

# Project Information

Project Data	Required Signatures	Vicinity Map
<p><b>PROJECT DESCRIPTION:</b> ARCO am/pm MINI MARKET, A 24-HOUR, 3,200 SQUARE FOOT CONVENIENCE STORE SELLING GASOLINE, GROCERIES, SNACK ITEMS AND BEVERAGES, INCLUDING BEER AND WINE FOR OFF-PREMISE CONSUMPTION.</p> <p><b>ARCHITECT/APPLICANT:</b> PHILIP GRAHAM COMBS ARCHITECTS INC. 1502 E. BETHANY HOME ROAD SUITE 110 PHOENIX, ARIZONA 85014 (602) 264-0940 (602) 264-0633 FAX</p> <p><b>ZONE:</b> PROPOSED PCC-2</p> <p><b>OCCUPANCY:</b> MINI MARKET: B-2 CANOPY: B-1</p> <p><b>CONSTRUCTION TYPE:</b> MINI MARKET: V-N CANOPY: II-N</p> <p><b>BUILDING AREA:</b> MINI MARKET: 3,200 SQ. FT. CANOPY: 3,190 SQ. FT. TOTAL: 6,390 SQ. FT.</p> <p><b>ARCO am/pm SITE AREA:</b> 62,660 S.F. OR 1.44 ACRES</p> <p><b>LOT COVERAGE:</b> 6,443 S.F. / 62,660 S.F. = 10%</p> <p><b>LANDSCAPE AREA:</b> ON-SITE: 20,005 S.F. / 62,660 S.F. = 30% OFF-SITE: 5,088 S.F.</p> <p><b>CONSTRUCTION CODE USED:</b> 1988 U.B.C.</p> <p><b>PARKING REQUIREMENTS:</b> REQUIRED: 3200 (NET) / 250 = 12.8 OR 13 SPACES (INCLUDES 1 HANDICAP) PROVIDED: 13 (INCLUDES 1 HANDICAP)</p> <p><b>FIRE SPRINKLERS:</b> NONE PROVIDED</p>	<p>Approved by Mayor + City Council on May 20th, 1993. MUNICIPAL APPROVAL:</p> <p><u>Mayor</u> DATE</p> <p>ATTEST: <u>Allen R. Fowler</u> 9-21-93 CITY CLERK DATE</p> <p>APPROVED: <u>Andrew</u> 9-21-93 CITY ENGINEER DATE</p> <p>APPROVED: <u>Frank</u> 9-22-93 PLANNING DIRECTOR DATE</p> <p><b>CERTIFICATION OF OWNERS:</b> THIS IS TO CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.</p> <p>APPROVED: <u>Steve J. English</u> 9/17/93 SAINT LAWRENCE HOLDING CO DATE</p> <p>APPROVED: <u>Norman</u> 9/17/93 ATLANTIC RICHFIELD COMPANY DATE</p> <p>IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL: <u>Laura M. Hasky</u> 9/17/93 NOTARY PUBLIC DATE</p> <p>6-2-97 MY COMMISSION EXPIRES.</p>	

# Index of Drawings

Fac. No.	Description	Rev.	Date
SA-841	COVER SHEET		8/15/93
SA-841	2 OF 3 AMENDED GENERAL PLAN FOR DEVELOPMENT		8/15/93
SA-841	3 OF 3 FINAL SITE PLAN		8/15/93

## Staff Conditions of Approval

Public Hearing, SGF-93.18.

**Variations:**  
a. Reduce the required rear yard setback for Pad 6 from 60' to 20'-8" along the west property line.  
b. Reduce the required side yard setback for Pad 6 from 60' to 20'-8" along the north property line.

**Use Permit:**  
Allow a C-1 use/use permit, a convenience store with gas pumps on Pad 6 in the PCC-2 Zoning District.

**STAFF CONDITIONS OF APPROVAL**

- PUBLIC WORKS DEPARTMENT APPROVAL OF ALL ROADWAY, ALLEY AND UTILITY EASEMENT DEDICATIONS, DRIVEWAYS, STORM WATER RETENTION AND STREET DRAINAGE PLANS, WATER AND SEWER CONSTRUCTION DRAWINGS, REFUSE PICKUP AND OFF-SITE IMPROVEMENTS.
  - OFF-SITE IMPROVEMENTS TO BRING ROADWAYS TO CURRENT STANDARDS INCLUDE:
    - WATER LINES AND FIRE HYDRANTS
    - SEWER LINES
    - STORM DRAINS
    - ROADWAY IMPROVEMENTS, INCLUDING STREET LIGHTS, CURB, GLITTER, BIKEPATH, SIDEWALK, BUS SHELTER AND RELATED AMENITIES.
- FEES TO BE PAID WITH THE DEVELOPMENT OF THIS PROJECT INCLUDE:
    - WATER AND SEWER DEVELOPMENT FEES.
    - WATER AND/OR SEWER PARTICIPATION CHARGES.
    - INSPECTION AND TESTING FEES.
  - ALL STREET DEDICATIONS SHALL BE MADE WITHIN SIX (6) MONTHS OF COUNCIL APPROVAL.
    - PUBLIC IMPROVEMENTS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS. ANY PHASING SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
    - ALL NEW AND EXISTING, AS WELL AS ON-SITE AND OFF-SITE, UTILITY LINES (OTHER THAN TRANSMISSION LINES) SHALL BE PLACED UNDERGROUND PRIOR TO ISSUANCE OF OCCUPANCY PERMIT FOR THIS DEVELOPMENT, IN ACCORDANCE WITH ORDINANCE 88.55.
- APPROVAL OF C&M'S IN A FORM ACCEPTABLE TO THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR MUST TAKE PLACE PRIOR TO RECORDATION OF THE PLAN OR PLAT. THESE C&M'S SHOULD PROVIDE THAT A SINGLE ENTITY WILL ULTIMATELY BE RESPONSIBLE FOR MAINTAINING THE COMMON AREA LANDSCAPING AND LIGHTING. THE COMMON AREA LANDSCAPING SHALL BE MAINTAINED AND LIGHTING SHALL BE MAINTAINED APPROVED BY THE CITY, AND THAT SUCH PROVISION MAY NOT BE AMENDED WITHOUT PRIOR APPROVAL BY THE CITY ATTORNEY AND COMMUNITY DEVELOPMENT DIRECTOR.
- NO VARIANCES MAY BE CREATED BY FUTURE PROPERTY LINES WITHOUT PRIOR APPROVAL OF THE CITY OF TEMPE.
- THIS PLAN SHALL BE RECORDED PRIOR TO ISSUANCE OF PERMITS, AND SHALL REFLECT CROSS ACCESS TO BE MAINTAINED THROUGHOUT THIS SITE OVER THE DRIVING AISLES. NO CHANGES OR MODIFICATIONS TO THE DRIVING AISLES WILL BE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEERING DEPT.
- THE DEVELOPER SHALL PROVIDE THE CITY WITH SATISFACTORY EVIDENCE OF CROSS ACCESS ONTO ADJACENT PROPERTY TO THE NORTH AND WEST, PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL APPLICABLE DESIGN REVIEW BOARD CONDITIONS SHALL BE ADHERED TO.

## STAFF COND.OF APPROVAL CONT.

- LANDSCAPING SHALL CONFORM TO SECTION V OF TEMPE ORD. 808 AS REVISED JULY, 1989, AND LANDSCAPING IN THE RIGHT-OF-WAY SHALL COMPLY WITH ACTIVE MANAGEMENT AREA RESTRICTIONS SET BY THE ARIZONA DEPT. OF WATER RESOURCES.
- ALL PREVIOUS APPLICABLE COUNCIL CONDITIONS SHALL BE ADHERED TO.
- THE PLANTER AND/OR SIGN WHICH ENCLOSES WITHIN THE US WEST COMMUNICATIONS EASEMENT SHALL BE MODIFIED AND REDESIGNED AROUND THE EASEMENT. DETAILS TO BE WORKED OUT WITH US WEST COMMUNICATIONS AND PLANS MODIFIED PRIOR TO RECORDATION OF THE PLAT.
- PLAN SHALL BE PUT INTO PROPER ENGINEERED FORMAT, INCORPORATING SPECIFIC STAFF COMMENTS FROM PRELIMINARY MARK-UP OF APRIL 9, 1993 PRIOR TO RECORDATION OF THE PLAT.
- CROSS ACCESS DRIVE LOCATED ALONG THE NORTH PROPERTY LINE SHALL BE MODIFIED TO ALIGN WITH THE EASTERMOST DRIVING AISLE NOTED ON THE SHOPPING CENTER PLAN PRIOR TO RECORDATION OF THE PLAT.
- APPLICANT TO PROVIDE A DECELERATION LANE ALONG THE SOUTH PROPERTY RIGHT-OF-WAY LINE ON RAY ROAD, PER CITY OF CHANDLER REQUIREMENT.



2ND AMENDED GENERAL & FINAL PLAN OF DEVELOP.  
NWC Rural Road & Ray Road  
Tempe, Arizona

Fac. No.: SA-841



Atlantic Richfield Company

220

**LEGAL DESCRIPTION**

TRACT "G" A PORTION OF TRACT "F"  
AND A PORTION OF TRACT "H"  
WARNER RANCH TWO  
(COMMERCIAL SITE).

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, T1 S, R4 E, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, FURTHER DESCRIBED AS LOCATED AT THE NORTHWEST INTERSECTION OF RURAL ROAD AND RAY ROAD IN TEMPE, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

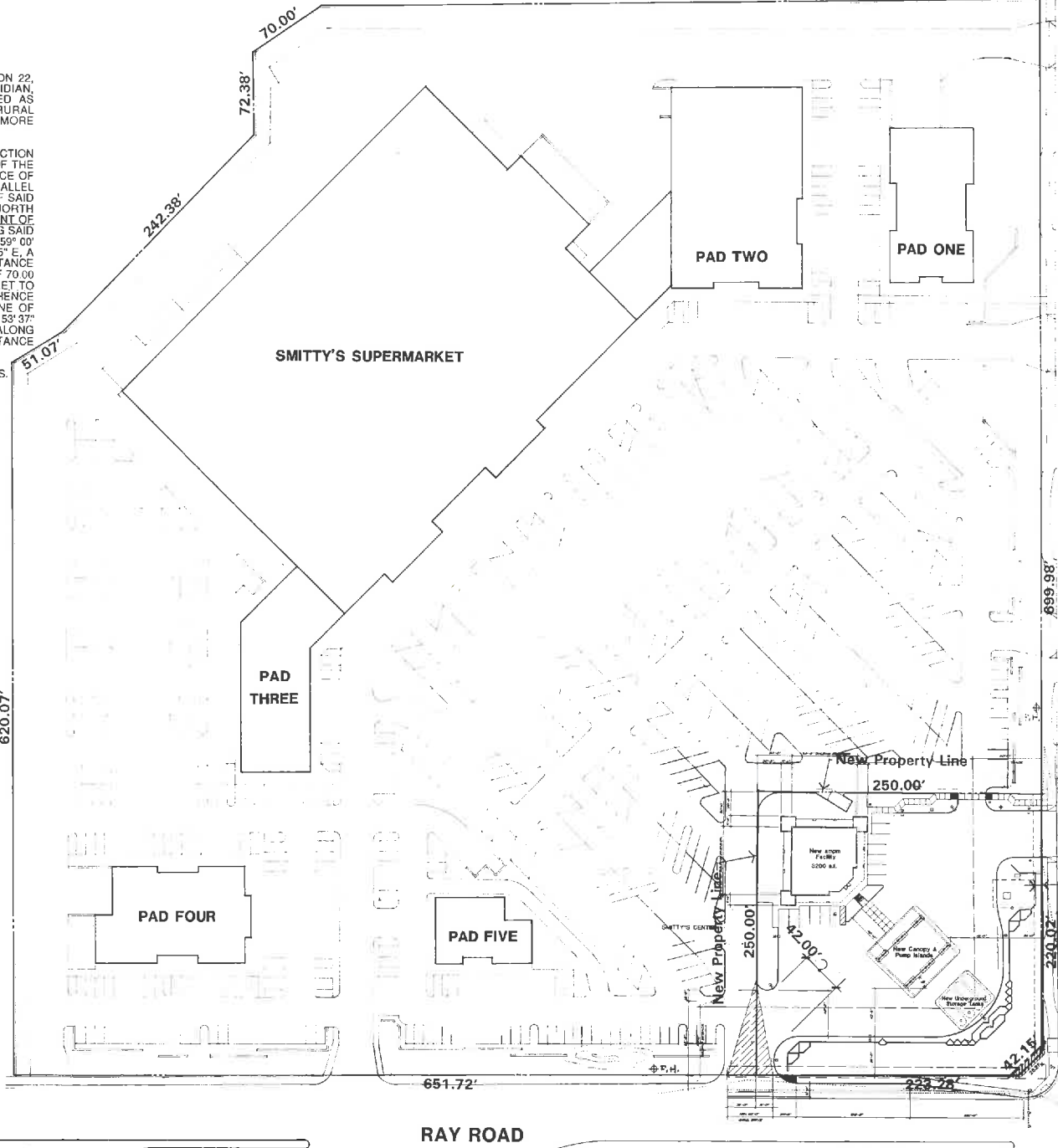
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N 89° 43' 51" W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 960.00 FEET; THENCE N 00° 28' 55" W ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 65.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID RAY ROAD, THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 00° 28' 55" W ALONG SAID PARALLEL LINE, A DISTANCE OF 620.07 FEET; THENCE N 59° 00' 23" E, A DISTANCE OF 51.07 FEET; THENCE N 44° 31' 05" E, A DISTANCE OF 242.38 FEET; THENCE N 00° 28' 55" W, A DISTANCE OF 72.38 FEET; THENCE N 59° 18' 17" E, A DISTANCE OF 70.00 FEET; THENCE N 89° 31' 05" E, A DISTANCE OF 631.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID RURAL ROAD; THENCE S 00° 28' 55" E ALONG SAID WEST RIGHT-OF-WAY LINE OF RURAL ROAD, A DISTANCE OF 920.00 FEET; THENCE S 44° 53' 37" W, A DISTANCE OF 28.10 FEET; THENCE N 89° 43' 51" W ALONG SAID NORTH RIGHT-OF-WAY LINE OF RAY ROAD, A DISTANCE OF 895.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.3031 NET ACRES OF LAND, MORE OR LESS.

ADJ. ZONING: R-3 VACANT LAND 631.00'

**PROJECT DATA**

1. SITE AREA (NET) = 18.30 ACRES =	797,148 S.F.
2. GROSS POTENTIAL BUILDING AREA (SINGLE STORY):	
PHASE 1 - SMITTY'S SUPERMARKET:	105,000 S.F.
FUTURE - PADS 1, 2, 3, 4, 5 & 6:	60,000 S.F.
TOTAL POTENTIAL BUILDING AREA:	165,000 S.F.
3. MAXIMUM ALLOWABLE BUILDING HEIGHT:	30'
4. PARKING REQUIREMENTS:	
a. PHASE 1:	
SMITTY'S: (96,600 S.F.):	369 SPACES
SMITTY'S RESTAURANT: (8,400 S.F.):	112 SPACES
TOTAL PARKING REQUIRED:	481 SPACES
PARKING PROVIDED (TOTAL PHASE 1):	681 SPACES
H.C. PARKING REQUIRED (BASED ON PARKING PROVIDED PER ADA REQUIREMENTS):	15 SPACES
H.C. CAR PARKING PROVIDED:	12 SPACES
H.C. VAN PARKING PROVIDED:	3 SPACES
b. FUTURE PHASES:	
PADS 1 & 4 (RESTAURANT USE - 6,000 S.F.):	80 SPACES
PADS 2 & 3 (RETAIL USE - 33,000 S.F.):	132 SPACES
PAD 5 (ASSUME RESTAURANT USE - 3,000 S.F.):	40 SPACES
PAD 6 (GAS/CONVENIENCE USE - 3,200 S.F.):	13 SPACES
TOTAL PARKING REQUIRED (FUTURE PHASES):	265 SPACES
TOTAL ADDITIONAL PARKING PROVIDED IN FUTURE PHASES:	129 SPACES
ADDITIONAL H.C. PARKING PROVIDED:	5 SPACES
c. ULTIMATE DEVELOPMENT (ALL PHASES):	
TOTAL PARKING REQUIRED:	746 SPACES
TOTAL PARKING PROVIDED:	810 SPACES
TOTAL H.C. PARKING REQUIRED (12% OF TOTAL PROVIDED PER ADA):	18 SPACES
TOTAL H.C. CAR PARKING PROVIDED:	17 SPACES
TOTAL H.C. VAN PARKING PROVIDED:	3 SPACES
5. LANDSCAPING PROVIDED:	166,939 S.F.
PERCENT NET SITE LANDSCAPED:	17%
6. BICYCLE PARKING:	
SMITTY'S (96,600 S.F. / 3,000):	32 SPACES
RESTAURANT (8,400 S.F. / 1,000):	8 SPACES
TOTAL BICYCLE PARKING REQUIRED/PROVIDED:	40 SPACES



ADJ. ZONING: R-3  
VACANT LAND

STATE OF ARIZONA | SS  
County of Maricopa  
I hereby certify that the within  
instrument was filed and recorded  
at request of Philip Graham  
Combs Architects, Inc.  
9/23/93 9:42  
in Book 366  
on page 31  
Witness my hand and official  
seal the day and year aforesaid  
Patricia Powell  
County Recorder  
By Frank J. [Signature]  
Deputy Recorder  
93-638935  
RECORDING NUMBER

CITY OF CHANDLER

*2nd*

**Amended General Plan For Development**

0 20 40 80 SCALE 1"=50'-0"



DATE	REVISIONS

type	date
New	drawn
am/pm	sheet
Fac. No.	2
SA-841	of
rev.	



**ARCO Products Company**  
Division of AtlanticRichfield Company  
Retail Marketing • Design & Engineering  
1055 West Seventh St.  
P.O. Box 2570, Los Angeles, CA 90051-0570

Philip  
Graham  
Combs  
Architects  
Inc.  
1000 Egg Harbor Home Road  
Phoenix, Arizona 85044  
Phone: 602-944-9841  
FAX: 602-944-9833

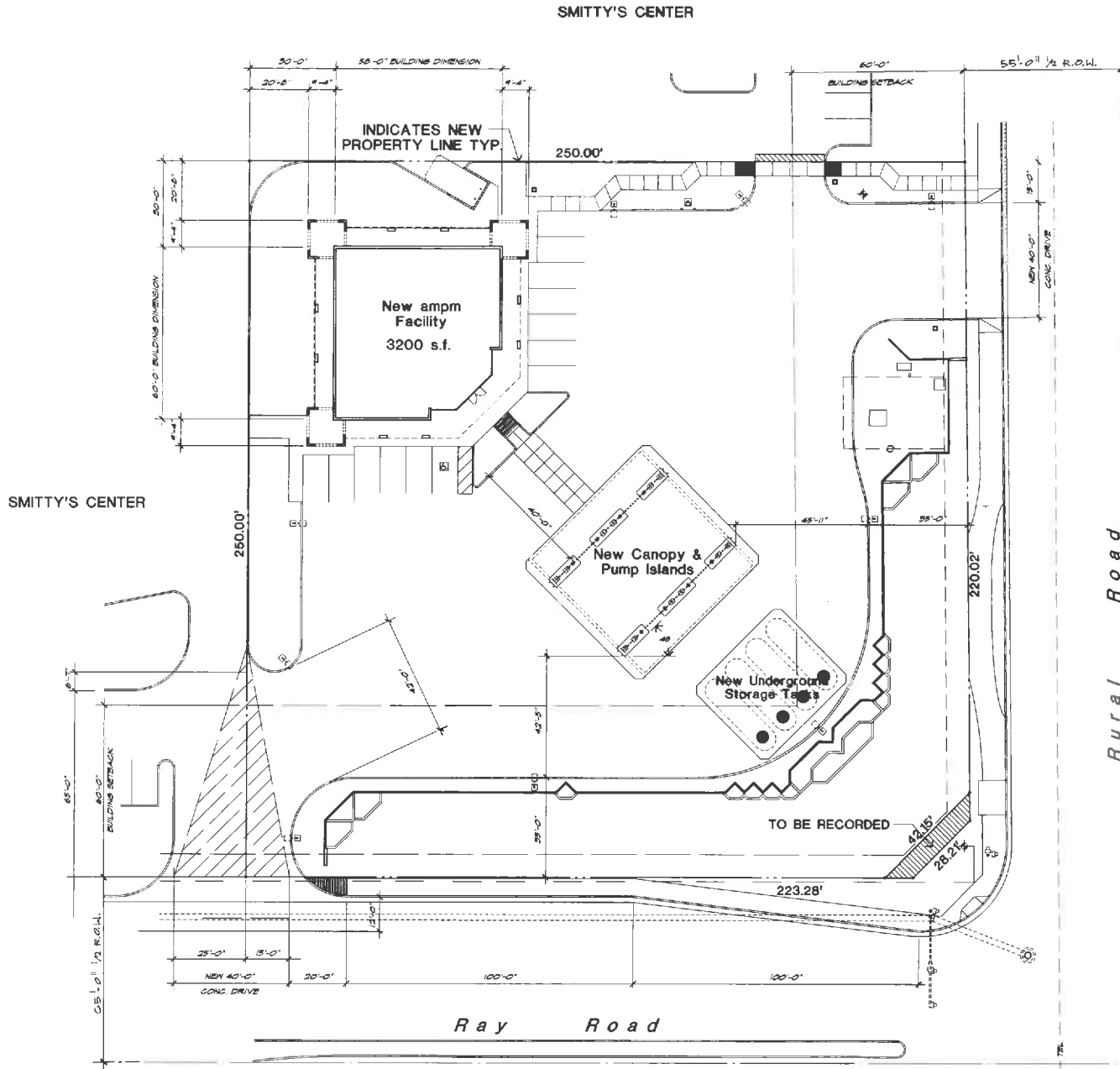
**New am/pm Facility**  
Rural & Ray Roads  
Tempe, AZ



appr.

*220*

STATE OF ARIZONA | SS  
 County of Maricopa  
 I hereby certify that the within instrument was filed and recorded at request of Philip Graham Combs, Architects, Inc. 2/22/93 2:24  
 in Book 366  
 on page 30  
 Witness my hand and official seal the day and year aforesaid.  
 Philip Graham  
 County Recorder  
 By *Trish S. Slayton*  
 Deputy Recorder  
 23-638935  
 RECORDING NUMBER



**LEGAL DESCRIPTION**  
 FOR  
 am/pm - ARCO Site

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 SOUTH RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22;  
 THENCE N 89 43'51" W ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 308.13 FEET;  
 THENCE N 00 16'09" E A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RAY ROAD AND THE TRUE POINT OF BEGINNING;  
 THENCE CONTINUE N 00 16'09" E A DISTANCE OF 250.00 FEET;  
 THENCE S 89 43'51" E, BEING PARALLEL WITH THE SAID SOUTH LINE OF SECTION 22, A DISTANCE OF 250.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF RURAL ROAD;  
 THENCE S 00 28'55" E BEING PARALLEL WITH AND 55.00 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 220.02 FEET;  
 THENCE S 44 53'37" W A DISTANCE OF 42.15 FEET;  
 THENCE N 89 43'51" W ALONG THE SAID NORTH RIGHT OF WAY LINE OF RAY ROAD A DISTANCE OF 223.28 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.4398 ACRES MORE OR LESS.

*Philip Graham*  
 2/22/93

**Final Plan of Development**

SCALE 1"=20'-0"



DATE	REVISIONS
5/16/83	ADDED DECELERATION LANE PER CITY OF CHANDLER REQUIREMENT.
5/27/84	RELOCATED BRP IRRIGATION LINE.
9/10/83	RADIUS ADDED TO CURB ADJACENT TO TANKS.
9/16/83	FINAL PLAN OF DEVELOPMENT FOR ARCO SITE

appr.

type  
 New am/pm Facility  
 Facility  
 Fac. No. SA-841  
 rev.

date  
 5/22/85  
 drawn  
 RD/S/L/P/S  
 sheet  
 3  
 of 3



**ARCO Products Company**  
 Division of Atlantic Richfield Company  
**Retail Marketing - Design & Engineering**  
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**Philip Graham Combs Architects Inc.**  
 100 East Whittier Street  
 Tempe, Arizona 85281  
 Phone: (602) 992-2333  
 Fax: (602) 992-2333

**New am/pm Facility**  
 9970 South Rural Road  
 Tempe, AZ

222