

za case no: Z-131-71

Request: Rezone property from S-1 to C-1.

Approved: November 1, 1971

Stipulations:

1. That the conceptual site plan be redesigned to incorporate better use of open space, building placement and circulation patterns.
2. That phase development be permitted and that detailed site plans for each phase of development be submitted for approval in advance of any development. That the stipulations on the site plan for each phase will be specifically tied as a condition of approval of the zoning, and the zoning only to become effective concurrently with each phase of development.
3. That the revised detailed site plan to be submitted show adequate contours based on USC&GS datum.
4. That comprehensive site grading and utility plans be submitted to the City Engineer and Water and Se11Jers Director for review for the entire area of each phase of construction. These plans to be submitted at the same time as street improvement plans.
5. That the appropriate and necessary dedications be made for street right of way as each phase of development is approved and street capacities are determined. Also, that all necessary street improvements be made as each phase of development is constructed.

site plan notes

- A. Development and use of this site will conform with all applicable codes and ordinances.
- B. This project is located in the city of Phoenix water service area and has been designated as having an assured water supply.
- C. All new or relocated utilities will be placed underground.
- D. All signage requires separate approvals and permits.
- E. 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.
- F. Owners of the 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.

setbacks

- BUILDING AND LANDSCAPE:
- A. SOUTH (ALONG GREENWAY RD): 25'
 - B. WEST (ALONG 25TH AVE): 25'
 - C. NORTH (ALONG BECK LANE): 25'
 - D. EAST: 0'

site lighting

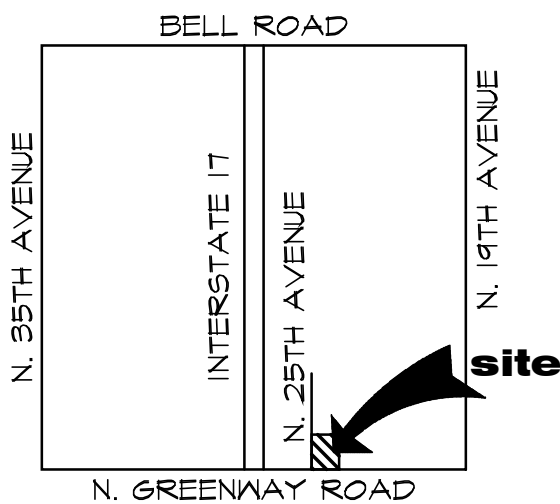
- A. Shield lighting source.
- B. Maximum 1 foot candle at the property line.
- C. Fixture height, 15' within 150' of residence.
- D. No neon, LED adjacent to residential.

use permit required:

A use permit will be required to allow outdoor dining and drive-through as accessory uses to a restaurant per Section 622.D.150.d and Section 622.D.150.e(2).

legend

- EXISTING FIRE HYDRANT
- PROJECT BOUNDARY LINE
- NEW TRANSFORMER
- NEW LIGHT POLE (25' HIGH)
- NEW LIGHT POLE (25' HIGH)
- RELOCATED LIGHT POLE (25' HIGH)



vicinity map
scale: n.t.s.

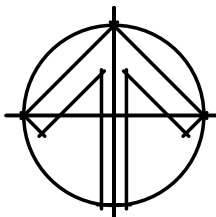
preliminary site plan

scale: 1" = 20'-0"



NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

north



project directory

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project narrative

This project is located at the SE Corner of Greenway Road and 25th Avenue in Phoenix, Arizona. The property is zoned C-1 and is 0.92 acres in size. This project will consist of a restaurant building (PAD A) with a drive through lane. A use permit is required for the queuing lane of the drive through facility less than 300 feet from a residential zoning line.

site data

EXISTING ZONING:	C-1
PARCEL NUMBER:	208-14-001M
GROSS SITE AREA:	1.39 ACRES (60,525 S.F.)
NET SITE AREA:	0.92 ACRES (40,096 S.F.)
PROPOSED USE:	RESTAURANT WITH DRIVE THRU LANE
BUILDING AREA:	
PAD A:	1,353 S.F.
TOTAL BUILDING AREA:	1,353 S.F.
SITE COVERAGE:	3.4 %

TOTAL PARKING REQUIRED:	21 SPACES
PAD A: RESTAURANT (1,353 S.F.)	
1,050 S.F. (PUBLIC SERVING AREA) P.S.A. @ 1/50 = 21 SPACES	
TOTAL PARKING PROVIDED:	26 SPACES (19.2/1000)
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	1 SPACE

landscape data

TOTAL LANDSCAPING AREA PROVIDED:	16,785 S.F. (41.9%)
TOTAL PARKING LANDSCAPING:	
REQUIRED:	4,010 S.F. (10.0%)
PROVIDED:	4,811 S.F. (12.0%)

KIVA #23-144
SDEV #2300048
PAPP #2306772
Q.S. #Q35-23

NEW COMMERCIAL DEVELOPMENT
PAD A - NEW RESTAURANT BUILDING
2434 W. GREENWAY ROAD
PHOENIX, ARIZONA 85023

Job No. 23035
Date 04/24/2024

Sheet No.

SP-1

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