development Code requires retail uses to provide one (1) parking space per 300 square feet. For an automated car wash, the code requires one (1) space per three non-office employees, one (1) space per 300 square feet of office and sales area, and two (2) spaces per 24 linear feet of wash bay. Based on these standards, 16 parking spaces are required for the convenience store and three (3) spaces are required for the car wash. The Preliminary Site Plan proposes a total of thirty-four (34) parking spaces.

The parking and drive-aisle standards are as follows:

Standards Commercial	Required	Proposed Terrible’s Fuel Station Center
Standard Parking Stall Size:	9 1/2’ x 18’	9 1/2’ x 18’
Minimum Drive Aisle Width (90° Stalls/2-Way)	24 ft.	24 ft.

Pursuant to City of Phoenix Zoning Ordinance Section 702.B.d., drive-through facilities not addressed in subsections (a), (b), or (c) are required to provide a minimum of one hundred



(100) linear feet of queuing space per bay or pick-up window, measured linearly from the point of service. This standard is applicable to the proposed use. The site plan provides 144 linear feet of vehicle stacking in advance of the car wash building entrance, thereby exceeding the minimum requirement.

Building, landscape, and drive-through lighting are designed to provide adequate visibility while preventing light spillover onto adjacent properties or the public right-of-way. Wall-mounted lighting will match the corporate themes and materials for Terrible’s Fuel Station Centers, but site lighting and landscape lighting will also match designs and colors of the greater commercial development.

Hours of operation are anticipated to be approximately 24 hours for the gas station, similar to other gas stations within City of Phoenix.

Signage will be by separate submittal.

Building, Landscape and Lot Layout

The table below provides the development standards of the proposed facility in relation to the C-1 zoning district requirements:

Standard	C-1	Proposed Terrible’s Fuel Center
Building Height:	30 ft	30 ft
Min. Lot Size:		NA
Min. Lot Width:		NA
Min. Lot Depth:		NA
Max. Lot Coverage	50%	11,988 sf = 17.4%
Building Setbacks Adjacent to streets (for building up to 2 stories or 30 ft)		
<i>Min Front (S) setback to PUD (mixed use)/ S-1</i>	Average 25 ft	27.9 ft
<i>Min Side (W) setback (C-2)</i>	25 ft	67.4 ft
Building Setbacks not Adjacent to Streets		
<i>Min Rear(N) setback to C-2</i>	0 ft	23 ft
<i>Min Side (E) setback to R-3</i>	25 ft	150 ft



<i>Open Space</i>	6,899 sf (Min. 10%)	23,257 sf (33.7%)
<i>Landscape Setback (Streetscape)</i>	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage. Average 30', for structures exceeding two stories or 30' minimum 20' for up to 50% of the frontage.	25 ft
<i>Landscape Setback (parking lot interior surface area)</i>	Min. 10%	14%
<i>Landscape Setback (perimeter, not adjacent to streets, and residential)</i>	Min 10 ft	25 ft (East PL)
<i>Landscape Setback (not adjacent to a street but adjacent to C-2)</i>	None	3 ft (North PL)
<i>Landscape Setback (adjacent to buildings)</i>	Min 25 ft of the exterior wall length, 5 ft wide	
Screening- wall or landscaping		
Perimeter Parking area to interior, side or rear yards	Min. 4 ft; Max 6 ft in height	
Perimeter Parking area to street side or front yard	3 ft in height	

Stipulations Proposed for Modification

A modification to Stipulation 3 of Ordinance G-6608 (Z-14-19) is being requested, as noted (highlighted) in the list of stipulations below. The following are the stipulations associated with the approved Ordinance G-6608 for Z-14-19:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the site plan and elevations date stamped May 3, 2019, as approved by the Planning and Development Department, and as modified by the following criteria:



- a. The front elevations shall consist of a minimum of 10% non-stucco accent material.
- b. The development shall provide gated access.
- c. The development shall have a maximum of 249 units.

3. A 30-25-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.

Rationale: Existing Isola development to east and Wentworth Storage to north were both approved for a reduction of the 30-foot landscape setback to 25 feet and are under construction. The site plan included with this request provides continuity along the street frontages by designing landscape, wall, and shared path improvements consistent with the adjacent developments. Additionally, the proposed building location encroaches the 30-foot landscape setback for 81 feet out of the 345-foot frontage on W. Elliott Rd. This encroachment sets back 27 feet from the property line. The overall average landscape setback provided on Elliott Rd. well exceeds 30 feet. All other aspects of the site plan comply with the approved stipulations. Reducing this landscape setback will conform to the other developments in this Zoning Case and align with the existing 25-foot Multi-Use Trail Easement on the site. Refer to Figure 3 & 4, below.

4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall

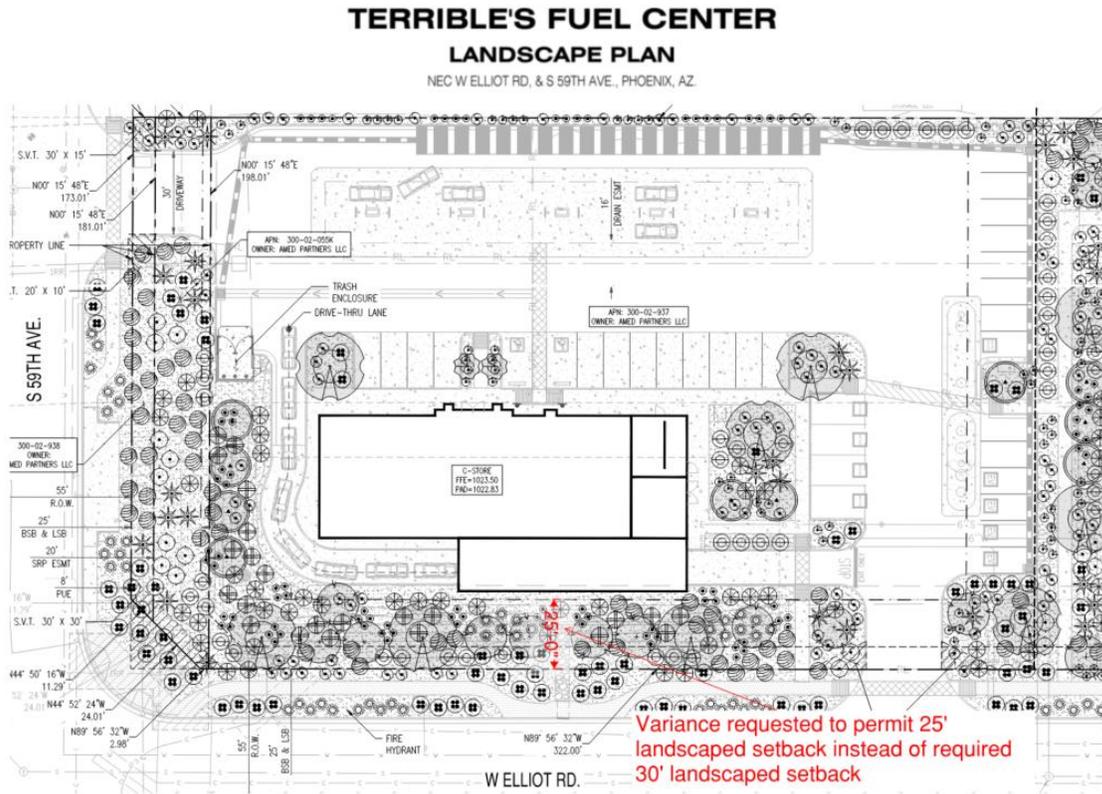


also be submitted to the Arizona Department of Transportation for review and approval.

9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. Any request to change, delete or modify stipulations shall be presented through the Planning Hearing Officer process and notification shall be given to the Laveen Village Planning Committee prior to the Planning Hearing Officer hearing.



Figure 3 – proposed modification to allow a 25’ landscaped setback along a section of the southern property line.

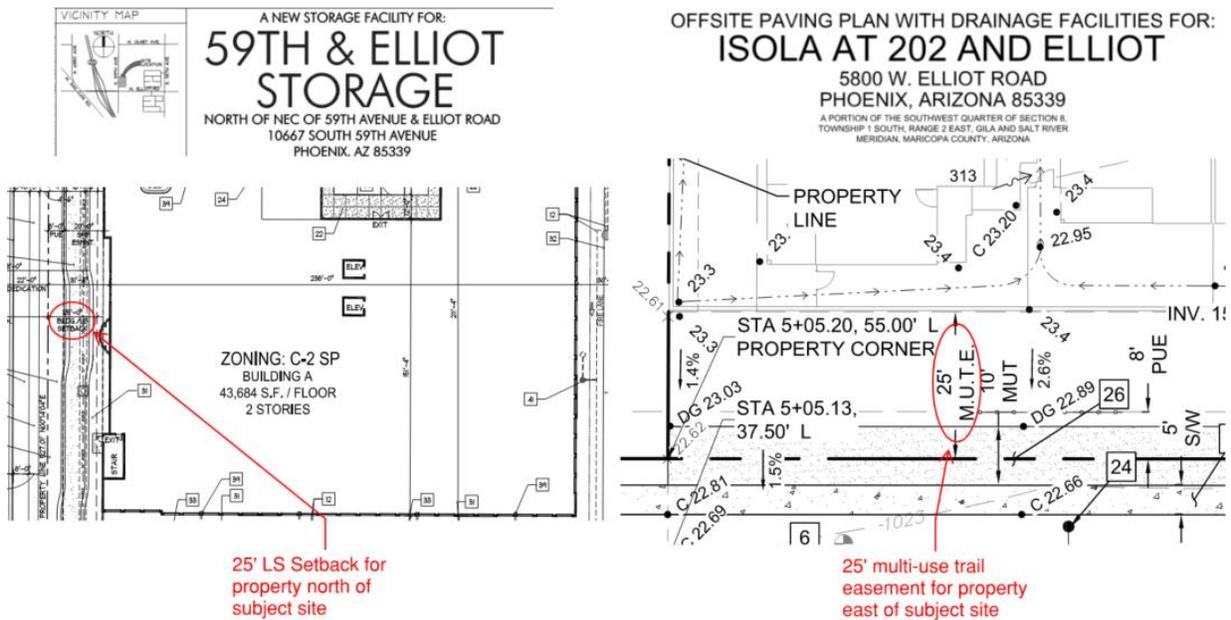


The intent of the landscaped setback requirement is to provide adequate buffering, visual separation, and a consistent streetscape along major roadways. The proposed 25-foot landscaped setback continues to meet this intent by maintaining a substantial landscaped buffer that is consistent with surrounding development patterns. The reduced setback matches the 25-foot landscaped setback and 25-foot MUTE provided on the adjacent ISOLA Build-to-Rent development to the east and is also consistent with the approved setbacks for the 59th and Elliot Mini-Storage facility to the north.

By aligning with these previously approved developments, the proposed 25-foot landscaped setback preserves visual continuity along Elliot Road and 59th Avenue, maintains the overall streetscape character, and provides sufficient space for landscaping and pedestrian amenities. As such, the requested modification meets the intent of Ordinance G-6608 while allowing for a cohesive and context-sensitive site design (see Figure 4).



Figure 4 – 25' landscaped setback and 25' multi-use trail easement on adjacent properties



Conclusion

As proposed, the Terrible's Fuel Center is consistent with the intent and requirements of the C-1 (Neighborhood Retail) zoning district and PAD Z-14-19. The Project provides a neighborhood-serving use that is compatible with surrounding and planned development, while incorporating a site layout, circulation pattern, and architectural design that are responsive to site constraints, adjacent land uses, and City development standards.

For these reasons, the proposed Site Plan and requested stipulation modification are appropriate, consistent with surrounding development patterns, and in conformance with the City's development objectives. Accordingly, approval of the Site Plan and the requested modification to Stipulation 3 of Ordinance G-6608 is respectfully requested.

ORDINANCE G-6608

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-14-19-8) FROM S-1 (APPROVED R1-8 PCD) (RANCH OR FARM RESIDENCE DISTRICT (APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT)) AND S-1 (APPROVED C-1 PCD) (RANCH OR FARM RESIDENCE DISTRICT (APPROVED NEIGHBORHOOD COMMERCIAL DISTRICT, PLANNED COMMUNITY DISTRICT)) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT) AND C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 30.14 acre property located at the northeast corner of 59th Avenue and Elliot Road, in a portion of Section 8, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 22.08 acres of "S-1 (Approved R1-8 PCD)" (Ranch or Farm Residence District (Approved Single-Family Residence District, Planned Community District)) and 8.06 acres of "S-1 (Approved C-1 PCD)" (Ranch or Farm Residence District (Approved Neighborhood Commercial District, Planned Community District)) to 22.89 acres of "R-3" (Multifamily Residence District) and 7.25 acres of "C-2" (Intermediate Commercial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.
2. The development shall be in general conformance with the site plan and elevations date stamped May 3, 2019, as approved by the Planning and Development Department, and as modified by the following criteria:
 - a. The front elevations shall consist of a minimum of 10% non-stucco accent material.
 - b. The development shall provide gated access.
 - c. The development shall have a maximum of 249 units.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-

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foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.
11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. Any request to change, delete or modify stipulations shall be presented through the Planning Hearing Officer process and notification shall be given to the Laveen Village Planning Committee prior to the Planning Hearing Officer hearing.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of July, 2019.



MAYOR

ATTEST:



City Clerk

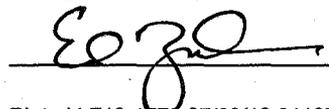


APPROVED AS TO FORM:



Acting City Attorney pml

REVIEWED BY:



City Manager

PL:tml:LF19-1773:07/03/19:2119771v1

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION – Z-14-19-8

COMMERCIAL PORTION:

A portion of the Southwest Quarter of Section 8, Township 1 South, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Beginning at a brass cap in handhole at the Southwest Corner of said Southwest Quarter, from which a brass cap in handhole at the West Quarter corner of said Section 8 bears North 0 degrees 14 minutes 04 seconds East, 2641.07 feet;
thence North 0 degrees 14 minutes 04 seconds East along the West line of said Southwest Quarter, 780.01 feet;
thence South 89 degrees 58 minutes 16 seconds East, 405.00 feet;
thence South 0 degrees 14 minutes 04 seconds West, 780.01 feet to a point on the South line of said Southwest Quarter;
thence North 89 degrees 58 minutes 16 seconds West along said South line, 405.00 feet to the POINT OF BEGINNING.

Contains 7.2521 acres, more or less.

RESIDENTIAL PORTION:

A portion of the Southwest Quarter of Section 8, Township 1 South, Range 2 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a brass cap in handhole at the Southwest Corner of said Section 8, from which a brass cap in handhole at the West Quarter corner of said Section 8 bears North 0 degrees 14 minutes 04 seconds East, 2641.07 feet;
thence North 0 degrees 14 minutes 04 seconds East along the West line of said Southwest Quarter, 780.01 feet to the POINT OF BEGINNING;
thence continuing along said west line, North 0 degrees 14 minutes 04 seconds East, 394.00 feet;
thence South 89 degrees 58 minutes 16 seconds East, 1311.22 feet to a point on the east line of the southwest quarter of the southwest quarter of said Section 8;
thence along said east line, South 0 degrees 18 minutes 53 seconds West, 921.01 feet to a point on a line parallel with and 253 feet north of the south line of the southwest quarter of said Section 8;
thence along said parallel line, North 89 degrees 58 minutes 16 seconds West, 904.93 feet;
thence North 0 degrees 14 minutes 04 seconds East, 527.00 feet;
thence North 89 degrees 58 minutes 16 seconds West, 405.00 feet to the POINT OF BEGINNING;

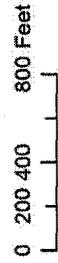
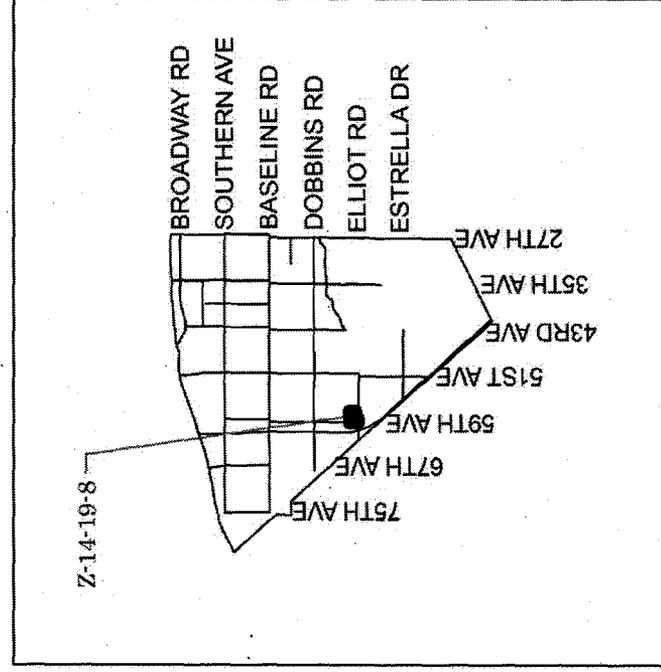
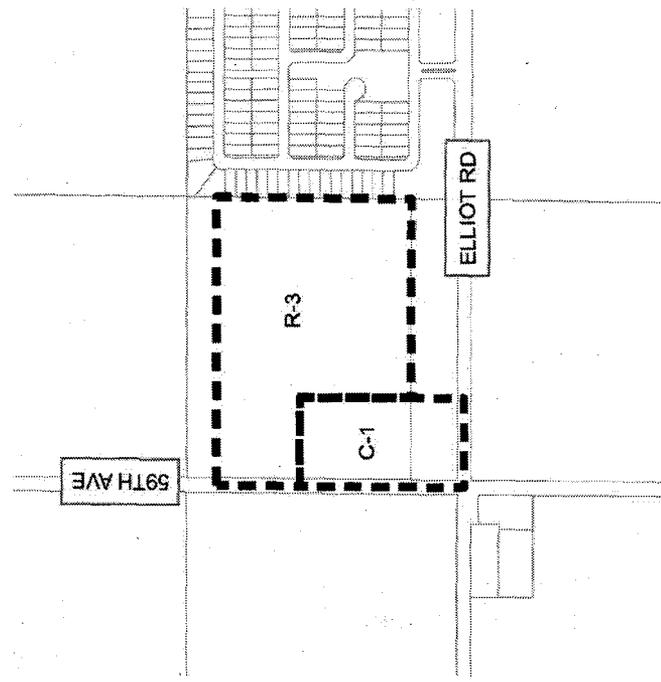
Contains 22.8100 acres (gross), more or less.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-14-19-8
Zoning Overlay: N/A
Planning Village: Laveen

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 6/4/2019

\\norp\d\Shared\Department_Share\Information_Systems\PL_GIS\IS_Team\Core_Functions\Zoning\Supp\Maps_Cord\7-3-19\Z-14-19-8.mxd

RESOLUTION 21762

A RESOLUTION ADOPTING AN AMENDMENT TO THE
2015 GENERAL PLAN FOR PHOENIX, APPLICATION
GPA-LV-1-19-8, CHANGING THE LAND USE
CLASSIFICATION FOR THE PARCEL DESCRIBED
HEREIN.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

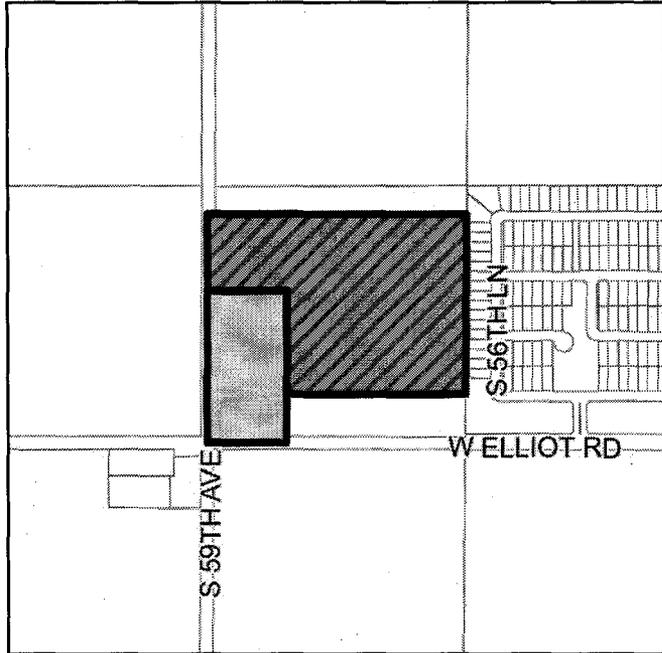
SECTION 1. The 2015 Phoenix General Plan, which was adopted by
Resolution 21307, is hereby amended by adopting GPA-LV-1-19-8. The 22.89 acres
of property located at the northeast corner of 59th Avenue and Elliot Road (Property),
will be designated as the Residential 10 to 15 dwelling units per acre and 7.25 acres
of the Property will be designated as commercial use.

SECTION 2. The Planning and Development Director is instructed to
modify the 2015 Phoenix General Plan to reflect this land use classification change as
shown below:

PROPOSED CHANGE:

Residential 10 to 15 du/ac (22.89 +/- Acres)
Commercial (7.25 +/- Acres)

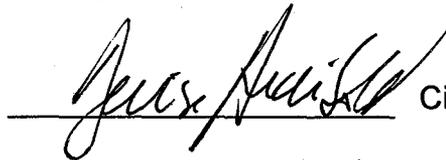
-  Proposed Change Area
-  Residential 10 to 15 du/ac
-  Commercial



PASSED by the Council of the City of Phoenix this 3rd day of July, 2019.


MAYOR

ATTEST:

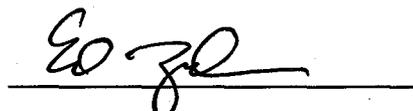

City Clerk



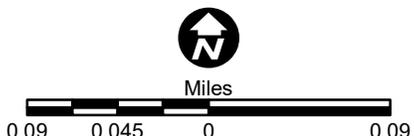
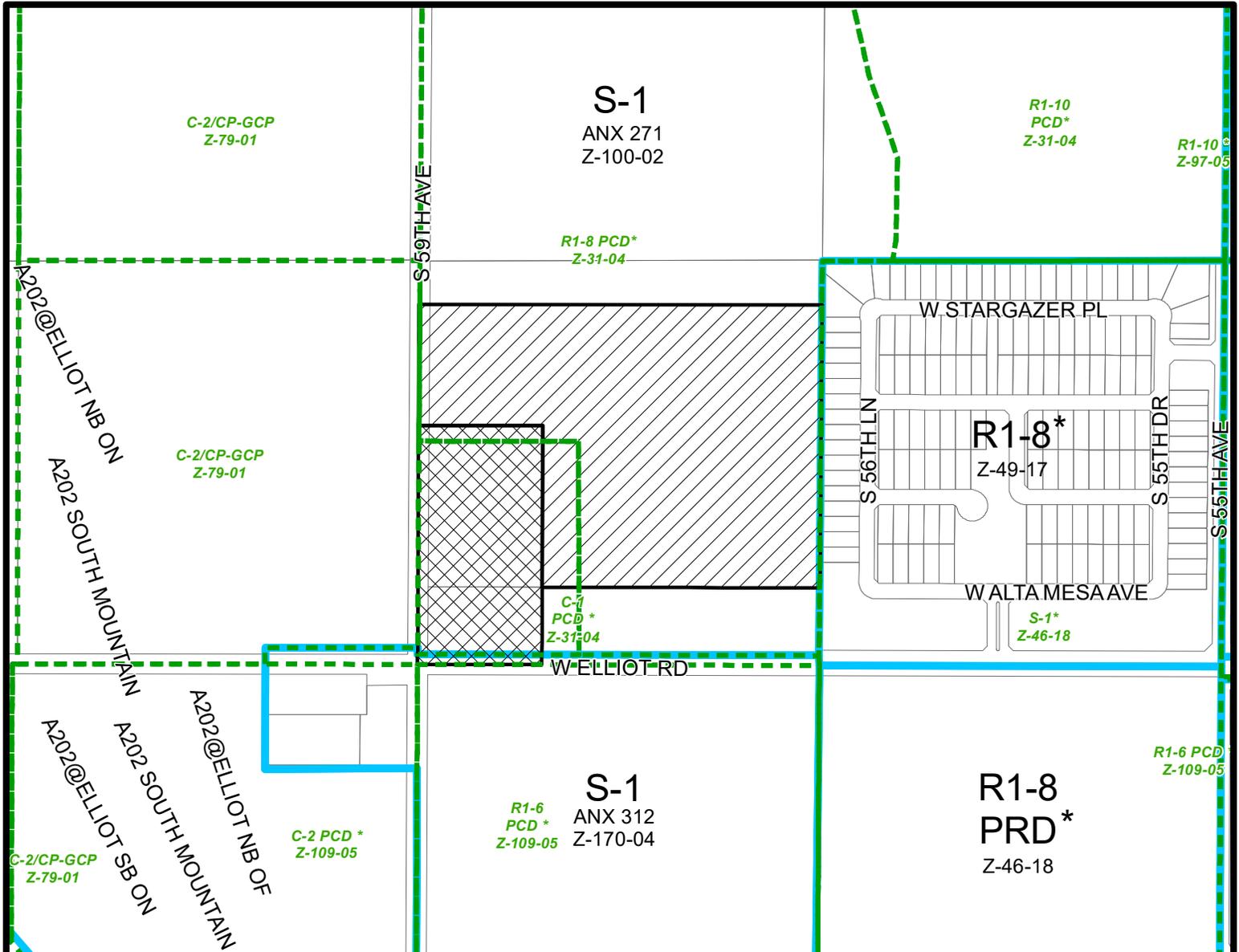
APPROVED AS TO FORM:

 Acting City Attorney pm

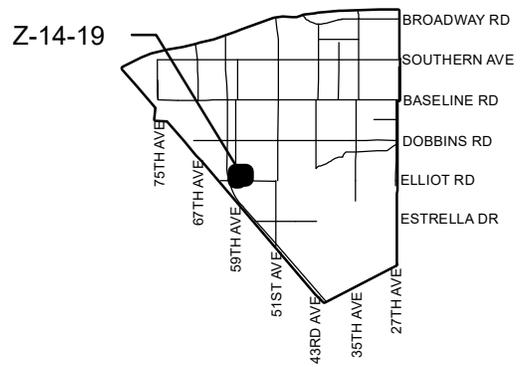
REVIEWED BY:


City Manager

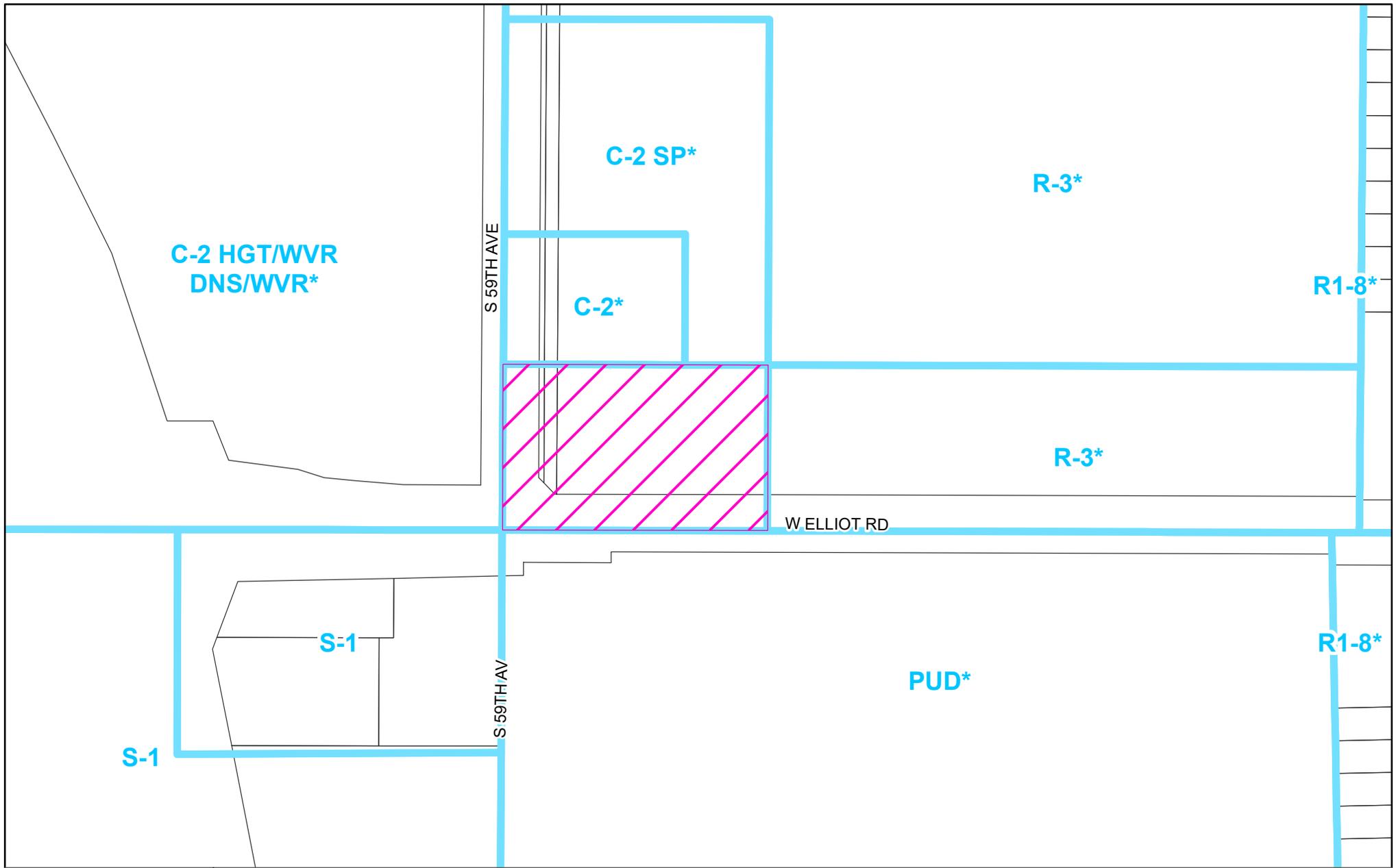
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LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 8

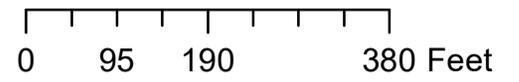


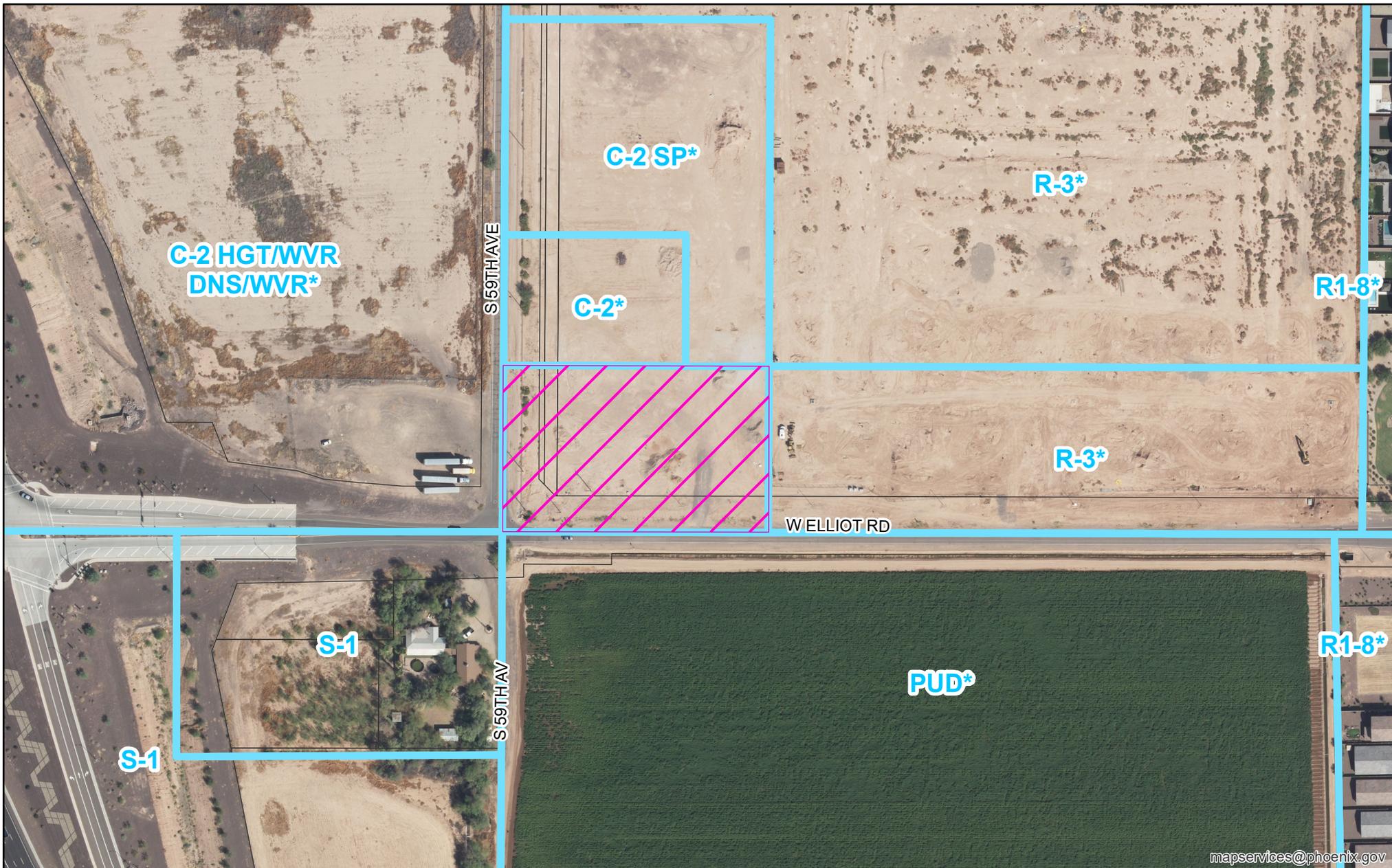
APPLICANT'S NAME: Jim Stockwell, Jr./Vita Communities, LLC		REQUESTED CHANGE: FROM: S-1 (Approved C-1 PCD) (8.06 a.c.) S-1 (Approved R1-8 PCD) (22.08 a.c.)	
APPLICATION NO. Z-14-19	DATE: 4/3/2019 REVISION DATES:	TO: C-1 (7.25 a.c.)  R-3 (22.89 a.c.) 	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 30.14 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 04-15		
MULTIPLES PERMITTED S-1 (Approved C-1 PCD), S-1 (Approved R1-8 PCD) C-1, R-3	CONVENTIONAL OPTION 8 (117), 22 (95) 105, 332	* UNITS P.R.D. OPTION N/A (140), N/A (121) 126, 398	
* Maximum Units Allowed with P.R.D. Bonus			



PHO-3-26--Z-14-19-8

Property Location: Northeast corner of 59th Avenue and Elliott





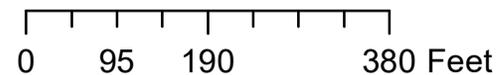
mapservices@phoenix.gov

PHO-3-26--Z-14-19-8

Property Location: Northeast corner of 59th Avenue and Elliott



Planning & Development Department



CITY OF PHOENIX
BRASS CAP IN
HANDHOLE
W. 1/4 COR. SEC. 8,
T.1S., R.2E.

PROJECT LOCATION:

NEC W ELLIOT RD & S 59TH AVE., PHOENIX, AZ.

PROJECT DESCRIPTION:

THE PROJECT IS A PROPOSED FUEL CENTER WITH A CONVENIENCE STORE AND A CAR WASH FACILITY. THE FUEL CENTER WILL INCLUDE A 22' X 170' PREFABRICATED FUEL CANOPY, FIVE (5) FUEL DISPENSERS, AND TWO (2) UNDERGROUND FUEL TANKS.

TYPE OF CONSTRUCTION V-B

SITE DATA:

ASSESSOR PARCEL NUMBER: 300-02-937, 300-02-055K & 300-02-938
ZONING: C-1, NEIGHBORHOOD COMMERCIAL; CASE #Z-14-19
GROSS AREA: 102,489 SF (2.35 AC) OAU FORM=2.37 AC
NET AREA: 68,988 SF (1.58 AC) (PER M.C.R.)
DISTURBED AREA: 90,713 SF (2.08 AC)

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 8, USING A BEARING OF NORTH 00 DEGREES 14 MINUTES 04 SECONDS EAST, AS SHOWN ON THE FINAL PLAT FOR "ISOLA AT 202 & ELLIOT", RECORDED IN BOOK 1691, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK:

NGS STAINLESS STEEL ROD IN 5 INCH PIPE. 177 FEET SOUTH AND 38 FEET EAST OF THE INTERSECTION OF 51ST AVENUE AND ELLIOT ROAD.

DEVELOPER

TERRIBLE'S
5195 S. LAS VEGAS BLVD.
LAS VEGAS, NV, 89119
PHONE: 480-277-6379
ATTN: BRETT GRIFFIN
EMAIL: BGRIFFIN@TERRIBLES.COM

APPLICANT

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-237-2510
ATTN: DANA BURKHARDT
EMAIL: DANA@AZSEG.COM

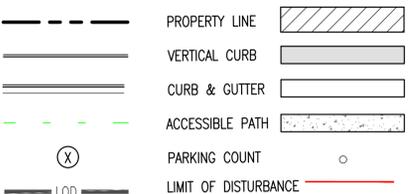
OWNER

AMED PARTNERS LLC
7537 E. MCDONALD DR
SCOTTSDALE, AZ, 85250
PHONE:
ATTN: KENT BAKER
ATTN: DANA BURKHARDT

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' BACK FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NOSIGNS ARE APPROVED PER THIS PLAN.
- NO GATES PROPOSED IN THIS PLAN.
- NO LOT SALES IN THIS PARCEL/PLAN.
- CAR WASH OPERATION ARE LIMITED FROM 07:00 AM TO 08:00 PM DAILY, AND DOORS TO THE BAY SHALL BE CLOSED DURING NON-OPERATING HOURS.

PROPOSED LEGEND:



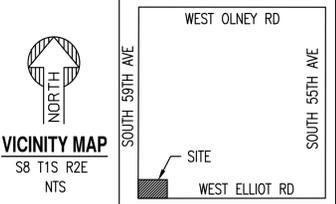
ZONING STIPULATIONS CASE #Z-14-19

- THE CONCEPTUAL SITE PLAN, LANDSCAPE PLAN, LIGHTING PLAN AND BUILDING ELEVATIONS FOR THE COMMERCIAL, (C-1) PORTION OF THE SITE SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS PRIOR TO THE PRELIMINARY SITE PLAN APPROVAL.
- THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN AND ELEVATIONS DATE STAMPED MAY 3, 2019, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
- A 30-FOOT MINIMUM LANDSCAPE SETBACK SHALL BE PROVIDED ALONG 59TH AVENUE AND ALONG ELLIOTT ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE DEVELOPER SHALL PROVIDE A MINIMUM OF 10% OPEN SPACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE DEVELOPER SHALL INSTALL A MINIMUM OF 20 INVERTED U-BICYCLE RACKS FOR GUESTS, INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H.4 OF THE ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- A PEDESTRIAN CONNECTION SHALL BE PROVIDED BETWEEN THE R3 AND C-1 PORTIONS OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHEOLOGIST, AND ALLOW TIME FOR THE ARCHEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
- THE APPLICANT SHALL SUBMIT A TRAFFIC IMPACT STUDY TO THE CITY FOR THIS DEVELOPMENT. THE CONCLUSIONS OF THE STUDY WILL BE USED TO DETERMINE THE REQUIRED ROADWAY AND TRAFFIC IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER. NO PRELIMINARY APPROVAL OF PLANS SHALL BE GRANTED UNTIL THE STUDY IS REVIEWED AND APPROVED BY THE CITY. CONTACT MR. MATTHEW WILSON (602-262-7580) TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STUDY. THE TRAFFIC IMPACT STUDY SHALL ALSO BE SUBMITTED TO THE ARIZONA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL.
- THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION FOR THE EAST SIDE OF 59TH AVENUE FOR THE ENTIRE LENGTH OF PROPERTY, EXTENDING TO ELLIOT ROAD. THIS SHALL INCLUDE 37 FEET OF PAVING FOR THE EAST HALF OF 59TH AVENUE.
- THE DEVELOPER SHALL PROVIDE FOR A 55-FOOT HALF STREET RIGHT-OF-WAY DEDICATION ON THE NORTH SIDE OF ELLIOT ROAD FROM 59TH AVENUE TO THE EXISTING RESIDENTIAL DEVELOPMENT TO THE EAST. INCLUDE 37 FEET OF PAVING FOR THE NORTH HALF OF ELLIOT ROAD AND ADDITIONAL IMPROVEMENTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE DEVELOPER SHALL PROVIDE FOR A 25-FOOT BY 25-FOOT RIGHT-OF-WAY TRIANGLE DEDICATION AT THE NORTHEAST CORNER OF THE 59TH AVENUE AND ELLIOT ROAD INTERSECTION.
- OPEN IRRIGATION FACILITIES ARE TO BE RELOCATED AND PIPED OUTSIDE OF THE RIGHT-OF-WAY. CONTACT SALT RIVER PROJECT TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH AN APPROPRIATE PROCESS TO RELOCATE FACILITY. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
- THE DEVELOPER SHALL UNDERGROUND EXISTING OVERHEAD ELECTRICAL UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY THAT ARE IMPACTED OR TO BE RELOCATED AS PART OF THIS PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, 5-FOOT SIDEWALK, CURB RAMPS, STREETLIGHTS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH THE CURRENT ADA GUIDELINES.
- ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.

PAVEMENT STRIPING

- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- STEEL BOLLARD
- FIRE LANE RED PAINTED CURB
- NO SETBACK REQUIRED ALONG THIS PROPERTY LINE
- 35'/55' FIRE ACCESS TURN RADIUS
- 28'6"/44' SOLID WASTE TURN RADIUS
- 6' HEIGHT CMU ISOLA WALL

TERRIBLE'S FUEL CENTER
SITE PLAN
NEC W ELLIOT RD, & S 59TH AVE., PHOENIX, AZ.



SITE PLAN KEY NOTES:

- 22' X 170' CANOPY (3,740 S.F.)
- 20' X 44.5' VACUUM CANOPY (946 S.F.)
- MULTI-PRODUCT DISPENSER EQUIPMENT (TYP. 5)
- DISPENSER ISLAND (TYP. 5)
- SINGLE COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (20,000 GALLON UNLEADED)
- TWO COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (10,000 GALLON DIESEL AND 8,000 GALLON PREMIUM UNLEADED)
- CANOPY STEEL COLUMN WITH CONCRETE BASE, WRAPPED WITH TILE TO MATCH BUILDING (TYP. 5).
- STEEL BOLLARD AND PAINTED WHITE. REFER TO DET 1/C/2.20 (TYP. 20)
- SUBMERSIBLE PUMP MANHOLE
- TANK VENT RISER
- TANK OBSERVATION WELLS
- OVERFILL ALARM
- 6" VERTICAL CURB AND GUTTER
- 6" VERTICAL CURB
- 6" THICK CONCRETE SLAB UNDER CANOPY WITH 2' CHAMFER CORNERS.
- 8" THICK CONCRETE SLAB OVER TANKS.
- 4" WIDE WHITE PAINTED STRIPE.
- INSTALL STEEL BOLLARD PER DET. 1/C/2.20
- 3' X 4' AIR UNIT PAD. REFER TO DET. 2/C/2.20
- HEAVY DUTY PAVEMENT PER GRADING PLANS.
- LIGHT DUTY PAVEMENT PER GRADING PLANS.
- CONCRETE PAVEMENT PER GRADING PLANS.
- TRASH ENCLOSURE REFER TO DET. 8/C/2.20.
- PAINTED SYMBOL OF ACCESSIBILITY PER DET. 5/C/2.20.
- INSTALL WHEEL STOP PER DET. 3/C/2.20.
- STAMPED CONCRETE FOR PEDESTRIAN CROSSWALKS
- ACCESSIBLE RAMP.
- SIGN OF ACCESSIBLE PARKING STALL PER DET. 6/C/2.20
- CONCRETE SIDEWALK, WIDTH PER PLAN.
- CONCRETE SIDEWALK PER MASTER DEVELOPER, WIDTH PER PLAN.
- 18" WHITE PAINTED STOP BAR PER DET. 4/C/2.20.
- DRIVEWAY PER C.O.P. STD. DET. #P1243
- BIKE RACK, 4 SPACES.
- CURB OPENING PER GRADING PLANS
- CONCRETE PAD FOR BUS STOP PER COP STD DET.No.P1258-2
- SCREEN WALL PER MASTER DEVELOPER.
- EXISTING FIRE HYDRANT PER PLAN #25030951-CPWT
- DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 4/C/2.20

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:
NEC W ELLIOT RD, & S 59TH AVE, PHOENIX, AZ.

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A BRASS CAP IN THE HANDHOLE AT THE WEST QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 0 DEGREES 14 MINUTES AND 04 SECONDS EAST, 2641.07 FEET; THENCE NORTH 0 DEGREES, 14 MINUTES AND 04 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 780.01 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES AND 16 SECONDS EAST, 405.00 FEET; THENCE SOUTH 0 DEGREES, 14 MINUTES, 04 SECONDS WEST, 780.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES, 58 MINUTES AND 16 SECONDS WEST, ALONG SAID SOUTH LINE, 405.00 FEET TO THE POINT OF BEGINNING. CONTAINS 7.2521 ACRES, MORE OR LESS.

DEVELOPMENT INFORMATION:
APN: 300-02-937, 300-02-055K & 300-02-938
EXISTING ZONING: C-1
PROPOSED USE: CARWASH, FUEL CENTER, CONVENIENCE STORE
CONSTRUCTION TYPE: II-B
OCCUPANCY: M
LOT SIZE/BOUNDARY: GROSS AREA 68,990 SF 1.58 ACRES
LOT SIZE/BOUNDARY: NET AREA 68,990 SF 1.58 ACRES

BUILDING AREA SUMMARY:

C-STORE	5,800 SF
CAR WASH	1,558 SF
FUEL CENTER CANOPY	3,740 SF
CAR WASH CANOPY	869 SF
TOTAL COVERED AREA	11,967 SF

LOT COVERAGE:
MAX BLDG COV: 50% FAR
PROPOSED BLDG COV: 17%

BUILDING HEIGHT:
MAX BLDG HEIGHT: 30'
PROPOSED HEIGHT: <32' / 1 STORY

SETBACKS:	REQ'D	PROPOSED
BUILDING:		
SOUTH (W ELLIOT RD):	25'	27.9'
EAST (RESIDENTIAL):	50'	150'
WEST (S 59TH AVE.):	25'	67.4'
NORTH (ADJ. RESIDENTIAL):	0'	23'
LANDSCAPE:		
SOUTH (W ELLIOT RD):	30'	30'
EAST (RESIDENTIAL):	10'	30'
WEST (S 59TH AVE.):	30'	30'
NORTH (ADJ. RESIDENTIAL):	0'	2.5'

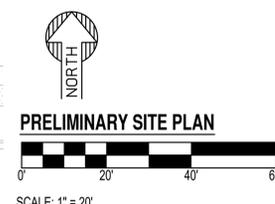
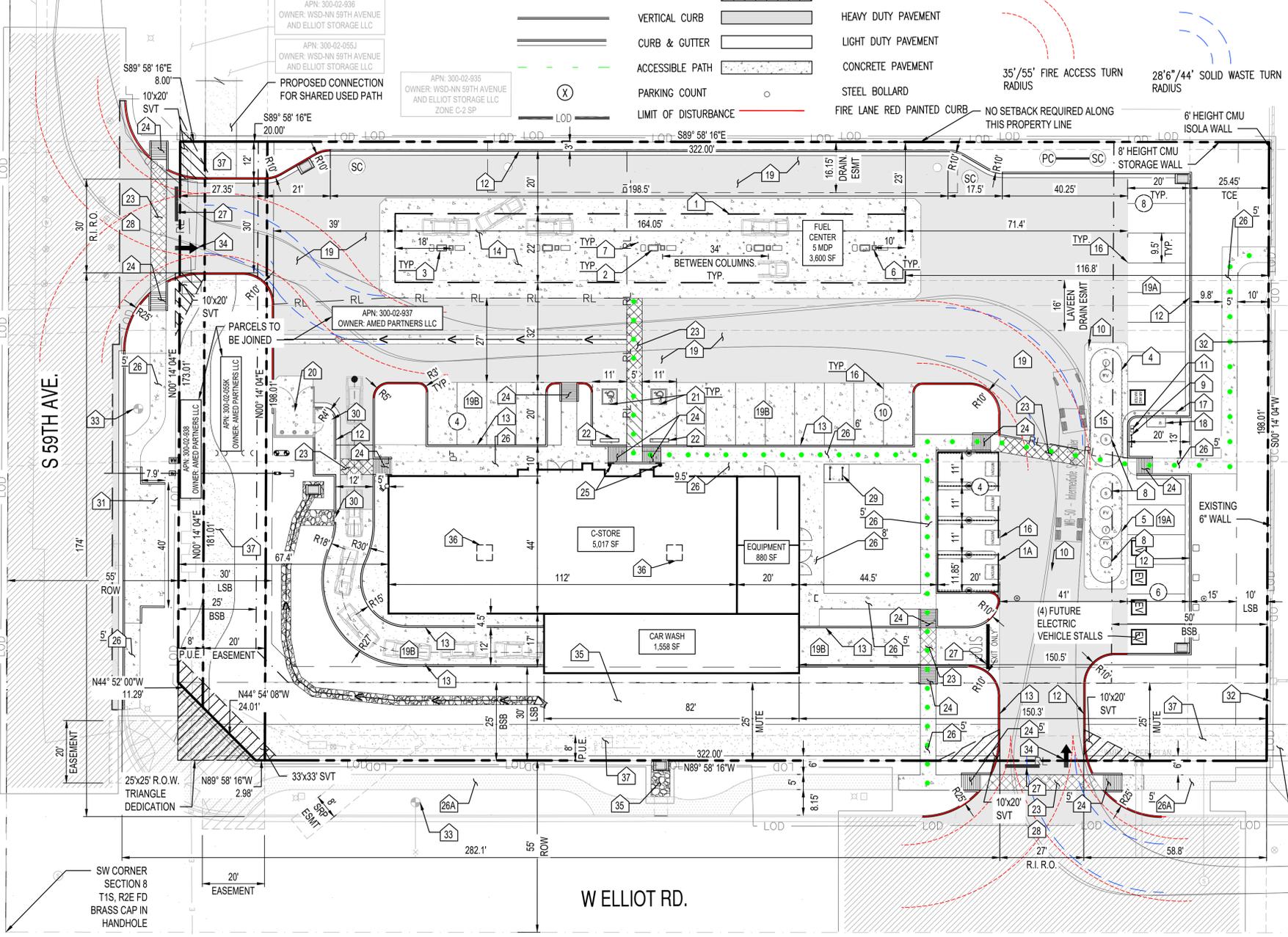
PARKING REVIEW:

LOT #	QSR 1:	REQUIRED	PROVIDED
REQUIRED PARKING:			
C-STORE	19 SPACE	1 PER 300 SF	
CAR WASH	2 SPACE	1 PER 3 NON-OFFICE EMPLOYEES, 1 PER 300 SF OF OFFICE AND SALES	
TOTAL	21 SPACE		
PROPOSED PARKING:	32		
RATIO:	2.67	PER 1000	
REQUIRED ADA PARKING:	2		
PROPOSED ADA:	2		

OPEN SPACE: REQUIRED = 10% (6,899 SF) PROVIDED = 33.7% (23,257 SF)

LANDSCAPED AREA REVIEW

PARKING AREA	21885 SF
LANDSCAPED AREA IN PARKING	3614 SF
(EXCLUSIVE OF L.S. SETBACKS)	17%



CITY OF PHOENIX
JAN 29 2026
Planning & Development Department

KVA: 23-639
SDEV: 2300170
PAPP: 2506034
OS: 04-15

PROJECT: TERRIBLE'S FUEL CENTER
LOCATION: NEC W ELLIOT RD & S 59TH AVE., PHOENIX, AZ.

DESIGNED: JM 01/30/2026
REVIEWED: TR 01/30/2026
PROJ. MGR.: TR 01/30/2026

DATE: 01/30/2026
ISSUED FOR: PHO SITE PLAN

REVISION NO.: DATE:

JOB NO.: 241110
SHEET TITLE: SITE PLAN

PAGE NO.: 1 OF 2
SHEET NO.: C2.00

PRELIMINARY NOT FOR CONSTRUCTION

SUSTAINABILITY ENGINEERING GROUP

SEG

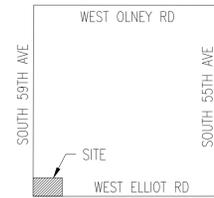
TERRIBLE'S

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5240 N. 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL: 480.698.7226 FAX: 480.259.3534

TERRIBLE'S FUEL CENTER LANDSCAPE COVER SHEET

NEC W ELLIOT RD, & S 59TH AVE., PHOENIX, AZ.



PRELIMINARY
NOT FOR
CONSTRUCTION



SUSTAINABILITY ENGINEERING GROUP

5240 N. 16TH STREET SUITE
105, PHOENIX, ARIZONA 85016
TEL 480.588.7226
FAX 480.259.3535
WWW.AZSEG.COM



PROJECT
TERRIBLE'S FUEL CENTER

LOCATION
NEC W ELLIOT RD & S 59TH
AVE., PHOENIX, AZ.

LANDSCAPE ARCHITECT
SUSTAINABILITY
ENGINEERING GROUP
BRIAN RUDE, FLA
BRIAN@AZSEG.COM

DRAWN IP 01/29/2026
DESIGNED CB 01/29/2026
CHECKED
FINAL QC
PROJ. MGR. DB 01/29/2026

REVISION NO.: DATE:

1	
2	
3	
4	



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JOB NO.: 241110
DATE: 01/29/2026
ISSUED FOR:
PHO SITE PLAN

SHEET TITLE:
LANDSCAPE COVER SHEET

PAGE NO.: 1 OF 2 | SHEET NO.: L0.1

LANDSCAPE GENERAL NOTES

- PERFORM WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND SPECIFICATIONS.
- CAREFULLY INSPECT SITE AND VERIFY CONDITIONS PRIOR TO BIDDING. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES WITH THESE DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE ABOVE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
- HOLD HARMLESS AND INDEMNIFICATION CLAUSE - THE CONTRACTOR SHALL AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY TO ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY; REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE LANDSCAPE ARCHITECT.
- UNAUTHORIZED CHANGES TO DRAWINGS - THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- UNDERGROUND SERVICE ALERT - NOTIFY BLUE STAKE 48 HOURS PRIOR TO DIGGING AT 1-800-STAKE-IT. EXERCISE EXTREME CARE IN WORKING NEAR EXISTING UTILITIES. VERIFY THE LOCATION AND CONDITION OF UTILITIES PRIOR TO CONSTRUCTION.
- INSPECTIONS - NOTIFY OWNER REPRESENTATIVE AND APPROPRIATE AGENCY REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE PRIOR TO REQUIRED GOVERNING AGENCY INSPECTION.
- QUANTITIES INDICATED IN DRAWINGS ARE PROVIDED AS A COURTESY ONLY. VERIFY QUANTITIES SHOWN BY CONDUCTING AN INDEPENDENT QUANTITY TAKE OFF.
- OWNER AND LANDSCAPE ARCHITECT WILL DECIDE QUESTIONS RELATING TO INTERPRETATION OF DRAWINGS AND ACCEPTABLE FULFILLMENT OF THE WORK SHOWN IN CONTRACT DOCUMENTS.
- MAINTAIN PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO THE WORK AT ALL TIMES INCLUDING WEEKENDS AND HOLIDAYS. DISPOSE OF RUBBLE, TRASH, OR DISPOSABLE ITEMS RESULTING FROM DEMOLITION IN A LEGAL, LAWFUL, AND SAFE MANNER TO AN APPROVED DISPOSAL SITE.
- APPLY PRE-EMERGENT AFTER COMPLETION OF EARTHWORK, LEACHING, BED PREPARATION AND FINE GRADING PRIOR TO TOP DRESS.
- ALL EXISTING LANDSCAPE AREAS OUTSIDE THE PROJECT AREA THAT ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE FLAGGED AND/OR STAKED LAYOUT OF ALL PLANTING LOCATIONS FOR REVIEW AND ADJUSTMENT, IF NECESSARY, BY THE OWNERS REPRESENTATIVE PRIOR TO STARTING IRRIGATION OR PLANT PIT EXCAVATIONS.
- ANY AND ALL PLANTS OR TREES, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES OF THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNERS REPRESENTATIVE.

KIVA: 23-639
SDEV: 2300170
PAPP: 2506094
QS: 04-15

CITY OF PHOENIX
JAN 29 2026
Planning & Development
Department

MCDOT LANDSCAPE NOTES

- ALL LANDSCAPING IN COUNTY RIGHT-OF-WAY SHALL CONFORM TO CHAPTER NINE (9) OF THE LATEST ROADWAY DESIGN MANUAL.
- LANDSCAPE IS NOT ALLOWED TO ENCR OACH INTO THE ROADWAY OR DRIVEWAY ENTRANCES. LANDSCAPE WITH THIS POTENTIAL WILL BE RELOCATED OR REMOVAL BY OWNER/DEVELOPER EXPENSE.
- LANDSCAPE INSIDE SIGHT TRIANGLES MUST NOT EXCEED 24 INCHES IN HEIGHT FROM TOP OF CURB LINE WHEN MATURE.
- LANDSCAPE THAT OVERHANGS OFF-SITE SIDEWALKS MUST BE MAINTAINED (BY DEVELOPER) SO THAT A SEVEN (7) FOOT HIGH CLEARANCE IS PROVIDED AT ALL TIMES.
- LANDSCAPE AND IRRIGATION SYSTEMS IN RIGHT-OF-WAY SHALL BE MAINTAINED AND PAID FOR BY DEVELOPER. THIS INCLUDES WATER USE.
- ALL UNDERGROUND LANDSCAPE EQUIPMENT AND MAIN IRRIGATION LINES WITHIN FIVE (5) FEET OF BACK-OF-CURB, BACK-OF-WALK, OR WITHIN FIFTEEN (15) FEET OF EDGE-OF-PAVEMENT MUST HAVE THIRTY-SIX (36) INCH MINIMUM DEPTH OF COVER.
- PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602) 542-6408.
- LANDSCAPE IN COUNTY RIGHT-OF-WAY SHALL ONLY USE PLANTS LISTED IN THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA PUBLISHED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
- TREES, LARGE SHRUBS AND CACTI WHOSE TRUNK DIAMETER AT MATURITY WILL EXCEED FOUR (4) INCHES SHALL NOT BE PLANTED WITHIN THE CLEAR ZONE (TEN (10) FOOT MINIMUM FROM FACE OF CURB). REFER TO SECTION 5.25 FOR INFORMATION ON CLEAR ZONE WIDTH.
- IF PROVISIONS ARE MADE FOR FUTURE IRRIGATION, SIX (6) INCH DIAMETER SCHEDULE 40 PVC SLEEVES SHALL BE INSTALLED UNDER STREETS, DRIVES AND IMPERVIOUS SURFACES. THE SLEEVES SHALL EXTEND BEYOND THE IMPERVIOUS SURFACE TO A LENGTH EQUAL TO THE DEPTH AT WHICH THE SLEEVES ARE PLACED.
- ALL LANDSCAPING SHALL NOT IMPACT SIGHT VISIBILITY OF ANY EXISTING OR PROPOSED STREET SIGNS.

IRRIGATION GENERAL NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. ADJUST LOCATION OF VALVES TO PROVIDE FULL AND ADEQUATE COVERAGE OR ADD EMITTERS AS NECESSARY TO ENSURE 100% COVERAGE OF PLANT MATERIALS. PREVENT OVERSPRAY ON ADJACENT IMPROVEMENTS.
- VERIFY WATER PRESSURE IN FIELD AND IMMEDIATELY NOTIFY OWNER SHOULD A DISCREPANCY EXIST.
- COORDINATE IRRIGATION SLEEVES LOCATION AND SIZE WITH A MINIMUM DIAMETER TWICE THE SIZE OF THE IRRIGATION LINE. EXTEND SLEEVES 12' BEYOND EDGE OF PAVEMENT, WALL, WALKS OR CURB.
- PROGRAM CONTROLLERS TO MAINTAIN SUFFICIENT FLOW RATES THROUGHOUT THE SYSTEM. ADJUST AS REQUIRED FOR SEASON AND PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- LOCATE TAN COLOR (CARSON OR EQUAL) VALVE BOXES (IRRIGATION, GATE VALVE, FLUSH CAP, CONTROL WIRE AND OTHERS) IN PLANTER AREAS. DO NOT LOCATE VALVE BOXES IN A LAWN OR HARDSCAPE UNLESS REQUIRED AND APPROVED BY OWNER.
- ALL IRRIGATION EQUIPMENT DESCRIBED IN LEGEND WILL BE ACCEPTED AS APPROVED EQUALS FOR PERFORMANCE. CONTRACTOR MAY SUBMIT FOR REVIEW EQUAL PERFORMANCE EQUIPMENT.
- MAINTAIN OR RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS IMPACTED BY ANY WORK PERFORMED UNDER THIS CONTRACT. RESTORE IRRIGATION TO PROVIDE 100% SERVICE AND COVERAGE.
- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.

CITY OF PHOENIX GENERAL LANDSCAPE NOTES

- THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS A PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS: SIZE, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM C.O.P LANDSCAPE SECTION (602)262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOC. STANDARDS.
- ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER-USE PLANT LIST.
- CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT (602)262-6862, TO VERIFY OWNER-SHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS & REC. DEPT. PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- CONTACT THE STREET TRANSPORTATION DEPT. HORTICULTURIST AT (602)262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T R.O.W THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPT. PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN R.O.W DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN THE R.O.W TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE R.O.W SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN THE R.O.W PER THE APPROVED PLAN.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'-8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
- PVC LATERALS ARE REQUIRED. A MAXIMUM OF 5' OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERAL WILL BE ACCEPTED.
- PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
- PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

SHEET INDEX				
	SHEET NO. :	DESCRIPTION:	LATEST DATE:	REVISION:
•	1	L0.1	LANDSCAPE COVER SHEET	01/29/2026
•	2	L1.0	LANDSCAPE PLAN	01/29/2026

(•) INDICATES IS PART OF THIS SUBMITTAL

PLANT MATERIAL LEGEND

TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
ACACIA FARNESIANA	SWEET ACACIA	1" CAL	-	8
CHILOPSIS LINEARIS	DESERT WILLOW	1" CAL	-	12
PARKINSONIA FLORIDA	BLUE PALO VERDE	2" CAL	-	16
VITEX AGNUS-CASTUS	MOK'S PEPPER TREE	1" CAL	-	2
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	2" CAL	-	2

SHRUBS

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL	-	9
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	5 GAL	-	15
LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	-	25
RUELLIA PENNINSULARIS	DESERT RUELLIA	5 GAL	-	30

ACCENTS

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	-	15
ASCLEPIAS SUBULATE	DESERT MILKWEED	5 GAL	-	6

GROUNDCOVERS / GRASSES

SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES	QTY
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GAL	-	45
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	-	40
PENSTEMON PSEUDOSPECTABILIS	CANYON PENSTEMON	5 GAL	-	35
TEUCRIUM CHAMAEDRYIS	GERMANDER	5 GAL	-	44

PROJECT TEAM

DEVELOPER

TERRIBLE'S
5195 S. LAS VEGAS BLVD.
LAS VEGAS, NV, 89119
PHONE: 480-277-6379
ATTN.: BRETT GRIFFIN
EMAIL: BGRIFFIN@TERRIBLES.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-588-7226
ATTN.: ALI FAKIH
EMAIL: ALI@AZSEG.COM

ARCHITECT

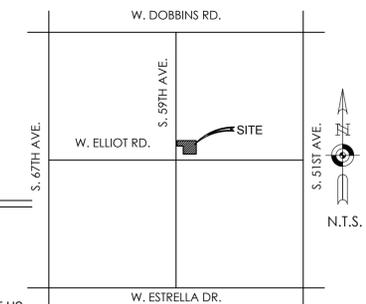
SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-237-2510
ATTN.: ROBERT HANSEN
EMAIL: BOB@AZSEG.COM

LANDSCAPE ARCHITECT

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-237-2507
ATTN.: BRIAN RUDE, RLA
EMAIL: BRIAN@AZSEG.COM

CONCEPTUAL SITE PLAN FOR: VITA COMMUNITIES AT 59TH AVE. AND ELLIOT RD

NEC S. 59TH AVENUE AND W. ELLIOT ROAD
CITY OF PHOENIX, ARIZONA, 85339



CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
1102 E. MISSOURI AVE.
PHOENIX, ARIZONA, 85014

CONTACT: DAVE SOLTYSIK, P.E.
PHONE: (602) 297 8732
EMAIL: DSOLTYSIK@TERRASCAPE.US

PROPERTY OWNER

MILLER 160, LLC
5080 N. 40TH STREET, SUITE 205
PHOENIX, ARIZONA, 85018

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
11110 N. TATUM BLVD, SUITE 100
PHOENIX, ARIZONA, 85028

CONTACT: NICK ADAMSON
PHONE: (602) 997 9093
EMAIL: NICKA@MG-AZ.COM

DEVELOPER / APPLICANT

VITA COMMUNITIES, LLC
1017 N. CENTRAL AVE., SUITE 2
PHOENIX, ARIZONA, 85004

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, SUITE 200
PHOENIX, ARIZONA, 85054

CONTACT: PAUL KNITTER
PHONE: (602) 867-2500
EMAIL: PAUL.KNITTER@FELTENGROUP.COM

PROJECT DATA

APN:	300-02-055A
EXISTING ZONING:	R1-8 PCD
PROPOSED ZONING:	R-3
SITE AREA (GROSS TO CENTERLINE):	± 22.81 AC (993,604 SF)
SITE AREA (ALTA):	± 22.51 AC (980,602 SF)
SITE AREA (NET):	± 22.31 AC (971,934 SF)
DENSITY (GROSS):	10.9 DU/AC
DENSITY (NET):	11.2 DU/AC
NO. OF UNITS:	249
CONSTRUCTION TYPE (DWELLING):	NON RATED - RESIDENTIAL
CONSTRUCTION TYPE (OFFICE):	TYPE V-B
CONSTRUCTION TYPE (CLUBHOUSE):	TYPE V-B
LOT SALES PROPOSED:	Y X N
ADDRESS:	5802 W ELLIOT RD LAVEEN, AZ 85339

ZONING STANDARDS R3 - PRD OPTION

DENSITY (DU/ACRE)	MAX.	NET	GROSS
	15.23	11.17	10.92
MIN BLDG SETBACKS	REQ'D	PROV.	
FRONT (WEST)	20'	20'	
SIDE (NORTH)	15'	15'	
REAR (EAST)	15'	15'	
SIDE (SOUTH)	15'	15'	
MIN LANDSCAPE SETBACKS (FT)	5'	5'	
MAX. HEIGHT	2 STORIES / 30'	1 STORY / 30'	
LOT COVERAGE	45%	±26%	
COMMON AREA OPEN SPACE	5% / 49,680 SF	±12% / ±115,000 SF	

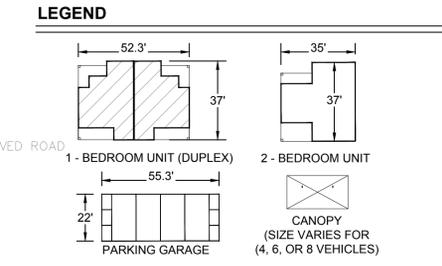
BUILDING CALCULATIONS

BUILDING TYPE	NO.	AREA (SF)	TOTAL (SF)	TYP. PRVT. OS (SF)
ALL SINGLE STORY				
1-BED DUPLEX (38%)	47 (94 DU)	1,536	72,192	330
2-BED (62%)	155	1,062	164,610	445
SUB-TOTAL	249 DU		236,802 SF	
GARAGE	14	1,217	17,038	
LEASING OFFICE	1	848	848	
CLUBHOUSE	1	1,656	1,656	
GRAND TOTAL			256,344 SF	

PARKING CALCULATIONS

BUILDING TYPE	REQ'D SPACES
1-BED 94 UNITS (x 1.5)	141
2-BED 155 UNITS (x 1.5)	233
TOTAL	374
UNRESERVED PARKING	REQ'D SPACES
1-BED 94 UNITS (x 0.5)	47
2-BED 155 UNITS (x 0.5)	78
TOTAL	125
REQUIRED PROVIDED	125

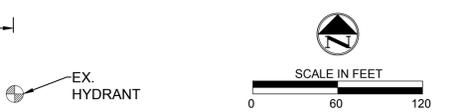
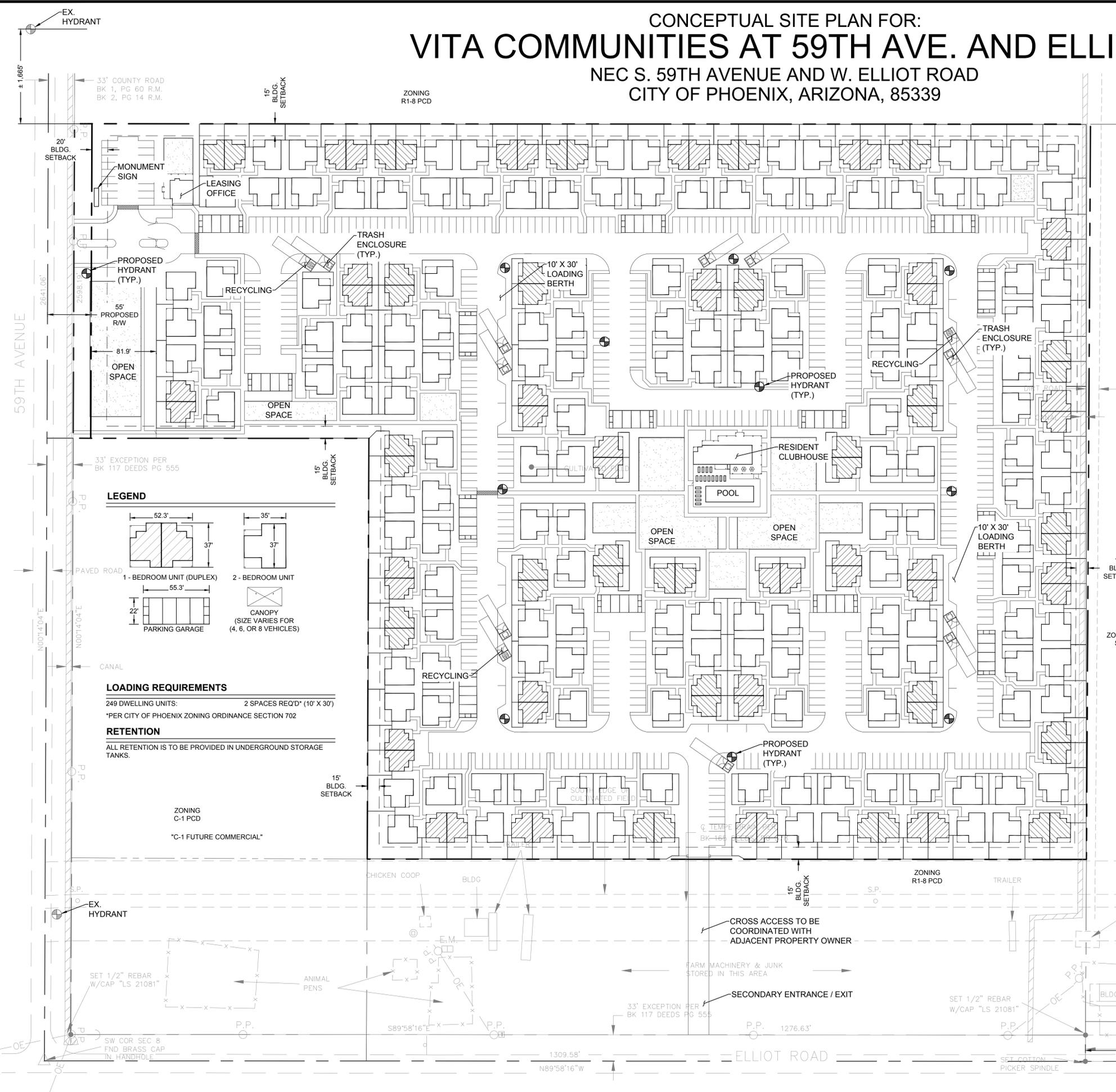
PARKING PROVIDED	REQ'D SPACES
GARAGE	56
OPEN PARKING	150
COVERED PARKING	250
OPEN ACCESSIBLE	3
COVERED ACCESSIBLE	4
TOTAL	463
RESERVED	249
UNRESERVED	214



LOADING REQUIREMENTS
249 DWELLING UNITS: 2 SPACES REQ'D (10' X 30')
*PER CITY OF PHOENIX ZONING ORDINANCE SECTION 702

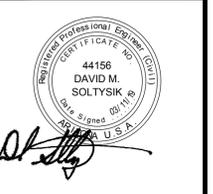
RETENTION
ALL RETENTION IS TO BE PROVIDED IN UNDERGROUND STORAGE TANKS.

ZONING C-1 PCD
C-1 FUTURE COMMERCIAL



consulting
Terrascope
 civil engineering • surveying • urban planning

1102 East Missouri Ave., Phoenix, Arizona 85014 • 575 West Chandler Blvd. #123, Chandler, Arizona 85225
 P: 602.297.8732 • F: 602.290.8458 • info@terrascopeconsulting.com • terrascopeconsulting.com



VITA COMMUNITIES
AT 59TH AVE. AND ELLIOT RD.

CONCEPTUAL SITE PLAN



DATE	DESCRIPTION
03/11/19	PRE-APP SUBMITTAL

CITY OF PHOENIX
MAR 11 2019
Planning & Development Department

CHECKED BY: DMS

DRAWN BY: EF

CONCEPTUAL SITE PLAN

SHEET No. 1 of 1

PROJECT No.

Location

Northeast corner of 59th Avenue and Elliott Road

Council District: 8

Parcel Addresses: N/A

Discussion

Mayor Gallego declared the public hearing open. Noting there was no one present to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Councilmember Garcia, seconded by Councilman DiCiccio, that this item be approved per the Planning Commission's recommendation and to adopt the related resolution. The motion carried by the following vote:

Yes: 8 - Councilman DiCiccio, Councilmember Garcia, Councilwoman Guardado, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Vice Mayor Waring and Mayor Gallego

No: 0

Absent: 1 - Councilwoman Williams

120 Public Hearing and Ordinance Adoption - Amend City Code - Rezoning Application Z-14-19-8 - Northeast Corner of 59th Avenue and Elliot Road (Ordinance G-6608)

Request to hold a public hearing on the request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-14-19-8 and rezone the site from S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD) to R-3 and C-1 for multifamily residential and commercial.

Summary

Application: Z-14-19-8

Current Zoning: 22.08 acres of S-1 (Approved R1-8 PCD) and 8.06 acres of S-1 (Approved C-1 PCD)

Proposed Zoning: 22.89 acres of R-3 and 7.25 acres of C-1

Acreage: 30.14

Proposed Use: Multifamily residential and commercial

Owner: Miller 160, LLC; AMED Partners, LLC

Applicant: Jim Stockwell, Jr, Vita Communities, LLC

Representative: Jim Stockwell, Jr, Vita Communities, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard the case on May 13, 2019, and recommended approval per the staff recommendation with additional stipulations by an 11-1 vote.

PC Action: The Planning Commission heard this case on June 6, 2019, and recommended approval per the Laveen Village Planning Committee recommendation by a 9-0 vote.

Location

Northeast corner of 59th Avenue and Elliot Road.

Council District: 8

Parcel Addresses: N/A

Discussion

Mayor Gallego declared the public hearing open. Noting there was no one present to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Councilmember Garcia, seconded by Councilman DiCiccio, that this item be approved per the Planning Commission's recommendation and to adopt the related ordinance. The motion carried by the following vote:

Yes: 8 - Councilman DiCiccio, Councilmember Garcia, Councilwoman Guardado, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Vice Mayor Waring and Mayor Gallego

No: 0

Absent: 1 - Councilwoman Williams

121 Public Hearing and Ordinance Adoption - General Plan Amendment GPA-EN-1-19-4 - Northeast Corner of Central Avenue and Indian School Road (Ordinance S-45917)

Request to hold a public hearing on a General Plan Amendment for the following item and to consider the Planning Commission's recommendation and the related ordinance if approved. This file is a companion case to Z-9-19-4.

Summary

Item #: 3
Application #: GPA-LV-1-19-8 (Companion case Z-14-19-8)
Request: Map Amendment
From: Residential 3.5 to 5 dwelling units per acre
To: Residential 10 to 15 dwelling units per acre and Commercial
Acreage: 30.14
Location: Northeast corner of 59th Avenue and Elliot Road
Proposal: General Plan Amendment to change the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre and Commercial
Applicant: Jim Stockwell, Jr., Vita Communities, LLC
Owner: Miller160, LLC and AMED Partners, LLC
Representative: Jim Stockwell, Jr., Vita Communities, LLC

Ms. Racelle Escolar stated that Item Nos. 4 [3] and 5 [4] are related cases and can be heard together, but separate motions are required. Both are located on 30.14 acres at the northeast corner of 59th Avenue and Elliot Road.

Item No. 3 is GPA-LV-1-19-8, a request to amend the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre, to Residential 10 to 15 dwelling units per acre and Commercial.

Item No. 4 is Z-14-19-8, a request to rezone from S-1 (Ranch or Farm Residence District), Approved R1-8 (Single-Family Residence District) PCD (Planned Community District) and S-1, Approved C-1 (Neighborhood Retail District) PCD; to R-3 (Multifamily Residence District) and C-1 to allow multifamily residential and commercial.

The Laveen Village Planning Committee recommended approval of GPA-LV-1-19-8 by a 12-0 vote; and recommended approval of Z-14-19-8 per the staff recommendation with additional stipulations.

The added stipulations require general conformance to a site plan, a maximum of 249 units, that all front elevations have a minimum of 10 percent non-stucco accent material, that the development be gated, and that all Planning Hearing Officer requests go through the Village Planning Committee.

Staff recommends approval of GPA-LV-1-19-8 and Z-14-19-8, per the Laveen Village Planning Committee recommendations.

Chairman Johnson stated that no cards were submitted wishing to speak.

Commissioner Shank made a MOTION to approve GPA-LV-1-19-8 per the Laveen Village Planning Committee recommendation.

Commissioner Gorraiz SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 9-0.

Item #: 4
Application #: Z-14-19-8 (Companion case GPA-LV-1-19-8)
From: S-1 (Approved R1-8 PCD) and S-1 (Approved C-1 PCD)
To: R-3 and C-1
Acreage: 30.14
Location: Northeast corner of 59th Avenue and Elliot Road
Proposal: Multifamily residential and commercial
Applicant: Jim Stockwell, Jr., Vita Communities, LLC
Owner: Miller160, LLC and AMED Partners, LLC
Representative: Jim Stockwell, Jr., Vita Communities, LLC

Ms. Racelle Escolar stated that Item Nos. 4 [3] and 5 [4] are related cases and can be heard together, but separate motions are required. Both are located on 30.14 acres at the northeast corner of 59th Avenue and Elliot Road.

Item No. 3 is GPA-LV-1-19-8, a request to amend the General Plan Land Use Map designation from Residential 3.5 to 5 dwelling units per acre, to Residential 10 to 15 dwelling units per acre and Commercial.

Item No. 4 is Z-14-19-8, a request to rezone from S-1 (Ranch or Farm Residence District), Approved R1-8 (Single-Family Residence District) PCD (Planned Community District) and S-1, Approved C-1 (Neighborhood Retail District) PCD; to R-3 (Multifamily Residence District) and C-1 to allow multifamily residential and commercial.

The Laveen Village Planning Committee recommended approval of GPA-LV-1-19-8 by a 12-0 vote; and recommended approval of Z-14-19-8 per the staff recommendation with additional stipulations.

The added stipulations require general conformance to a site plan, a maximum of 249 units, that all front elevations have a minimum of 10 percent non-stucco accent material, that the development be gated, and that all Planning Hearing Officer requests go through the Village Planning Committee.

Staff recommends approval of GPA-LV-1-19-8 and Z-14-19-8, per the Laveen Village Planning Committee recommendations.

Chairman Johnson stated that no cards were submitted wishing to speak.

Commissioner Shank made a MOTION to approve Z-14-19-8 per the Laveen Village Planning Committee recommendation.

Commissioner Wingerer SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 9-0.

Stipulations:

1. The conceptual site plan, landscape plan, lighting plan and building elevations for the

commercial (C-1) portion of the site shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval.

2. The development shall be in general conformance with the SITE PLAN AND Elevations date stamped May 3, 2019, as approved by the Planning and Development Department, AND AS MODIFIED BY THE FOLLOWING CRITERIA:
 - A. THE FRONT ELEVATIONS SHALL CONSIST OF A MINIMUM OF 10% NON-STUCCO ACCENT MATERIAL.
 - B. THE DEVELOPMENT SHALL PROVIDE GATED ACCESS.
 - C. THE DEVELOPMENT SHALL HAVE A MAXIMUM OF 249 UNITS.
3. A 30-foot minimum landscape setback shall be provided along 59th Avenue and along Elliott Road, as approved by the Planning and Development Department.
4. The developer shall provide a minimum of 10% open space, as approved by the Planning and Development Department.
5. The developer shall install a minimum of 20 inverted U-bicycle racks for guests, installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
6. A pedestrian connection shall be provided between the R-3 and C-1 portions of the site, as approved by the Planning and Development Department.
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
8. The applicant shall submit a Traffic Impact Study to the City for this development. The conclusions of the study will be used to determine the required roadway and traffic improvements to be provided by the developer. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson (602-262-7580) to set up a meeting to discuss the requirements of the study. The Traffic Impact Study shall also be submitted to the Arizona Department of Transportation for review and approval.
9. The developer shall provide for a 55-foot half street right-of-way dedication for the east side of 59th Avenue for the entire length of property, extending to Elliot Road. This shall include 37 feet of paving for the east half of 59th Avenue.
10. The developer shall provide for a 55-foot half street right-of-way dedication on the north side of Elliot Road from 59th Avenue to the existing residential development to the east. Include 37 feet of paving for the north half of Elliot Road and additional improvements, as approved by the Planning and Development Department.

11. The developer shall provide for a 25-foot by 25-foot right-of-way triangle dedication at the northeast corner of the 59th Avenue and Elliot Road intersection.
12. Open irrigation facilities are to be relocated and piped outside of the right-of-way. Contact Salt River Project to identify existing land rights and establish an appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
13. The developer shall underground existing overhead electrical utilities within the public right-of-way that are impacted or to be relocated as part of this project, as approved by the Planning and Development Department.
14. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
15. ANY REQUEST TO CHANGE, DELETE OR MODIFY STIPULATIONS SHALL BE PRESENTED THROUGH THE PLANNING HEARING OFFICER PROCESS AND NOTIFICATION SHALL BE GIVEN TO THE LAVEEN VILLAGE PLANNING COMMITTEE PRIOR TO THE PLANNING HEARING OFFICER HEARING.

fencing plans be reviewed through the Planning Hearing Officer prior to preliminary site plan approval. **Mr. Randy Schiller** seconded the motion.

Vote

12-0, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

8. **GPA-LV-1-19-8 (Companion Case – Z-14-19-8)**: Presentation, discussion and possible recommendation on a request to amend the City of Phoenix General Plan Land Use Map Designation on approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliott Road from Residential 3.5 to 5 dwelling units per acre to Residential 10 to 15 dwelling units per acre and Commercial to allow for multifamily residential and commercial uses.

Discussion for this item was combined with Z-14-19-8.

MOTION

Ms. Linda Abegg motioned to recommend approval of the General Plan Land Use Map amendment. **Ms. Jennifer Rouse** seconded the motion.

Vote

12-0, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Bolding, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor.

9. **Z-14-19-8**: Presentation, discussion and possible recommendation on a request to rezone approximately 30.14 acres located at the northeast corner of 59th Avenue and Elliott Road from S-1 (Approved C-1 PCD) (Ranch or Farm Residence, approved Neighborhood Retail, Planned Community District) and S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, approved Single-Family Residence District, Planned Community District) to C-1 (Neighborhood Retail) and R-3 (Multifamily Residence District).

Mr. Joel Carrasco provided a staff presentation for the request.

Mr. Adam Baugh with Withey Morris provided the applicant presentation for the request.

Mr. Carlos Ortega asked if there would be any two-story buildings. **Mr. Baugh** replied that all buildings would be single-story, save for the leasing office, which would be two stories.

Mr. John Mockus mentioned that multifamily is inevitable in Laveen.

Ms. Linda Abegg mentioned that she would like to see more stone accent material on the elevations, a general conformance stipulation with a unit cap, and required entry gates.

Chairman Robert Branscomb opened the floor to public comment.

Mr. Phil Hertel provided public comment noting that the LCRD had no concerns regarding the project.

MOTION

Ms. Linda Abegg motioned to recommend approval of the rezone request, adding additional stipulations requiring general conformance to the site plan, a maximum of 249 units, that all front elevations shall have a minimum of 10% non-stucco accent material, that the development shall be gated and that all stipulation modification requests through the Planning Hearing Officer notify the Village Planning Committee prior to the PHO hearing. Ms. Jennifer Rouse seconded the motion.

Vote

11-1, Motion to approve passed, with Committee Members Branscomb, Glass, Abegg, Ensminger, Estela, Flunoy, Hurd, Mockus, Ortega, Rouse and Schiller in favor. Bolding Opposed.

10. **Staff update on cases recently reviewed by the committee.**

None.

11. **Committee member announcements, requests for information, follow up, or future agenda items.**

12. **Adjournment.**

The meeting was adjourned at 8:55 PM.