



## HOWARD'S ACE HARDWARE CASE NO. Z-47-25

LOCATED AT THE NORTHEAST CORNER OF BELL ROAD AND  
43RD AVENUE

DATE OF INITIAL SUBMISSION: APRIL 28, 2025  
2ND SUBMITTAL: JULY 2, 2025  
3RD SUBMITTAL: AUGUST 8, 2025  
HEARING DRAFT SUBMITTAL: SEPTEMBER 29, 2025  
CITY COUNCIL ADOPTED: NOVEMBER 19, 2025

**CITY OF PHOENIX**

DEC 10 2025

Planning & Development  
Department

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

## Principals and Development Team

### Property Owner

Redland Holdings LLC  
3111 E. Indian School Road  
Phoenix, AZ, 85016

### Property Owner

Fortune International Properties  
PO Box 4788  
Cave Creek, AZ 85327

### Traffic Engineer

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& WILMER

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## A. PURPOSE AND INTENT

### A1: Project Overview and Goals

The subject of this request are the properties located at 4260, 4240, & 4238 West Bell Road (Exhibit 1), otherwise known as Maricopa County Assessor's Office Parcel Number (APN) 207-18-589A, 207-18-589B, and 207-18-589C (cumulatively, the "Property"). In order to facilitate more use options, thus allowing the site to be competitive with the current markets demands, Howard's Ace Hardware proposes a rezoning of the Property from its current Planned Shopping Center Overlay District "PSCOD" zoning classification to a "Planned Unit Development" ("PUD"), per Zoning Ordinance Section 671. In addition to modernizing the land uses allowed at the Property, this PUD will also limit certain uses that are not appropriate due to proximity to existing residential neighborhoods.

The Property is currently developed as a commercial retail center with the surrounding properties being other commercial strip center elements and supportive stand-alone commercial pads. It is important to note that there are currently no redevelopment plans proposed to the buildings at this time. The goal of this application is to support rental efforts by modernizing the allowable use palette to support the long-term viability of the existing buildings by encouraging highest and best commercial uses at this location.

### A2: Overall Design Concept

While the buildings are existing today, future remodeling or expansions will meet the requirements of Section 507 Tab A of the Zoning Ordinance. This will help achieve harmony and a cohesive aesthetic by drawing design influence from the area and from surrounding existing commercial development.

## B. LAND USE PLAN

### B1: Proposed Land Use Categories

The project is a planned retention of an existing 58,880 SF commercial development located on an approximately 6 gross acre site, transitioning the Property from PSCOD to PUD to modernize allowed land uses while retaining current bulk development standards.

### B2: Conceptual Site Plan Summary

The following provides an overview of the current site plan provided with this PUD. As shown on the site plan, the Property is developed with a 58,880 sq.ft. commercial building and supportive shared surface parking. Currently there are three (3) suites ranging in size from approximately 17,500 SF to 23,500 SF. Access to the Property is via existing curb cuts located on Bell Road and 43rd Avenue. Cross access and cross parking currently exist within the larger commercial development and will remain as is.

## C. LIST OF USES

### C1: Permitted Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section C, as authorized by Zoning Ordinance Section 307.A.3.

- All C-2 uses as outlined in Section 623.D & 623.F of the City of Phoenix Zoning Ordinance are permitted, except for those uses specifically prohibited under Section C3 below.

### C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance

### C3: Prohibited Uses

The following land uses are not permitted:

- Adult bookstores, adult novelty stores, adult theatres, adult live entertainment establishments, erotic dance or performance studios
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Washes
- Cigarette Service
- Cigars Manufacturing, Custom Hand Rolled
- Cigars, Wholesale and Storage
- Compressed Natural Gas Retail Sales
- Data Centers
- Gas Stations
- Hospitals
- Nonprofit medical marijuana dispensary facilities
- Residential Uses, All
- Service Stations, Automotive
- Tobacco Oriented Retailers
- Tobacco, Wholesale and Storage
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shops

## D. DEVELOPMENT STANDARDS

### D1: Development Standards

The development standards set forth are generally consistent with Section 659 of the Zoning Ordinance (except as modified below).

<b>D1. Development Standards</b>	
<b>a. Density</b>	0 (Residential Not Permitted)
<b>b. Minimum Lot Width/Depth</b>	No standard
<b>c. Building Setbacks<sup>1</sup> (Minimum)</b>	
North (Perimeter)	75'
South (Bell Road)	50'
East (Perimeter)	0', unless adjacent to a Residential Zoning District then 75'
Interior (Adjacent to parcels in overall center)	0 <sup>2</sup>
<b>d. Building Separation (Minimum)</b>	0'
<b>e. Building Height (Maximum)</b>	The maximum building height shall be twenty-five (25) feet for any structure seventy-five (75) feet from a residential district. Such height may be increased by one (1) foot for each additional three (3) feet from the residence district beyond seventy-five (75) feet to a maximum of fifty-six (56) feet.
<b>f. Lot Coverage (Maximum)</b>	25%  Exterior covered walkways which are not part of interior or enclosed malls, ramadas, and eave overhangs used for protection from the elements, but not used for commercial activity or parking shall not be included in computing the twenty-five percent (25%) coverage.

<sup>1</sup> Setbacks measured from property lines, see Exhibit 3.

<sup>2</sup> Where applicable, minimum 70' measured from 43<sup>rd</sup> Avenue right of way (to maintain consistency with existing surrounding development). Note the Property does not have frontage on 43<sup>rd</sup> Avenue.



**D2: Landscape Standards**

<b>D2: Landscape Standards<sup>3</sup></b>	
<b>a. Landscape Setbacks (Minimum)</b>	
North (Perimeter)	10' (See Exhibit 4)
East (Perimeter)	10' (See Exhibit 4)
South (Perimeter)	10' (See Exhibit 4)
Interior (Adjacent to parcels in overall center)	0' (See Exhibit 4)
<b>b. Landscape Standards</b>	<p>Existing landscaping shall be in accordance with the existing approved landscape plan (Exhibit 4).</p> <p>When site improvements, new development, or building alterations exceed 2,000 square feet, from what is depicted on the site plan included as Exhibit 2, new landscaping improvements shall be designed and installed in accordance with Section 623 and Section 507 Tab A.II.A.3.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<b>c. Interior (adjacent to commercial center)</b>	No standard.
<b>d. Plant Palette</b>	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized.

**D3: Streetscape**

<b>D3: Streetscape Standards<sup>4</sup></b>	
<b>a. Bell Road</b>	<p><u>Sidewalk (detached):</u> 6' minimum width. <sup>5</sup></p> <p><u>Landscape Strip:</u> 10' minimum located between back of curb and sidewalk,</p> <p><u>Planting Standards:</u> The landscape strip shall be landscaped with minimum 2 to 3" caliper single-trunk, drought tolerant shade-trees to be planted 25' on center or in equivalent groupings. A minimum of five (5) 5-gallon drought-resistant shrubs or accent plants per tree. Landscape planters shall be planted to achieve a minimum of 50% total live vegetative groundcover.</p> <p><u>Sidewalk Tree Shade Coverage:</u> 75%, except areas where utilities, easements, and/or other required infrastructure and/or services that prevent installation of landscaping as are exempt for 75% coverage requirement.</p>

<sup>3</sup> See Exhibit 4: Existing Approved Landscape Plan.

<sup>4</sup> Streetscape Standards shall only be applicable upon site improvements, new development, or building alterations exceeding 2,000 square feet from Site Plan shown as Exhibit 2.

<sup>5</sup> Where adjacent to a right-turn deceleration lane or a bus bay, the sidewalk may remain attached.

**D4: Parking**

<b>D4: Parking Standards</b>	
<b>Minimum Parking Standards</b>	
<b>a. Vehicular Parking</b>	All parking to conform to Section 702. Required parking spaces are permitted to be located off site within the adjacent overall commercial development in conformance with any cross parking and access agreements.
<b>b. Parking Location, Automotive</b>	Surface or structured parking lots are permitted. For surface parking and parking garages, the combined depth of the parking space and the aisle width shall equal sixty (60) feet for a double loaded aisle and forty-two (42) feet for a single loaded aisle.
<b>c. Parking Location, Bicycle</b>	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.
<b>d. Loading Bay</b>	Service/Goods Loading Spaces shall conform to Section 702. Loading spaces more than 100' from the public street are not required to be screened from public street view. Such spaces shall be a 10' x 20' minimum in size, exclusive of access aisles and maneuvering space.

**D5: Fences/Walls**

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Fences and walls shall comply with Ordinance Section 703.

**D6: Shade**

**D6: Shade**

Shading, which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 75% for all new public pathways, and 75% for all new private pathways. All shade calculations shall be based on the analysis of summer solstice at noon.

New bicycle parking shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shading.

For new parking areas, a minimum of 25% any such surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought-tolerant, shade trees, or a combination thereof.

Utility Conflict Resolution: Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

#### **D7: Lighting Plan**

All new lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

## E. DESIGN GUIDELINES

### E1: Design Guidelines

Any new development, including additions to the existing structures as well as to any redevelopment of the Property, shall comply with Ordinance Section 507 Tab A.

### E2: Landscape Design Guidelines

E2. Landscape Design Guidelines <sup>6</sup>	
<b>a. Uniform Streets Landscaping Design</b>	<p>New landscaping shall comply with Section 623.E.5 &amp; 703 of the Zoning Ordinance.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<b>b. Uniform Perimeter Landscaping Design</b>	<p>New landscaping shall comply with Section 623.E.5 &amp; 703 of the Zoning Ordinance.</p> <p><u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.</p>

<sup>6</sup> Existing operations and additions shall be permitted to follow the existing approved landscape plan for the commercial center. Landscape design guidelines are only applicable to redevelopment of the Property.

## F. SIGNS

### F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

## G. SUSTAINABILITY

### G1: City Enforced Standards

The following are standards that are measurable and enforceable by the City and will be incorporated within redevelopment (demolition) of the buildings:

- Dual Glaze Windows with High Performance Low-e Glazing.
- All landscape and exterior building lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Provide 50% shade on private sidewalks within the development.
- Retain and salvage existing on-site landscaping to the extent possible.
- Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as residential common areas, as approved by the Planning and Development Department.
- A leak detection device shall be installed for the open space area larger than 10,000 square feet.
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup Program for a minimum of 10 years, or as approved by the Planning and Development Department.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
- The project will incorporate recycling as part of its waste management program.

### G2: Developer Enforced Standards

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Energy Star Rated lighting fixtures.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.

## H. INFRASTRUCTURE

### H1: Grading and Drainage

The Property is an existing improved commercial development. On-site retention is captured using underground tanks in addition to a retention basin located in the northeast corner of the Property. Areas of future redevelopment will be designed to provide necessary on-site retention.

Upon redevelopment requiring demolition of existing improvements on the site, a minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

### H2: Water and Wastewater

Public water and sewer infrastructure exists in the adjacent public road and is assumed to be of sufficient capacity to service the existing development. Infrastructure improvements will be constructed as deemed necessary by the City of Phoenix Planning and Development staff at time of civil design and permit review for any improvements or redevelopment onsite.

### H3: Circulation Systems

The Property will continue to be accessed from its existing driveway entrances along 43<sup>rd</sup> Avenue and Bell Road. The overall center has cross access agreement allowing the various property owners to utilize the two (2) driveways along 43<sup>rd</sup> Avenue and the three (3) driveways along Bell Road.

**H4: Complete Streets**

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for development, some of which are applicable to this project. Specifically, this project will forward the “Design for Safety” as, future redevelopment of the project will identify where pedestrians are crossing automotive pathways to reduce conflicts.



## I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	PSCOD	Proposed PUD Standards
<b>a. Dwelling Unit Density (Units/Gross Acre)</b>	N/A	0
<b>b. Building Setbacks (Minimum)</b>		
<b>North (Perimeter)</b>	75'	75'
<b>South (Bell Road)</b>	25'	50'
<b>East (Perimeter)</b>	75'	0' (75' adjacent to residential)
<b>Interior (Adjacent to parcels in overall center)</b>	0'	0' <sup>7</sup>
<b>c. Landscape Setbacks</b>	Per Approved Landscape Plan, see Exhibit 4	Per Approved Landscape Plan, see Exhibit 4
<b>North (Perimeter)</b>	10'	10'
<b>East (Perimeter)</b>	10'	10'
<b>South, Bell Road (Perimeter)</b>	10'	10'
<b>Interior (Adjacent to parcels in overall center)</b>	0'	0'
<b>d. Maximum Height</b>	25' <sup>8</sup>	25' <sup>7</sup>
<b>e. Lot Coverage</b>	25%	25%

<sup>7</sup> Where applicable, minimum 70' measured from 43<sup>rd</sup> Avenue right of way (to maintain consistency with existing surrounding development). Note the Property does not have frontage on 43<sup>rd</sup> Avenue.

<sup>8</sup> The maximum building height shall be twenty-five (25) feet for any structure seventy-five (75) feet from a residential district. Such height may be increased by one (1) foot for each additional three (3) feet from the residence district beyond seventy-five (75) feet to a maximum of fifty-six (56) feet. No structure shall contain more than two stories at a building height of twenty-five (25) feet or less and not more than four stories at a height between twenty-five (25) feet and fifty-six (56) feet.

## J. LEGAL DESCRIPTION

### J. Legal Description

**PARCEL NO. 1 (APN 207-18-589A):**

PARCEL 1 OF LOT SPLIT OF LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 597 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ALBERTSON'S AMENDED, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 337, DESERT PINES UNIT FOUR, AS RECORDED IN BOOK 204 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, ALBERTSON'S AMENDED, A DISTANCE OF 217.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, ALBERTSON'S AMENDED, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 2, ALBERTSON'S AMENDED, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 97.52 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 298.77 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 21.33 FEET;

THENCE SOUTH 00 DEGREES 55 MINUTES 38 SECONDS EAST, A DISTANCE OF 371.39 FEET TO THE SOUTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 84.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALBERTSON'S AMENDED;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2, ALBERTSON'S AMENDED, THE FOLLOWING 7 COURSES;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 222.02 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 186.71 FEET;

THENCE NORTH 00 DEGREES 45 MINUTES 51 SECONDS WEST, A DISTANCE OF 113.97 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 09 SECONDS EAST, A DISTANCE OF 199.47 FEET;

THENCE NORTH 00 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 202.24 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 8.66 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 131.92 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 1, LOT SPLIT FOR LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 1130 OF MAPS, PAGE 38, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

**PARCEL NO. 2 (APN 207-18-589B):**

PARCEL 2 OF LOT SPLIT OF LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 597 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ALBERTSON'S AMENDED, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 337, DESERT PINES UNIT FOUR, AS RECORDED IN BOOK 204 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID ALBERTSON'S AMENDED, A DISTANCE OF 315.43 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 77.67 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 163.65 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 17.00 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 119.79 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 23.23 FEET;

THENCE SOUTH 00 DEGREES 44 MINUTES 44 SECONDS EAST, A DISTANCE OF 46.28 FEET;

THENCE SOUTH 89 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 8.93 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 05 SECONDS EAST, A DISTANCE OF 340.37 FEET TO THE SOUTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 129.45 FEET;

THENCE NORTH 00 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 371.39 FEET;

THENCE NORTH 89 DEGREES 15 MINUTES 16 SECONDS EAST, A DISTANCE OF 21.33 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 298.77 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 2, LOT SPLIT FOR LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 1130 OF MAPS, PAGE 38, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

**PARCEL NO. 3 (APN 207-18-589C):**

PARCEL 3 OF LOT SPLIT OF LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 597 OF MAPS, PAGE 2, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1, OF SAID ALBERTSON'S AMENDED, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 337, DESERT PINES UNIT FOUR, AS RECORDED IN BOOK 204 OF MAPS, PAGE 16, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID ALBERTSON'S AMENDED, A DISTANCE OF 393.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 276.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, ALBERTSON'S AMENDED, SAID POINT BEING ON THE WESTERLY LINE OF LOT 395 OF SAID DESERT PINES UNIT FOUR;

THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE BEING THE WESTERLY LINE OF LOTS 395 THROUGH 398, SAID DESERT PINES UNIT FOUR, A DISTANCE OF 266.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 3, SAID ALBERTSON'S AMENDED;

THENCE ALONG THE COMMON LINE OF LOTS 2 AND 3, ALBERTSON'S AMENDED, THE FOLLOWING 7 COURSES;

THENCE NORTH 45 DEGREES 42 MINUTES 58 SECONDS WEST, A DISTANCE OF 103.35 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 44.42 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 196.02 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 61.04 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 226.23 FEET;

THENCE SOUTH 89 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 38.37 FEET;

THENCE SOUTH 00 DEGREES 45 MINUTES 51 SECONDS EAST, A DISTANCE OF 54.59 FEET TO THE SOUTH LINE OF SAID LOT 2, ALBERTSON'S AMENDED, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF BELL ROAD;

THENCE SOUTH 89 DEGREES 11 MINUTES 54 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 2, ALBERTSON'S AMENDED, A DISTANCE OF 24.90 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 05 SECONDS WEST, A DISTANCE OF 340.37 FEET;

THENCE NORTH 89 DEGREES 12 MINUTES 39 SECONDS EAST, A DISTANCE OF 8.93 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 46.28 FEET;

THENCE SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 23.23 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 119.79 FEET

THENCE SOUTH 89 DEGREES 15 MINUTES 16 SECONDS WEST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 00 DEGREES 44 MINUTES 44 SECONDS WEST, A DISTANCE OF 163.65 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL 3, LOT SPLIT FOR LOT 2, ALBERTSON'S AMENDED, AS RECORDED IN BOOK 1130 OF MAPS, PAGE 38, OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA.

## Exhibit 1





**SNELL  
& WILMER**

1 East Washington Street, Suite 2700, Phoenix, AZ 85004



Site Aerial

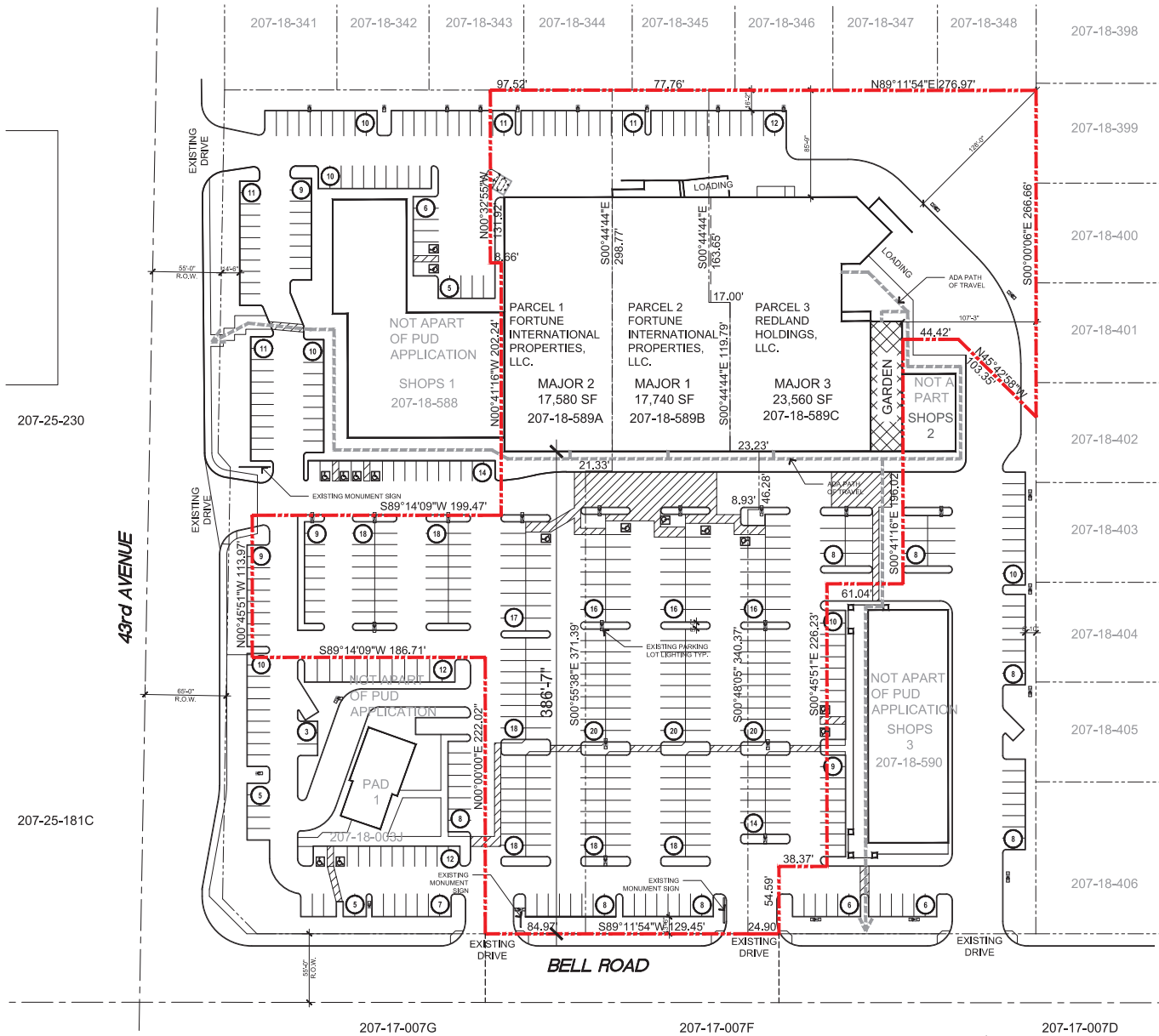
Exhibit 1

Bell Rd & 43rd Ave

March 2025

## Exhibit 2





# **PUD Site Plan- Parcels 1,2, & 3 at NEC 43rd Ave and Bell Rd**

scale: 1" = 40'-0"



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 INFORMATION PURPOSES ONLY AND IS NOT TO BE USED FOR BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

## **SITE DATA:**

APN(S):	207-18-589A, 207-18-589B, & 207-18-589C
EXISTING ZONING:	PSC OD
PROPOSED ZONING:	PUD
GROSS SITE AREA (PARCEL 1-3):	261,439 S.F. / 6.00 AC
NET SITE AREA (PARCEL 1-3):	248,442 S.F./5.70 AC
LANDSCAPE AREA (PARCEL 1-3):	12,888 S.F./ 5.2%
EXISTING BUILDING HEIGHT:	ONE STORY 47'-0" FACADE PEAK
FLOOR AREA RATIO:	58,880/248,442 =23.70%
PROPOSED USE:	RETAIL/ RESTAURANT
MAJOR 1:	23,560 S.F.
MAJOR 2:	17,580 S.F.
MAJOR 3:	17,740 S.F.
TOTAL BUILDING AREA:	58,880 S.F.
TOTAL PARKING REQUIRED:	236 SPACES
SHOPPING CENTER 1/250 W/ 20% ASSEMBLY	
TOTAL PARKING PROVIDED:	314SPACES
ACCESSIBLE SPACES REQUIRED:	11 SPACES
ACCESSIBLE SPACES PROVIDED:	15 SPACES

## **LEGAL DISCRIPTIONS:**

PARCEL 1 FROM LOT SPLIT MAP 2 OF LOT 2, ALBERTSONS AMENDED, RECORDED ON 11/28/2012 AT BOOK 1130 OF MAPS,PAGE 38, MCR

ALBERTSONS AMENDED MCR 597-02 POR OF LOT 2 DAF COM NW COR LOT 1 TH E 217.91F TO TPOB TH CONT E 97.52F TH S 298.77F TH W 21.33F TH S 371.39F TH W 84.97F TH NLY ALG WLY LI SD LOT TH N 222.02F TH W 186.71F TH N 113.97F TH E 199.47F TH N 202.04F TH W 8.66F TH N 131.92F TO TPOB P/F 12-897051

PARCEL 2 FROM LOT SPLIT MAP 2 OF LOT 2, ALBERTSONS AMENDED, RECORDED ON 11/28/2012 AT BOOK 1130 OF MAPS,PAGE 38, MCR

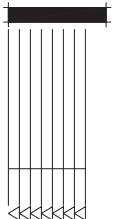
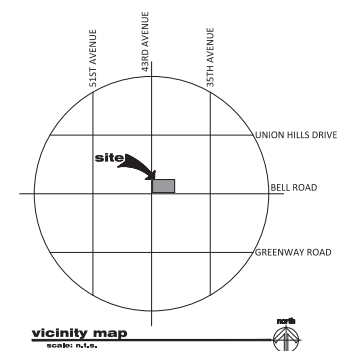
ALBERTSONS AMENDED MCR 597-02 TH POR LOT 2 DAF COM NW COR LOT 1 TH E 315.43F TO TPOB TH CONT E 97.67F TH S 163.65F TH E 17F TH S 119.79F TH E 23.23F TH S 46.28F TH W 8.93F TH S 340.37F TH W 129.45F TH N 371.39F TH E 21.33F TH N 298.77F TO TPOB P/F 12-897051

PARCEL 3 FROM LOT SPLIT MAP 2 OF LOT 2, ALBERTSONS AMENDED, RECORDED ON 11/28/2012 AT BOOK 1130 OF MAPS,PAGE 38, MCR

ALBERTSONS AMENDED MCR 597-02 TH POR LOT 2 DAF COM NW COR LOT 1 TH E 393.10F TO TPOB TN CONT E 276.97F TH S 266.86F TH 45D 42M W 103.35F TH W 44.42F TH S 196.02F TH W 61.04F TH S 226.23F TH W 38.37F TH S 54.59F TH W 24.90F TH N 340.37F TH E 8.93F TH N 46.28F TH W 23.23F TH N 119.79F TH W 17F TH N 163.65F TO TPOB P/F 12-897051

## **LEGEND**

- PROPERTY LINE PUD
- ADJACENT PARCEL LINES
- ADA PATH OF TRAVEL
- EXISTING LIGHTING
- ROADWAY CENTERLINE



**BELL PARK COMMERCIAL CENTER**  
NEC 43RD AVENUE  
GLENDALE, ARIZONA 85308  
**EXISTING SITE PLAN**

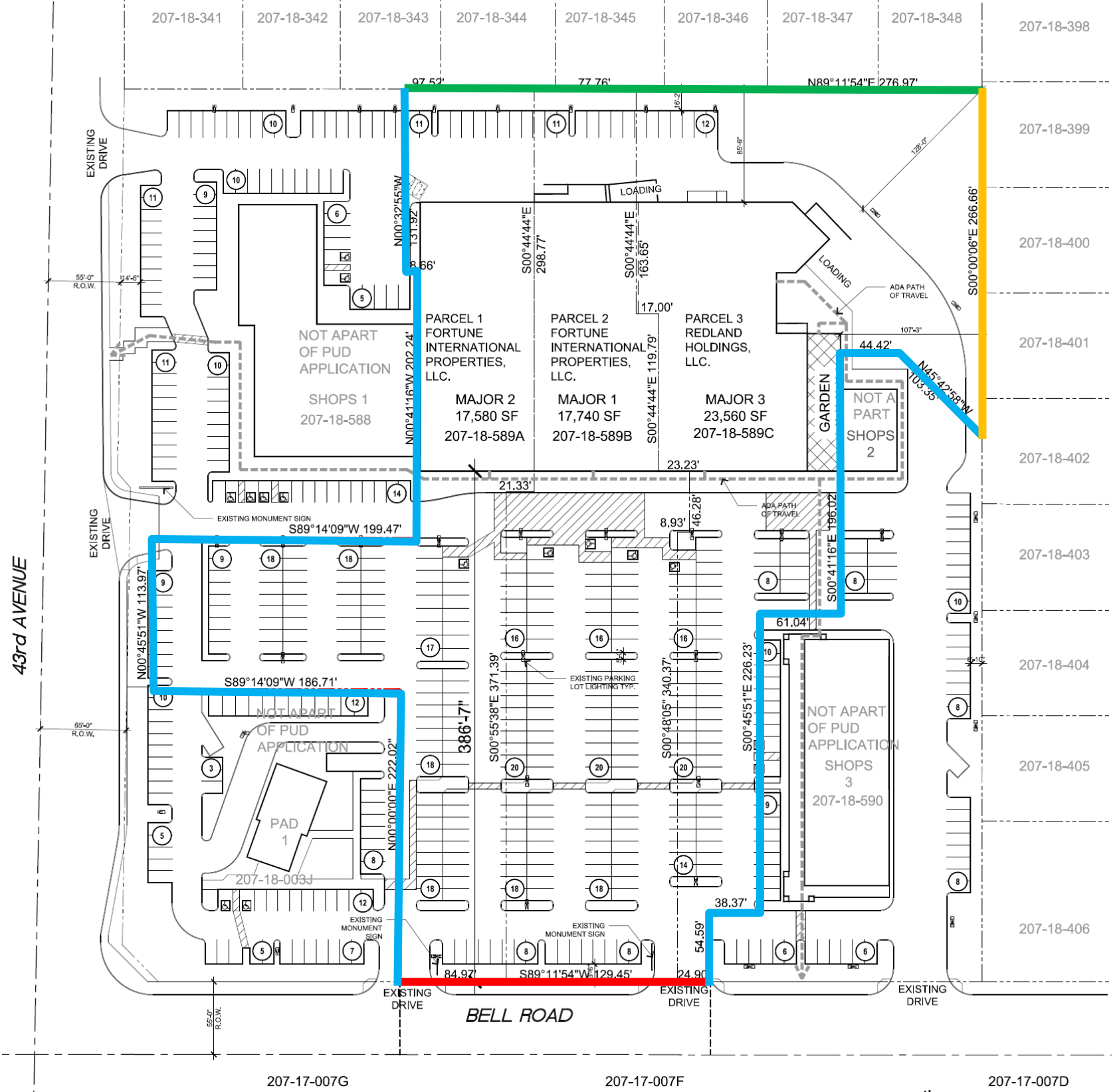
DESIGNED BY: RWK  
DRAWN BY: MGS  
CHECKED BY: RWK

**SP1**  
project #: 24122.50

## Exhibit 3

**LEGEND**

- North (Perimeter)
- East (Perimeter)
- South (Bell Road)
- Interior



**SNELL  
& WILMER**

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1 East Washington Street, Suite 2700, Phoenix, AZ 85004



NOT TO SCALE

Property Line Exhibit

Exhibit 3

Bell Rd & 43<sup>rd</sup> Ave

June 2025

## Exhibit 4

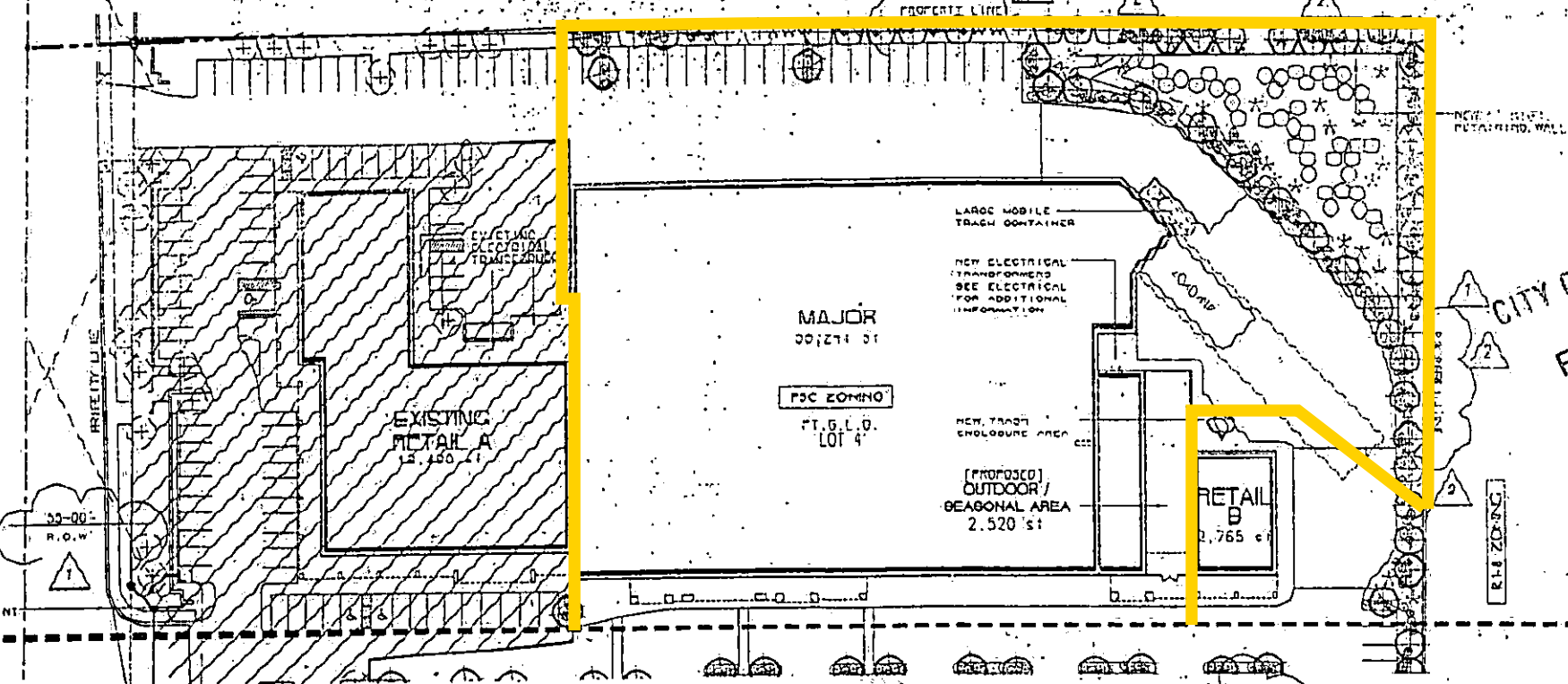
NOTICE OF EXTENDED PAYMENT PROVISION  
 CONTRACTOR AGREES TO ALLOW THE OWNER TO MAKE PAYMENTS  
 IN 30 DAYS AFTER CERTIFICATION AND APPROVAL OF  
 THE CITY OF PHOENIX

T.M. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 1121 E. MISSOURI AVE. SUITE 100  
 PHOENIX, AZ 85014  
 (602) 258-8810 (FAX) 258-8811



20-04

CITY OF PHOENIX  
 FEB 20 2005  
 PLANNING DEPT.  
 RECEPTION



# CITY OF PHOENIX LANDSCAPE NOTES:

- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 258-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY AND CITY REQUIRED PERIMETER, RETENTION, AND PARKING/PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPT. OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS RECREATION AND LIBRARY (PRIL), IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT. CONTACT (602) 495-4933.
- ALL EXISTING TREES AND SHRUBS IN R.O.W. AND DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR. CONTACT THE PARKS, RECREATION AND LIBRARY DEPARTMENT PRIOR TO ANY R.O.W. PLANT RELOCATIONS @ (602) 495-5744.
- EXISTING CITY OF PHOENIX IRRIGATION TO BE MODIFIED IN R.O.W. AND CONNECTED TO THE NEW SYSTEM. MAINTAIN ANY THROUGH IRRIGATION REQUIREMENTS. CONTRACTOR TO CAP OFF OR ABANDON EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING R.O.W. LANDSCAPING.
- ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 3'-0" WIDE AND HAVE A MAXIMUM SLOPE OF 1:10 WITH A MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

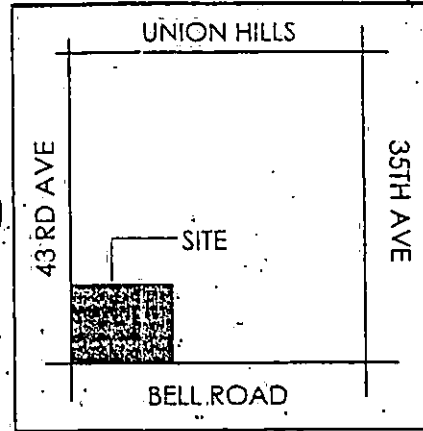
## MATCHLINE SEE SHEET L-2 OF 5

### MISC. LANDSCAPE NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).
- PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 2' IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.
- NO SLOPES ARE GREATER THAN 4:1.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS RECREATION AND LIBRARY (PRIL), IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT. CONTACT (602) 495-4933.
- NO FENCES BACKLAWN TO BE SCREENED.

### LANDSCAPE PLAN

SCALE: 1" = 30'



### VICINITY MAP

NOT TO SCALE

### LANDSCAPE LEGEND

- LANDSCAPE PLANTING: EVERGREEN 1/4" 3" BOX (14)
- PROPOSED CHERRY GREEN MEADOW (THORNLESS) 11 GALLON (14)
- EXISTING TREE PROTECT FROM CONSTRUCTION (2)
- NOTE: ALL EXISTING TREES ARE 3" DBH EQUIVALENT
- NETTLE OLEANER TREE FINE PETE OLEANER 5 GALLON (24)
- LEUCOPHYLLUM FRUTESCENS GREEN CLOUD 5 GALLON (24)
- CAD-ALPHA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (14)
- HEMEROCALLIS PAVLOVA RED TUCKA 5 GALLON (24)
- DAURICUM HONOLULU DESERT SPOON 5 GALLON (24)
- LANANA MONTEVIDEO GOLD MOUNT 1 GALLON (24)
- MYOPORUM 1 GALLON (24)
- ACACIA REDOLENS DESERT CARPET 1 GALLON (14)
- MATCH PRIOR PHASE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

APPROVED CITY OF PHOENIX LANDSCAPE ARCHITECT DATE

*Amel C. C. C. C.* 7/9/04

ESTIMATED COST OF R.O.W. IS NOT A PART OF THIS SUBMITTAL

ESTIMATED S.F. OF LANDSCAPE IN R.O.W. IS NOT A PART OF THIS SUBMITTAL

MAINTENANCE BY OWNER

APPROVAL GOOD FOR 12 MONTHS

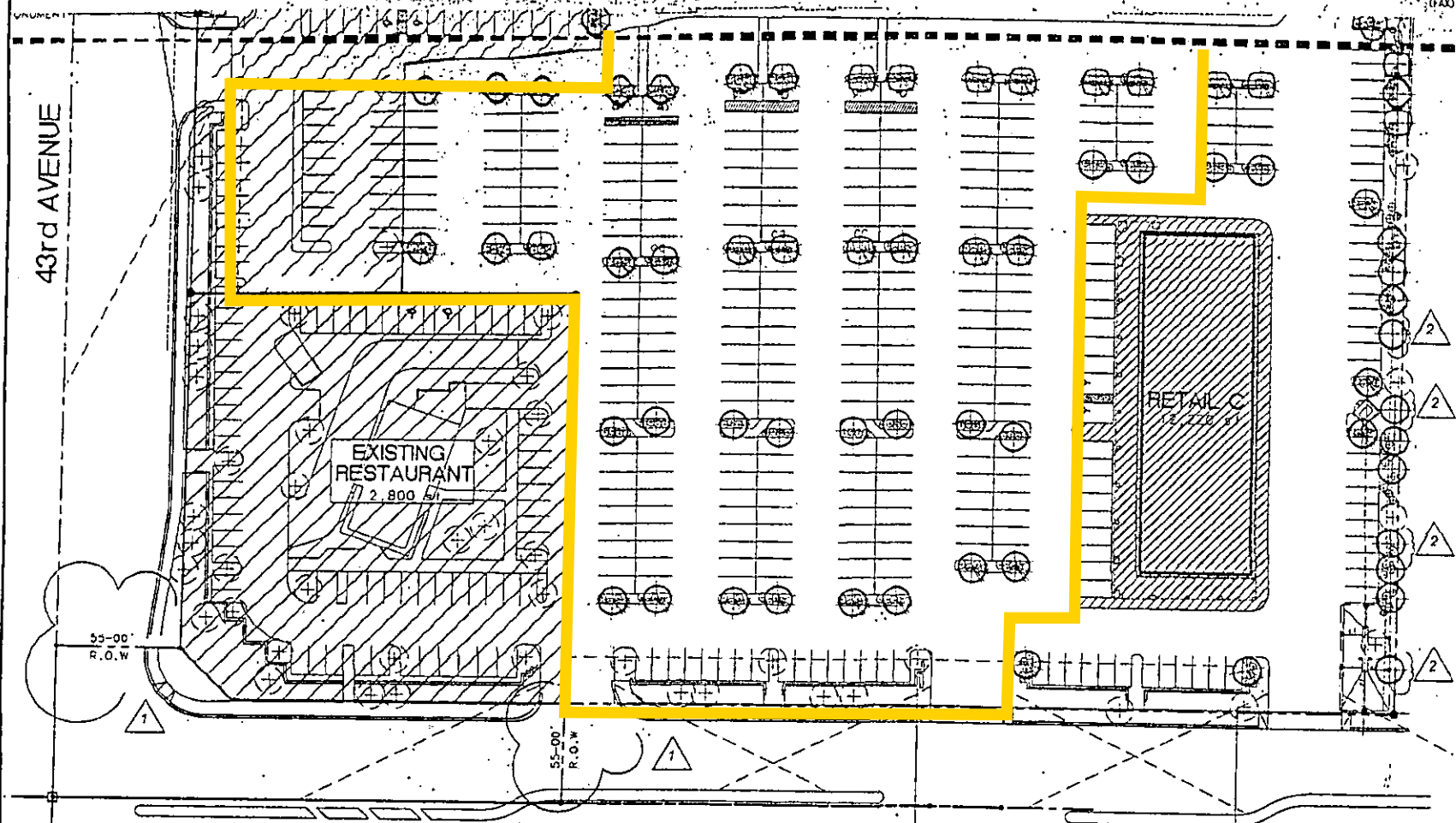
TOTAL LANDSCAPE AREA 50,000 S.F.

NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 258-7811

Q/S 37-19  
 LPRN 0004424  
 SPAD 0008900  
 SDEV 2001004  
 KIVA 001010

ALL HATCHED AREA IS NOT A PART OF THIS SUBMITTAL

43rd AVENUE



ALL HATCHED AREA IS NOT A PART OF THIS SUBMITTAL

PSC ZONING

BELL ROAD

CENTER MONUMENT SIGN

10'-0" X 20'-0" VISIBILITY TRIANGLE TYP.

CITY OF PHOENIX  
FEB 20 2005

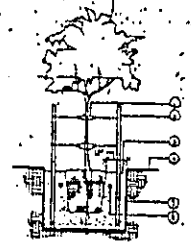
PLANNING DEPT  
RECEPTION



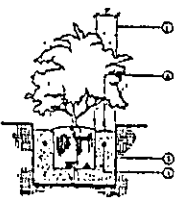
LANDSCAPE PLAN

SCALE: 1" = 30'

20-04



DOUBLE STAKING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



SWALE DETAIL

Q/3 37-19  
LPN 0004424  
SPAD 0004924  
SUN 0001301  
10/24 001210