



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-75-21-2**  
**February 9, 2022**

**North Gateway [Village Planning Committee](#) Meeting Date:** February 10, 2022

**[Planning Commission](#) Hearing Date:** March 3, 2022

**Request From:** [C-2 M-R NBCOD](#) (0.60 acres), [CP/GCP M-R PCD NBCOD](#) (0.48 acres), [CP/GCP M-R NBCOD](#) (0.18 acres)

**Request To:** [C-2 NBCOD](#) (1.26 acres)

**Proposed Use:** Automotive service facility

**Location:** Approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road

**Owner:** Quick Quack Car Wash Holdings, LLC

**Applicant:** Neil Feaser, RKAA Architects Inc.

**Representative:** Greg Clark, KCAS II, LLC

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Primary Village Core, Mixed Use (Commercial/Commerce/Business Park)	
<a href="#">Street Map Classification</a>	North Valley Parkway	Major arterial	70-foot west half street
	Unnamed Street (South)	Not classified	30-foot north half street

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The development proposes to maintain commercial zoning within a designated Village Core, with direct access to an arterial street. The proposed commercial development is consistent with the scale of other developments in the surrounding area and will maintain the character by removing the Mid-Rise Overlay designation on the site.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

Rezoning to C-2 (Intermediate Commercial) will maintain a commercial designation on the site, while allowing for increased commercial intensity that is sensitive to the scale of surrounding neighborhoods. Development standards, including the maximum building height, are appropriate at this location given that Village Core designation and similar development along Dove Valley Road.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The development, as stipulated will add shade trees and landscaping along adjacent streets and incorporate shade within the site, including along street frontages. This will help reduce the heat island effect and increase thermal comfort for pedestrians to encourage walking and bicycling.

#### **Applicable Plans, Overlays, and Initiatives**

**[North Gateway Village Core Plan](#)**: See Background Item No. 6.

**[North Black Canyon Corridor Plan](#)**: See Background Item No. 7.

**[North Black Canyon Overlay District](#)**: See Background Item No. 8.

**[Tree and Shade Master Plan](#)**: See Background Item No. 12.

**[Complete Streets Guiding Principles](#)**: See Background Item No. 13.

**[Comprehensive Bicycle Master Plan](#)**: See Background Item No. 14.

[Zero Waste PHX](#): See Background Item No. 15.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	C-2 M-R NBCOD, CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD
<b>North</b>	Vacant	C-2 M-R NBCOD
<b>West</b>	Vacant	C-2 MR NBCOD and CP/GCP M-R NBCOD
<b>East (across North Valley Parkway)</b>	Multifamily residential	R-3A PCD NBCOD
<b>South</b>	Vacant	CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD

<b>C-2 (Intermediate Commercial) NBCOD – Village Core</b>		
<b><u>Standards</u></b>	<b><u>C-2 Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	-	1.26 acres
Maximum Lot Coverage	50%	16% (Met)
Maximum Building Height	4 stories and 56 feet	1 story and 28 feet (Met)
<b><i>MINIMUM BUILDING SETBACKS</i></b>		
Front yard (East – Adjacent to North Valley Parkway)	25 feet (May be reduced to 12 feet if parking is not located in the front yard and other provisions)	36 feet (Met)
Side yard (North, and West – Adjacent to C-2 zoning)	0 feet	North: Not specified West: 20 feet (Met)

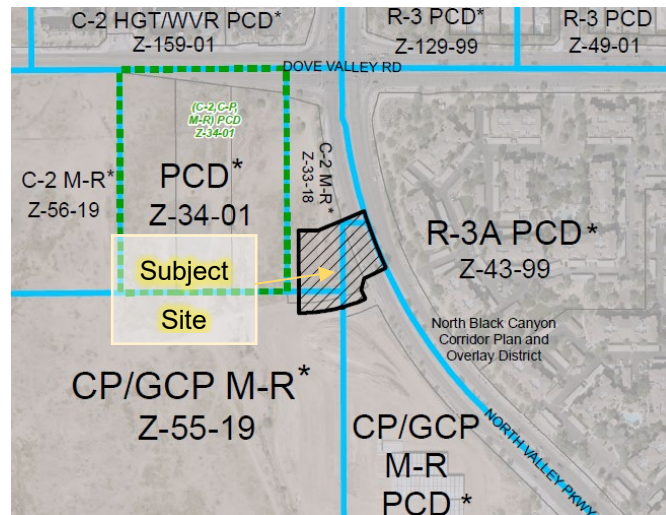
<b><u>Standards</u></b>	<b><u>C-2 Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Side yard (South – Adjacent to street)	10 feet	25 feet (Met)
<b><i>MINIMUM LANDSCAPE SETBACKS</i></b>		
Front yard (East – Adjacent to North Valley Parkway)	8 feet times the lot frontage between the property line abutting public right-of-way and the principal building or structure with a minimum 5-foot landscape strip between the property line and parking area	25 feet (Met)
Side yard (North, and West – Adjacent to C-2 zoning)	0 feet	North: Not specified West: 0 feet (Met)
Side yard (South – Adjacent to street)	0 feet	25 feet (Met)
<b><i>MINIMUM PARKING REQUIREMENTS</i></b>		
Parking	16 spaces (2 spaces per service bay)	27 (Met)

\*Variance or Site Plan modification needed.

## **Background/Issues/Analysis**

### REQUEST

1. This is a request to rezone a 1.26-gross acre site located approximately 460 feet south of the southwest corner of North Valley Parkway and Dove Valley Road from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise, North Black Canyon Overlay District), CP/GCP M-R PCD NBCOD (Commerce Park/General Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District), and CP/GCP M-R NBCOD (Commerce Park/General Commerce Park, Mid-Rise, North Black Canyon Overlay District) to C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District) to allow an automotive service facility.



Zoning Map, Source: City of Phoenix Planning and Development Department

### PRIOR ZONING AND MID-RISE OVERLAY

2. The site has three rezoning designations from prior rezoning cases. Rezoning Case No. Z-43-99, the Sonoran Foothills Planned Community District (PCD), established the CP/GCP M-R PCD NBCOD zoning on the southeast portion of the site. Rezoning Case No. Z-33-18 established the C-2 M-R NBCOD zoning on the north portion of the site. Rezoning Case No. Z-55-19 established the CP/GCP M-R NBCOD zoning on the southwest portion of the site.
3. The prior rezoning cases, Z-43-99, Z-33-18, and Z-55-19, all included the Mid-Rise (M-R) Overlay. The M-R designation was intended to promote high intensity development within the North Gateway Village Core. As recommended by staff, removal of the Mid-Rise Overlay is consistent with stipulated heights in the area and heights included with the proposal.

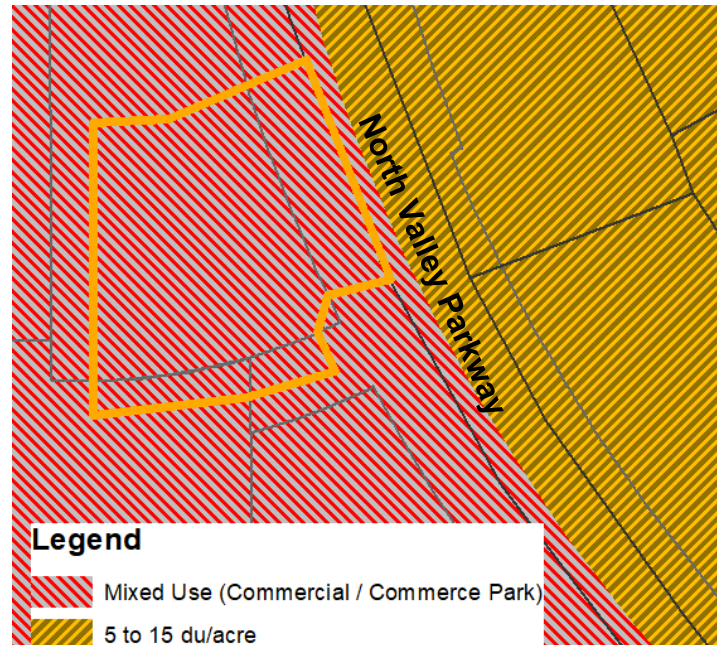
#### GENERAL PLAN LAND USE MAP DESIGNATION

4. The General Plan Land Use Map designation for the subject site is Mixed Use (Commercial/Commerce/Business Park). The area to the north, south, and west of the site is designated as Mixed Use (Commercial/Commerce/Business Park).

The area to the east, across North Valley Parkway is designated as Residential 5 to 15 dwelling units per acre.

The requested C-2 NBCOD zoning is consistent with the Mixed Use General Plan Land Use Map designation and compatible with existing and future land uses envisioned in the area.

The subject site is also within the North Gateway Village Core and further discussed in Background Item No. 6.



General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

#### SURROUNDING USES AND ZONING

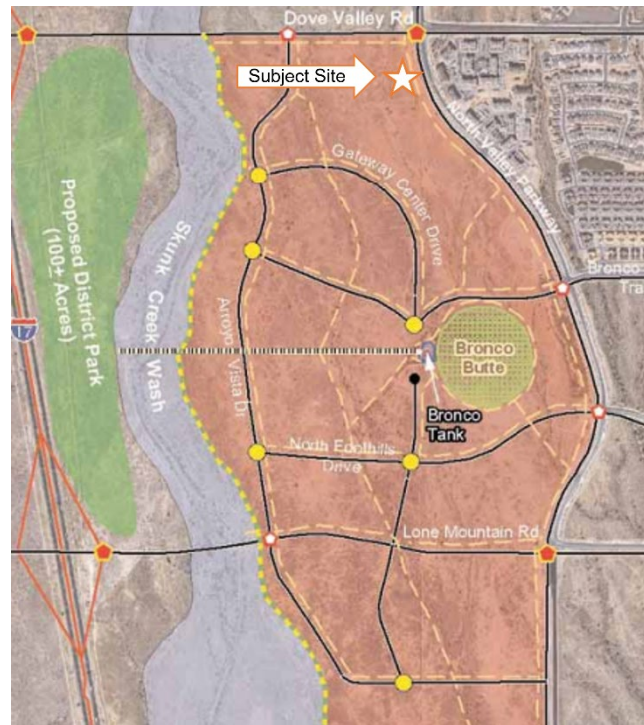
5. North of the site is vacant and zoned C-2 M-R NBCOD. The property is currently going through the development review process and planned to develop as a carwash. West of the site is vacant and zoned C-2 M-R NBCOD and PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD). South of the site is vacant and zoned CP/GCP M-R PCD NBCOD, CP/GCP M-R NBCOD. East of the site, across North Valley Parkway, is a multifamily residential development zoned R-3A PCD NBCOD.



## NORTH GATEWAY VILLAGE CORE

6. The subject site is within the North Gateway Village Core. Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities.

This request aligns with the plan's principles of providing a mixture of uses, including commercial, in the Village Core. The North Gateway Village Core Plan envisioned the site as Commercial Center/Commerce Park, which accommodates the primary employment activity for the North Gateway Village Core – including commercial services, retail, entertainment, recreational, and mixed residential uses. The rezoning request proposes an automotive service facility in close proximity to future and existing commercial and employment opportunities.



North Gateway Core Map; Source: City of Phoenix Planning and Development North Gateway Village Core Plan

## NORTH BLACK CANYON CORRIDOR PLAN

7. The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the planned area. The proposal is consistent with the intent of the following goals from the plan:

- *Goal 1: Promote the North Black Canyon Corridor as a regional employment center.*

The proposed development is within a commercial node at the northwest and southwest corners of North Valley Parkway and Dove Valley Road. The area, which includes proposed and existing commercial uses, will act as a destination where residents can seek services.

- *Goal 2: Achieve a balance between employment and housing.*  
The proposed development enhances a mixture of uses within the area by locating a commercial service within close proximity to existing and future residential opportunities. The site is also located within the North Gateway Village Core, which is envisioned as a high-density, mixed use urban environment.

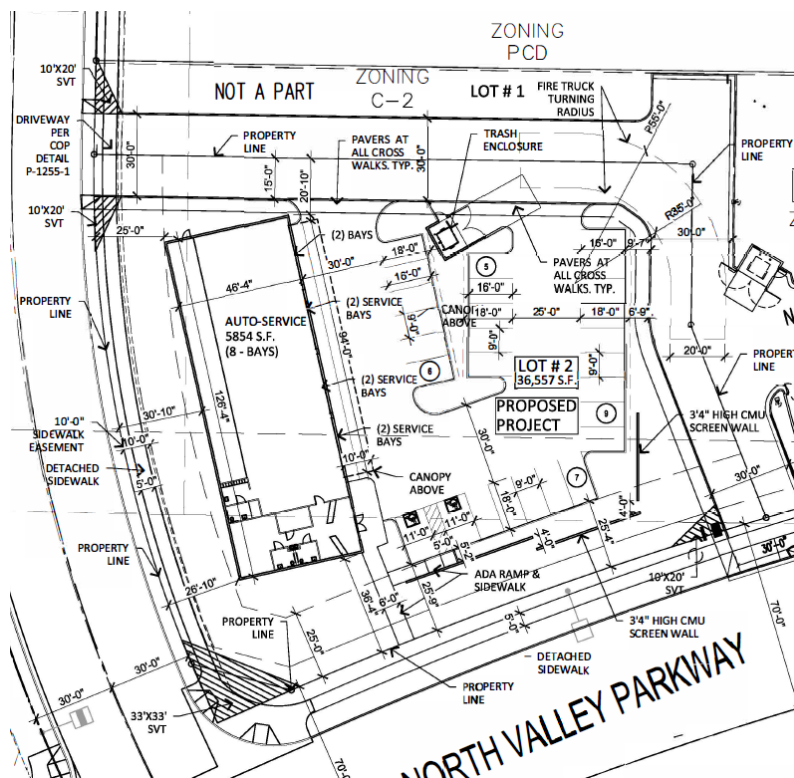
### NORTH BLACK CANYON OVERLAY DISTRICT

8. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The development will be consistent with the NBCOD guidelines by developing buildings with a desert color palette, as depicted in the building elevations submitted by the applicant. Building design is further discussed in Background Item No. 10.

### PROPOSAL

9. The conceptual site plan proposes one building on the site for an automotive service facility with eight service bays along the north façade. The conceptual site plan also depicts vehicular access from North Valley Parkway and the unnamed street to the south of the site. Additionally, landscape setbacks will be provided along public street frontages to help provide screening and shade.

Staff is recommending Stipulation No. 1, regarding general conformance to the site plan to ensure the site is developed as proposed.



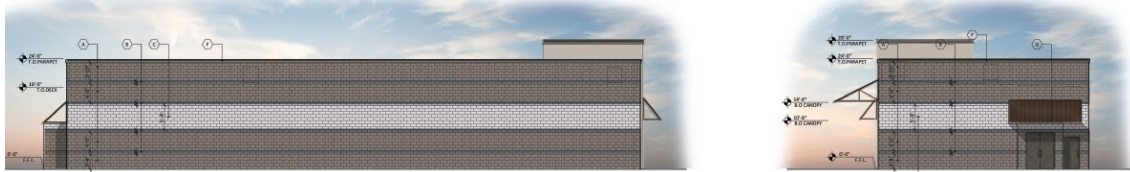
Proposed Site Plan; Source: RKA Architects, Inc.



10. The conceptual building elevations depict a single building with multiple colors and building materials, including masonry block, stucco, painted steel, and aluminum. The north and east elevations depict architectural interest with textural changes, glazing, variations in roof height, and overhangs. The conceptual building elevations depict a maximum height of one story and 24 feet to the top of the parapet.



Conceptual Building Elevations, North and East Elevations; Source: RKAA Architects, Inc.



Conceptual Building Elevations, South and West Elevations; Source: RKAA Architects, Inc.

Staff is not recommending general conformance to the conceptual building elevations provided by the applicant because the south and west elevations do not include the same level of finish as the north and east elevations. Staff recommends Stipulation No. 2, to ensure each side of the building contains a minimum of three building materials and contain building enhancements such as detailing or textural changes. Staff is also recommending Stipulation No. 3, to ensure colors and materials are in compliance with the NBCOD to promote consistency with other developments in the Village Core.

11. The conceptual landscape plan depicts various pedestrian connections throughout the development, including detached sidewalks along North Valley Parkway and the south side of the site. There are also sidewalks to the entrance of the building and adjacent to the site's driveways along the south and north. Stipulation No. 4 requires pedestrian pathways be connected using the most direct route for pedestrians. Stipulation No. 5 requires that alternative paving material be utilized where pedestrian paths and vehicular drives intersect to promote pedestrian safety. Stipulation No. 6 requires walkways, including public sidewalks, be shaded a minimum of 75 percent to promote thermal comfort and walkability.



Proposed Landscape Plan; Source: RKAA Architects, Inc.

## CITYWIDE STUDIES AND POLICIES

### 12. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending that a minimum of 75 percent of the pedestrian circulation be shaded by structures or landscaping, which is addressed in Stipulation No. 6.

### 13. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends Stipulation No. 7 to require bicycle parking to promote various methods of transportation.

14. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Bicycle lanes have been designated within Dove Valley Road and North Valley Parkway, offering connectivity within the area. Staff recommends bicycle parking be provided for both employees and guests. Bicycle parking is addressed in Stipulation No. 7.

15. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed use developments meeting certain criteria. The application documents submitted by the applicant did not address recycling facilities for this project.

COMMUNITY INPUT SUMMARY

16. At the time the staff report was written, staff had not received any community correspondence regarding this request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department provided the following comments:
- The developer shall provide a minimum 75 percent shading of sidewalks. This is addressed in Stipulation No. 6.
  - The developer shall provide bicycle infrastructure for employees. This is addressed in Stipulation No. 7.
  - North Valley Parkway is an A-Section classified roadway on the Street Classification Map and requires detached sidewalks. The right-of-way dedication of 70 feet already exists, and the roadway has been constructed, including the detached sidewalk and landscaped median island. Any median openings along North Valley Parkway are prohibited unless otherwise approved by the Street Transportation Department. This is addressed in Stipulation No. 8.
  - The developer shall provide the appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 9 and 10.
18. The Fire Department indicated that the site, buildings, and water supply will comply with the Phoenix Fire Code.

19. The Floodplain Management Division of the Public Works Department and the Public Transit Department had no comments regarding the request.

#### OTHER

20. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 11, 12, and 13.
21. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The development is consistent with the General Plan Land Use Map designation of Mixed Use (Commercial/Commerce/Business Park).
2. The C-2 NBCOD zoning district will allow development that is consistent in character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposed development furthers the goals of the Tree and Shade Master Plan by providing 75 percent shading for pedestrian pathways.

#### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped November 22, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the building shall contain a minimum of three building materials as well as architectural embellishments and detailing such as textural changes,

pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

3. All buildings, wall colors, and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks using the most direct route for pedestrians, as approved by the Planning and Development Department.
5. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. A minimum of 75 percent of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping at maturity, or a combination of the two, as approved by the Planning and Development Department.
7. A minimum of two inverted U-bicycle spaces for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
8. Median openings along North Valley Parkway are prohibited unless otherwise approved by the Street Transportation Department.
9. The developer shall provide conduit and junction boxes at the northwest corner of the southern (east/west) collector street and North Valley Parkway for future traffic signal equipment, as approved by the Street Transportation Department.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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.

**Writer**

Julianna Pierre

February 9, 2022

**Team Leader**

Samantha Keating

**Exhibits**

Sketch map

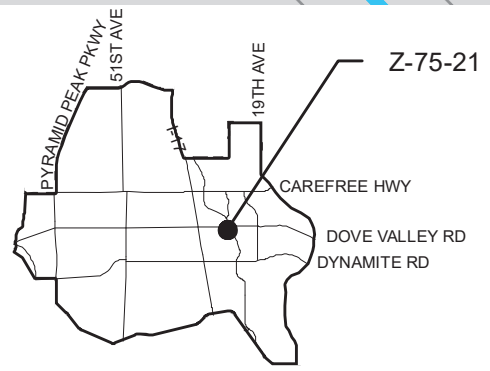
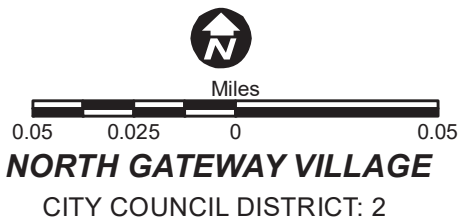
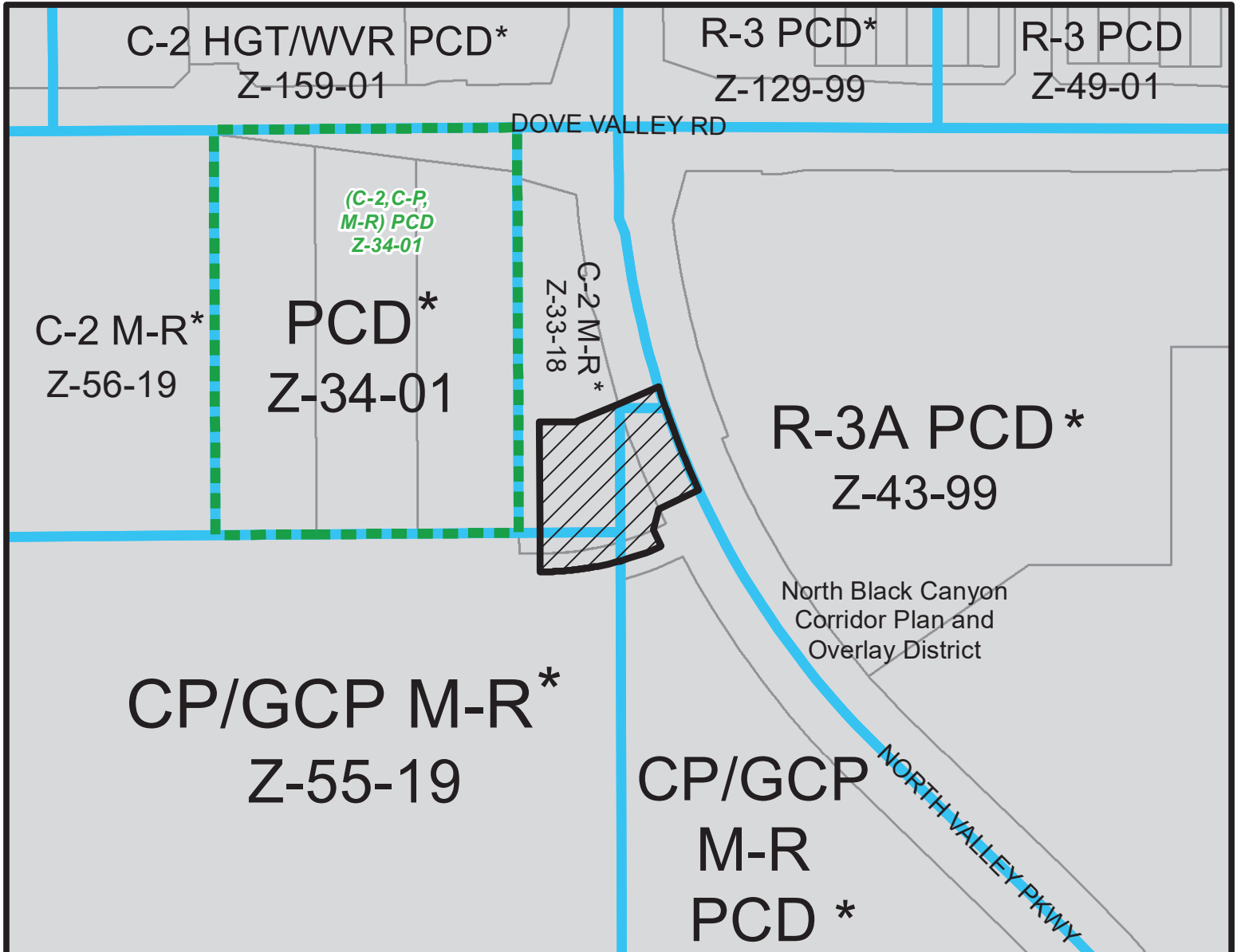
Aerial sketch map

Conceptual site plan date stamped November 22, 2021

Conceptual building elevations date stamped November 22, 2021

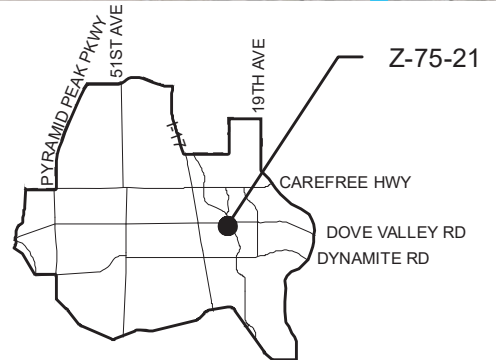
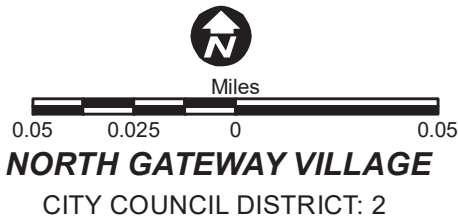
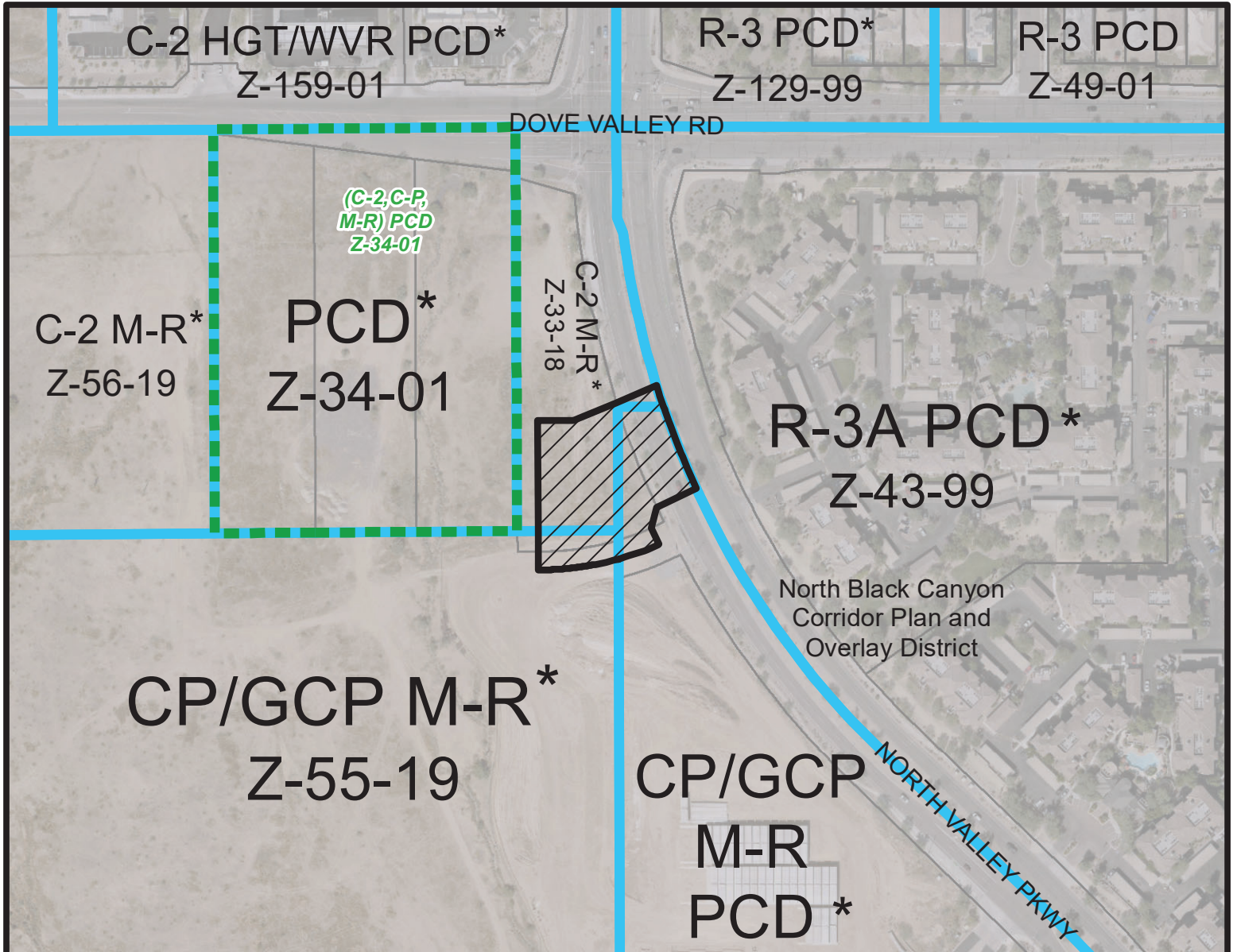
Conceptual landscape plans date stamped November 22, 2021





<b>APPLICANT'S NAME:</b> Neil Feaser, RCAA Architects Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-75-21	<b>DATE:</b> 1/6/2022 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 M-R NBCOD ( 0.60 a.c.) CP/GCP M-R PCD NBCOD ( 0.48 a.c.) CP/GCP M-R NBCOD ( 0.18 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  1.26 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 56-22, 56-23	<b>ZONING MAP</b> R-7	<b>TO:</b> C-2 NBCOD ( 1.26 a.c.)
<b>MULTIPLES PERMITTED</b> <small>C-2 M-R NBCOD,          CP/GCP M-R PCD NBCOD,          CP/GCP M-R NBCOD</small> C-2 NBCOD	<b>CONVENTIONAL OPTION</b> <small>8          N/A, N/A          N/A, N/A</small> 18		<b>* UNITS P.R.D. OPTION</b> <small>10          N/A, N/A          N/A, N/A</small> 22

\* Maximum Units Allowed with P.R.D. Bonus



<b>APPLICANT'S NAME:</b> Neil Feaser, RCAA Architects Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-75-21	<b>DATE:</b> 1/6/2022 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 M-R NBCOD ( 0.60 a.c.) CP/GCP M-R PCD NBCOD ( 0.48 a.c.) CP/GCP M-R NBCOD ( 0.18 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>  1.26 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 56-22, 56-23	<b>ZONING MAP</b> R-7	<b>TO:</b> C-2 NBCOD ( 1.26 a.c.)
<b>MULTIPLES PERMITTED</b> <small>C-2 M-R NBCOD,          CP/GCP M-R PCD NBCOD,          CP/GCP M-R NBCOD</small> C-2 NBCOD	<b>CONVENTIONAL OPTION</b> <small>8          N/A, N/A          N/A, N/A</small> 18		<b>* UNITS P.R.D. OPTION</b> <small>10          N/A, N/A          N/A, N/A</small> 22

\* Maximum Units Allowed with P.R.D. Bonus

**PROJECT DIRECTORY**

ARCHITECT:  
 RKAA ARCHITECTS, INC.  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: NEIL FEASER  
 PHONE: (602) 955-3900  
 FAX: (602) 935-9600  
 E-MAIL: nfeaser@rkaa.com

**SITE DATA**

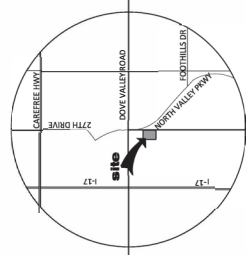
PARCEL NUMBER: 204-11-006  
 EXISTING ZONING: C-2 MHR & CP/GCP MHR PCD  
 PROPOSED ZONING: C-2  
 COVERED AREA: NORTH BLACK CANYON  
 NET SITE AREA: 0.839 ACRES (36,577 S.F.)  
 GROSS SITE AREA: 1.31 ACRES  
 MAX. BUILDING HEIGHT: 56'-0"  
 MAX. LOT COVERAGE: 50%

PROPOSED USE: AUTO SERVICE/TIRE STORE  
 PROPOSED BUILDING HEIGHT: 28'-0" MAX.

BUILDING AREA: 5,854 S.F.  
 AUTO SERVICE / TIRE STORE:  
 TOTAL BUILDING AREA: 5,854 S.F.  
 NO. OF BAYS: 8 BAYS  
 BUILDING LOT COVERAGE: 16.0%  
 BUILDING AREA: 5,854 S.F.  
 TOTAL COVERED AREA: 6,794 S.F.  
 TOTAL SITE COVERAGE: 18.48%

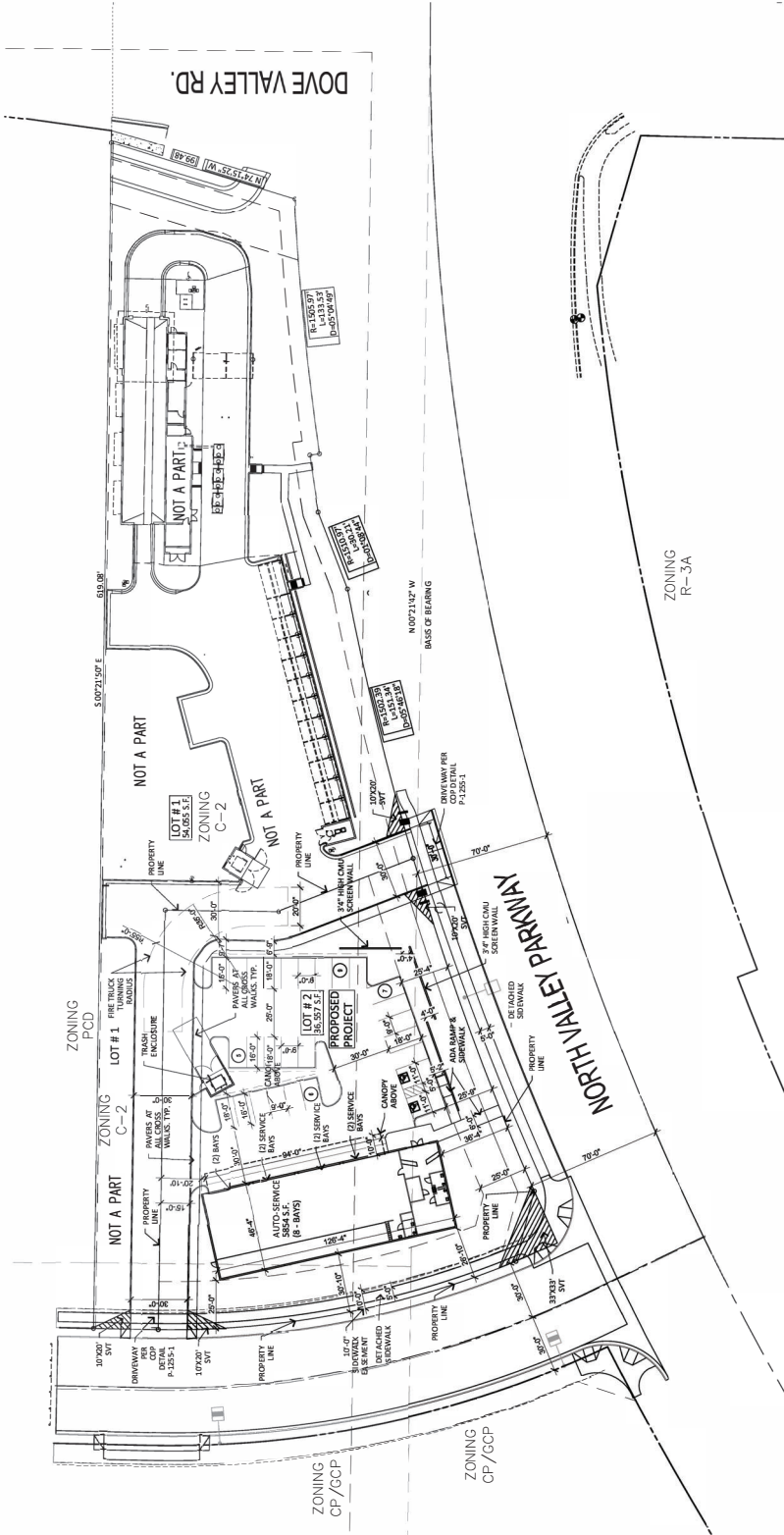
PARKING REQUIRED:  
 FIRE STORE - 8 BAYS:  
 - 2 SPACES PER BAY  
 - PLUS 1 SPACE PER 300 SF OFFICE AND SALES  
 TOTAL PARKING REQUIRED:  
 TOTAL PARKING PROVIDED:

ACCESSIBLE SPACES REQUIRED:  
 ACCESSIBLE SPACES PROVIDED:



**VICINITY MAP**

SCALE: N.T.S.



**SITE PLAN**

SCALE: 1" = 30'-0"

**CITY OF PHOENIX**

NOV 22 2021

Planning & Development  
 Department

SP-1

WILLIAMS, INC. A.S.  
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 FAX: (602) 935-9600  
 E-MAIL: nfeaser@rkaa.com

**GREG CLARK AUTOMOTIVE**

S OF SWC OF NORTH VALLEY PKWY & DOVE VALLEY RD  
 PHOENIX ARIZONA, 85085

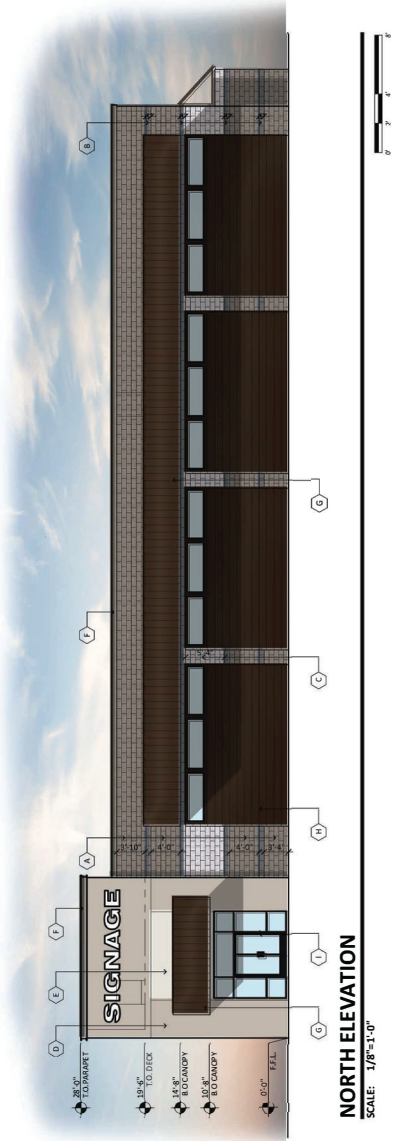
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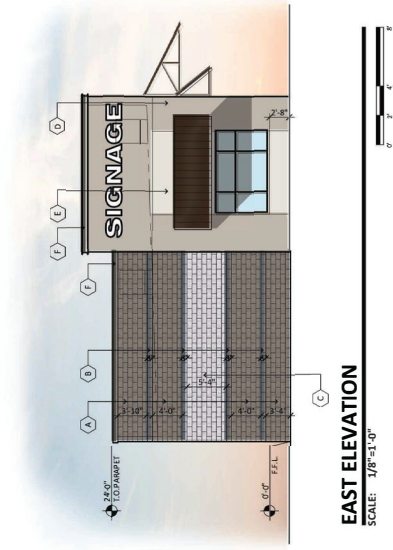
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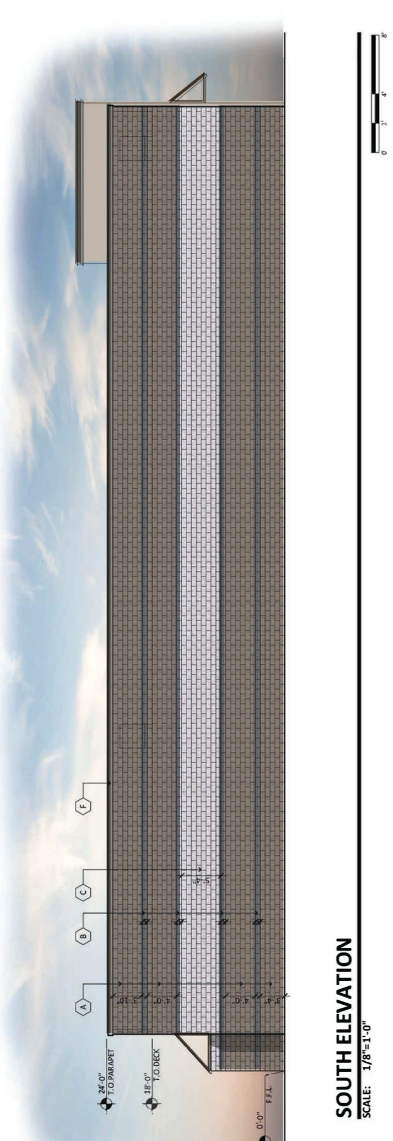




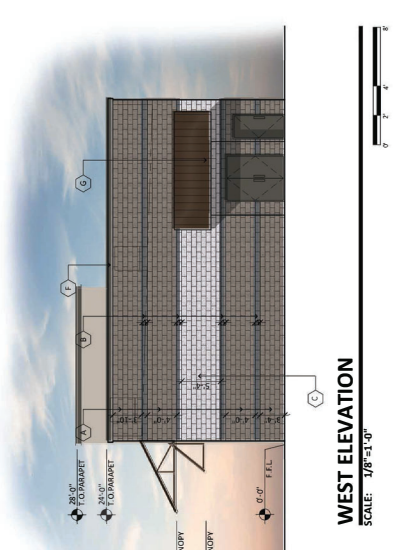
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



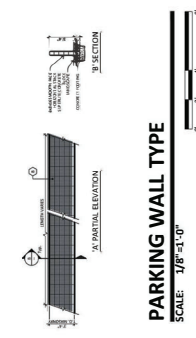
**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

**MATERIALS & COLORS** SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT

- (A) **BRX16 CMU BLOCK:** SUPERLITE BLOCK  
MFG: SUPERLITE BLOCK  
FINISH: SPLIT FACE  
COLOR: HOPI SANDSTONE
- (B) **BRX16 CMU BLOCK:** SUPERLITE BLOCK  
MFG: SUPERLITE BLOCK  
FINISH: SPLIT FACE  
COLOR: CHARCOAL
- (C) **BRX16 CMU BLOCK:** SUPERLITE BLOCK  
MFG: SUPERLITE BLOCK  
FINISH: SPLIT FACE  
COLOR: MISSION WHITE
- (D) **STUCCO:** SUPERLITE BLOCK  
MFG: SUPERLITE BLOCK  
COLOR: CHARCOAL  
FINISH: SMOOTH
- (E) **STUCCO:** SUPERLITE BLOCK  
MFG: SUPERLITE BLOCK  
COLOR: CHARCOAL  
FINISH: SMOOTH
- (F) **STUCCO:** SUPERLITE BLOCK  
MFG: SUPERLITE BLOCK  
COLOR: CHARCOAL  
FINISH: SMOOTH
- (G) **STANDING SEAM CANOPY:** ATLAS  
MFG: ATLAS  
COLOR: MEDIUM BRONZE  
SPEC: COLONIAL SEAM
- (H) **ROLLER DOORS:** JANUS  
MFG: JANUS  
COLOR: BRONZE
- (I) **ALUMINUM STOREROOF:** KAWNEER  
MFG: KAWNEER  
FINISH: BLACK



**PARKING WALL TYPE**  
SCALE: 1/8"=1'-0"

**TRASH ENCLOSURE**  
SCALE: 1/8"=1'-0"

**GREG CLARK AUTOMOTIVE**  
32900 NORTH VALLEY PKWY  
PHOENIX AZ, 85085  
DATE: 11-16-2021 (PRELIMINARY)

**EL-1 ELEVATIONS**  
RKA# 20027.50



0 2021 R K A  
PHOENIX, AZ  
REGISTERED ARCHITECTS  
REGISTERED PROFESSIONAL ENGINEERS  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS  
REGISTERED PROFESSIONAL INTERIORS DESIGNERS  
REGISTERED PROFESSIONAL PLANNERS  
REGISTERED PROFESSIONAL SURVEYORS  
REGISTERED PROFESSIONAL CIVIL ENGINEERS  
REGISTERED PROFESSIONAL ELECTRICAL ENGINEERS  
REGISTERED PROFESSIONAL MECHANICAL ENGINEERS  
REGISTERED PROFESSIONAL CHEMICAL ENGINEERS  
REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEERS  
REGISTERED PROFESSIONAL METALLURGICAL ENGINEERS  
REGISTERED PROFESSIONAL AERONAUTICAL ENGINEERS  
REGISTERED PROFESSIONAL AGRICULTURAL ENGINEERS  
REGISTERED PROFESSIONAL INDUSTRIAL ENGINEERS  
REGISTERED PROFESSIONAL MARINE ENGINEERS  
REGISTERED PROFESSIONAL NUCLEAR ENGINEERS  
REGISTERED PROFESSIONAL PETROLEUM ENGINEERS  
REGISTERED PROFESSIONAL TRANSPORTATION ENGINEERS  
REGISTERED PROFESSIONAL WATERSUPPLY ENGINEERS  
REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEERS  
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