



HOWARD'S ACE HARDWARE CASE NO. Z-XX-XX-X

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

DATE OF INITIAL SUBMISSION: APRIL 28, 2025

CITY OF PHOENIX

APR 30 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

Developer

Howard's Ace Hardware
3111 E Indian School Road
Phoenix, AZ 85016

Traffic Engineer

CivTech
10605 North Hayden Road, Suite 140
Scottsdale, AZ
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Zoning Attorney

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**SNELL
& 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 potential redevelopment or future additions to the Property, Howard's Ace Hardware proposes a rezoning of the Property from its current outdated Planned Shopping Center "PSC" District zoning classification to a "Planned Unit Development" ("PUD"), Zoning Ordinance Section 671. The Property has been part of multiple lot splits over the years within the larger commercial center in addition to being part of a zoning district the City of Phoenix no longer uses (PSCOD was discontinued in 2003).

The Property is currently developed as a commercial retail center with the surround properties being a commercial strip center and stand-alone commercial pads. Based on the existing zoning district being no longer in effect and with the prior splitting up of the overall commercial development over time, repair, additions or redevelopment of the Property would run into significant hurdles. There are currently no redevelopment plans or changes proposed to the buildings at this time (the "Project"). The intent of this project and rezoning is to ensure long-term viability of the existing buildings as to expansion and/or replacement due to casualty.

A2: Overall Design Concept

While the buildings are existing today, the project will continue to 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 existing commercial development.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The Project is a retention of an existing 58,880 SF commercial development located on an approximately 6.22 gross acre site. There are currently no redevelopment plans or changes to the buildings at this time.

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 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 with the larger commercial development.

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.

- C-2 Uses as Permitted by Section 623 of the City of Phoenix Zoning Ordinance

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:

- All Special Permit uses otherwise permitted in the C-2 Zoning District are prohibited.
- Automobile Parts and Supplies, New Retail and Wholesale
- Boats, Retail Sale
- Car Wash
- Compressed Natural Gas Retail Sales
- Gas Stations
- Garage, Repair
- Hospital
- Motorcycles, Repair and Sales
- Service Stations, Automobile
- Tobacco Oriented Retailers
- Veterinarian Offices
- Veterinarian Hospitals
- Window Glass Installation Shop

D. DEVELOPMENT STANDARDS

D1: Development Standards

The development standards set forth apply to: (i) the existing commercial development on the Property, (ii) additions or minor modifications to the existing buildings, or (iii) redevelopment (demolition) of the existing buildings.

D1.A Development Standards	Existing Development
a. Density	0
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks ¹ (Minimum)	
North (Perimeter)	80'
South (Bell Road)	370'
East (Perimeter)	100'
Interior (Adjacent to parcels in overall commercial center)	0'
d. Building Separation (Minimum)	No Minimum
e. Building Height (Maximum)	75'
f. Lot Coverage (Maximum)	30% of Total Net Site Area

D1.B Development Standards	Building Additions ²
a. Density	0
b. Minimum Lot Width/Depth	No Minimum
c. Building Setbacks (Minimum)	
North (Perimeter)	80'
South (Bell Road)	60'
East (Perimeter)	100'
Interior (Adjacent to parcels in overall commercial center)	0'
d. Building Separation (Minimum)	No Minimum
e. Building Height (Maximum)	75'
f. Lot Coverage (Maximum)	30% of Total Net Site Area

D1.C Development Standards	New Development (Demolition of existing buildings)
	Demolition of the existing structures for redevelopment shall follow the development standards set forth in Section 623 of the City of Phoenix Zoning Ordinance, Commercial C-2 District – Intermediate Commercial (C-2).

¹ Setbacks measured from property lines.

² Building Addition standards shall also apply in the event of complete casualty to the building if reconstructed as-is.

D2: Landscape Standards

D2: Landscape Standards ³	
a. Landscape Setbacks (Minimum)	
North (Perimeter)	10'
East (Perimeter)	10'
South (Perimeter)	10'
Interior (commercial center)	0'
b. Landscape Standards	Landscaping shall be designed in accordance with Section 623 of the Zoning Ordinance <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.
c. Interior (adjacent to commercial center)	No standard.
d. Plant Palette	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized.

D3: Parking

D3: Parking Standards	
Minimum Parking Standards	
a. Vehicular Parking	All parking to conform to Section 702. Required parking spaces are permitted to be located off site within overall commercial development with cross parking and access agreements in place.
b. Parking Location, Automotive	Surface or Structured Parking Lots are Permitted. See Section E1.g for vehicle screening requirements. Ordinance Section 702.B.2.a.(5) does not apply.
c. Parking Location, Bicycle	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.
d. Loading Bay	One (1) off-street loading space shall be provided on site. Loading spaces within 100' of the public street shall be screened from public street view. Loading spaces more than 100' from the public street are not required to be screened from public street view. Such space shall be a 10' x 20' minimum in size, exclusive of access aisles and maneuvering space.

³ Landscape standards only applicable to redevelopment (demolition) of land. Existing development and additions shall comply with the landscape setbacks currently on the property.

D4: Fences/Walls

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Fences and walls shall comply with Ordinance Section 703.

D5: Shade

D5: Shade⁴

Shading, which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 75% for all new public pathways, and 50% for all new private pathways. All shade calculations shall be based on the analysis of summer solstice at noon.

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.

D6: Lighting Plan

D6: 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.

⁴ Minimum shade requirements only applicable to redevelopment of the land and not the existing buildings or minor modifications/additions.

E. DESIGN GUIDELINES

E1: Design Guidelines

Existing development, additions, and redevelopment of the property shall comply with Ordinance Section 507 Tab A.

E2: Landscape Design Guidelines

E2. Landscape Design Guidelines ⁵	
a. Uniform Streets Landscaping Design	Landscaping shall comply with Section 623 of the Zoning Ordinance. <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.
b. Uniform Perimeter Landscaping Design	Landscaping shall comply with Section 623 of the Zoning Ordinance. <u>Utility Conflict Resolution:</u> Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions.

⁵ 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 large scale redevelopment of the Property.

F. SIGNS

F1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance except as modified below:

- Ground monument signs shall be permitted within the building and landscape setbacks.
- Existing signage permitted to remain.

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.

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. developed with the Senior Center, asphalt drive aisles and a concrete surface parking lot. Areas of future redevelopment will be designed to provide necessary on-site retention

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 43rd Avenue and Bell Road. The overall center has cross access agreement allowing the various property owners to utilize the two (2) driveways along 43rd 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		
		Existing Development	Additions to Development	Redevelopment (Demolition of existing development)
a. Dwelling Unit Density (Units/Gross Acre)		0	0	0
b. Building Setbacks				
North (Perimeter)	75'	80'	80'	150'
South (Bell Road)	25'	370'	60'	30' Average
East (Perimeter)	25'	100'	100'	150'
Interior	25'	0' (Adjacent to commercial development)	0' (Adjacent to commercial development)	0'
c. Landscape Setbacks				
North (Perimeter)	Per Approved Site Plan	Per Approved Landscape Plan	Per Approved Landscape Plan	10'
East (27th Avenue)	Per Approved Site Plan	Per Approved Landscape Plan	Per Approved Landscape Plan	10'
South (Perimeter)	Per Approved Site Plan	Per Approved Landscape Plan	Per Approved Landscape Plan	10'
Interior	Per Approved Site Plan	Per Approved Landscape Plan	Per Approved Landscape Plan	0'
d. Maximum Height	56 feet	56 feet	56 feet	56 feet (with waiver)
e. Lot Coverage	25%	30%	30%	50%

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 A

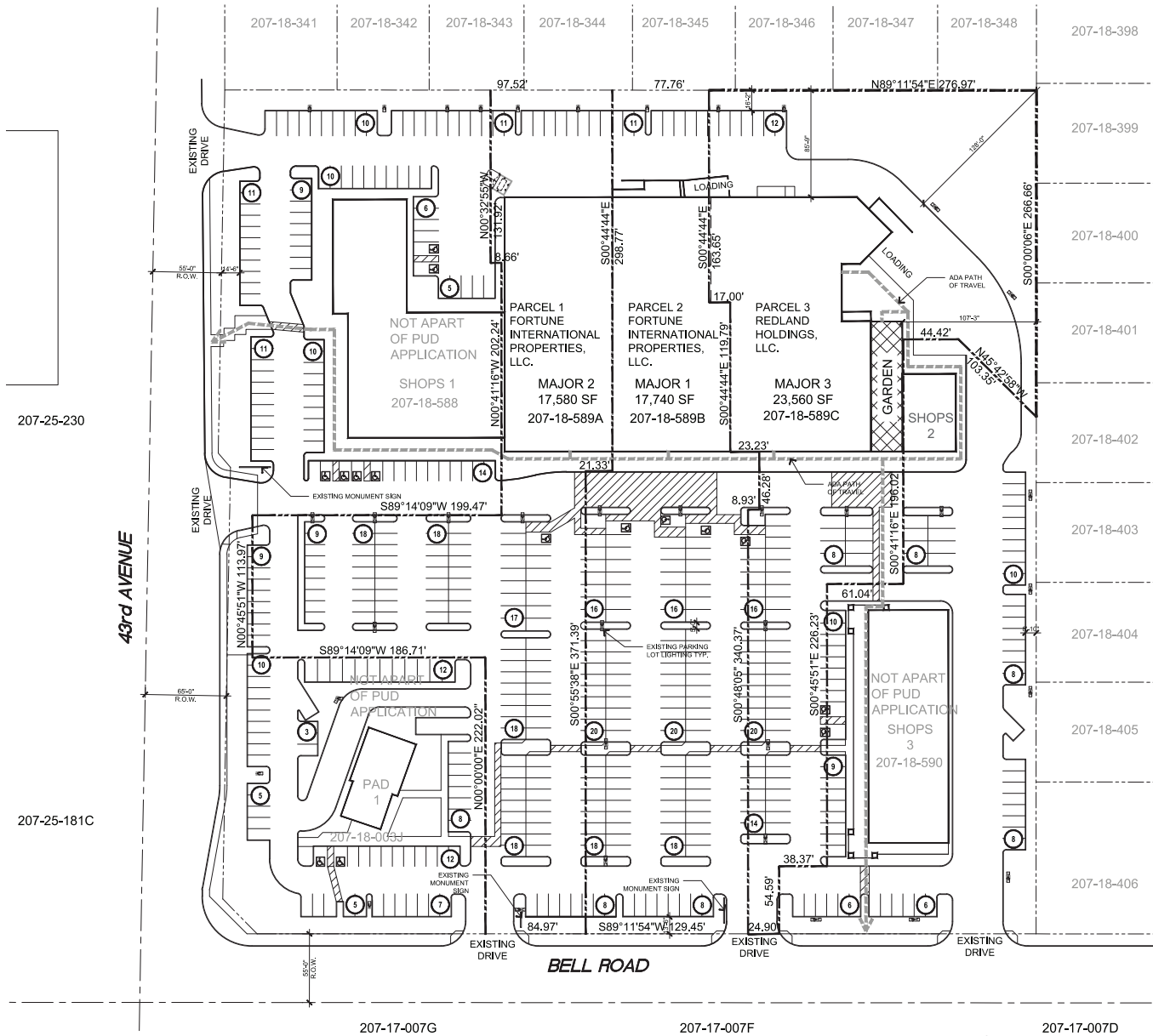
Bell Rd & 43rd Ave

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 ASSUMED TO BE CORRECT. THIS DRAWING IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED 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):	271,088 S.F. / 6.22 AC
NET SITE AREA (PARCEL 1-3):	248,536 S.F./5.71 AC
LANDSCAPE AREA (PARCEL 1-3):	12,888 S.F./ 5.2%
EXISTING BUILDING HEIGHT:	ONE STORY 47'-0" FACADE PEAK
FLOOR AREA RATIO:	58,880/271,088 =21.72%
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

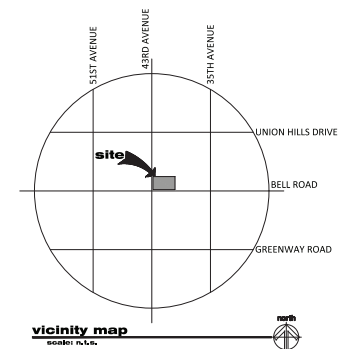
ALBERTSONS AMENDED MCR 597-02 TH POR LOT 2 DAF COM NW COR LOT 1 TH E 315.43F TO TPOB TH CONT E 77.67F TH S 163.65F TH E 17F TH S 119.79F TH S 23.23F TH S 46.28F TH W 8.93F TH S 340.37F TH W 129.45F TH N 371.39F TH E 21.33F TH N 298.77F TO TPOB P/F 12-897051

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 266.66F 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 6.93F 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 PARCEL 3
- ADJACENT PARCEL LINES
- ADA PATH OF TRAVEL
- EXISTING LIGHTING
- ROADWAY CENTERLINE



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

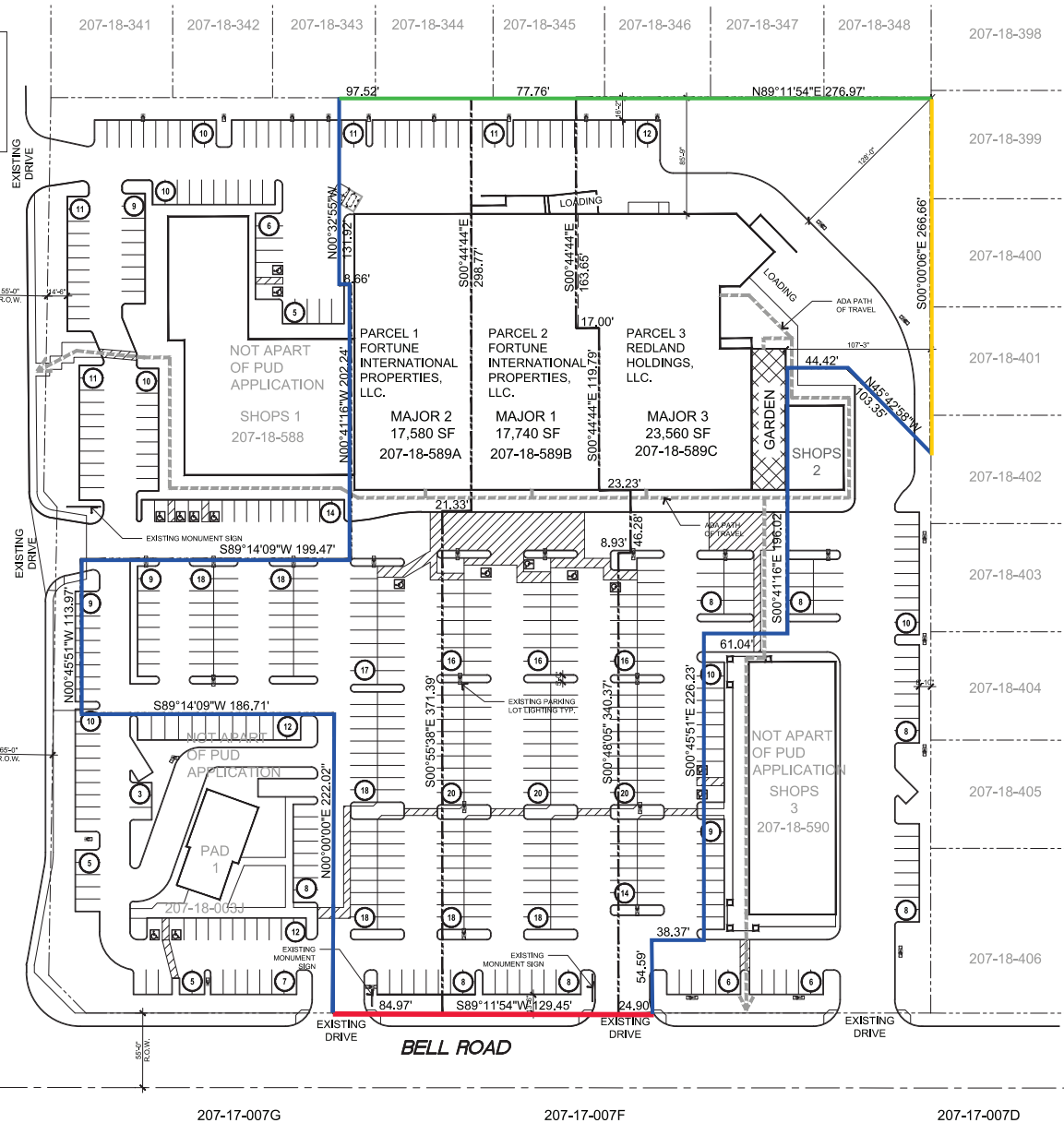
design by: RWK
drawn by: MGS
checked by: RWK

SP1
project #: 24122.50

Exhibit 3

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

43rd AVENUE



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 ASSUMED TO BE CORRECT. THIS DRAWING IS TO BE USED FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE USED 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):	271,088 S.F. / 6.22 AC
NET SITE AREA (PARCEL 1-3):	248,536 S.F./5.71 AC
LANDSCAPE AREA (PARCEL 1-3):	12,888 S.F./ 5.2%
EXISTING BUILDING HEIGHT:	ONE STORY 47'-0" FAÇADE PEAK
FLOOR AREA RATIO:	58,880/271,088 =21.72%
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

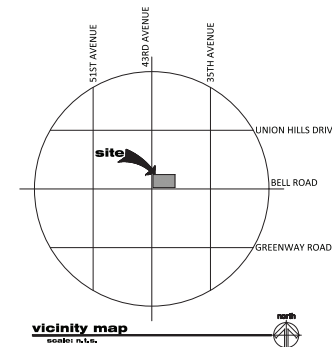
ALBERTSONS AMENDED MCR 597-02 TH POR LOT 2 DAF COM NW COR LOT 1 TH E 315.43F TO TPOB TH CONT E 77.67F TH S 163.65F TH E 17F TH S 119.79F TH E 23.23F TH S 46.28F TH W 8.93F TH S 340.37F TH W 129.45F TH N 371.39F TH E 21.33F TH N 298.77F TO TPOB P/F 12-897051

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 266.66F 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 6.93F 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 PARCEL 3
- ADJACENT PARCEL LINES
- ADA PATH OF TRAVEL
- EXISTING LIGHTING
- ROADWAY CENTERLINE



IRKAA
ARCHITECTS
503-985-3100
1010-2024

PRELIMINARY

DATE 10-10-2024

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

design by: RWK
drawn by: MGS
checked by: RWK

SP1
project #: 24122.50