APN: 501-63-024N
ADDRESS: 12280 W INDIAN SCHOOL ROAD
LITCHFIELD PARK, AZ 85340

ZONING C-2
LOT SIZE 322,213 SF (7.40 ACRES)
PUC: 0022
JURISDICTION: AVONDALE

OWNER:
ZANBOUR, LLC
4921 BIRCH STREET, SUITE 125
NEWPORT BEACH, CA 92660

PARKING REQUIREMENTS
PARKING SPACE SIZE 9'-6" X 20' WITH 2' OVERHANG
26' WIDE AISLE
LANDSCAPED ISLAND EVERY 8 SPACES
5' INSIDE DIAMETER

RESTAURANT:
1 SPACE PER 50 SF INDOOR PUBLIC AREA
1 SPACE PER 200 SF OUTDOOR AREA

RETAIL:
1 SPACE PER 300 SF

MEDICAL:
1 SPACE PER 200 SF.
MINIMUM OF 10% OF REQ'D PARKING SPACES TO BE COVERED.

PARKING REQUIRED

PAD A - RESTAURANT WITH 70% PUBLIC AREA
2500 SF x 70% = 1750 / 50 = 35 SPACES
RETAIL AT 90% GFA
3020 SF X 90% = 2718 / 300 = 9 SPACES

PAD B - RESTAURANT WITH 70% PUBLIC AREA
3000 SF X 70% = 2100 / 50 = 42 SPACES

MEDICAL OFFICE BUILDING 1
12,375 SF / 200 = 62 SPACES

MEDICAL OFFICE BUILDING 2
13,640 SF / 200 = 69 SPACES

MEDICAL OFFICE BUILDING 3
13,640 SF /200 = 69 SPACES

TOTAL REQUIRED - 286 SPACES
29 SPACES REQUIRED TO BE COVERED
32 SPACES COVERED

ELECTRIC VEHICLE PARKING SPACES REQUIRED:
RESTAURANTS: 1% OF TOTAL PKG SPACES TO HAVE LEVEL 2 EV CHARGING STATIONS AND 3% OF MIN. % OF TOTAL PKG SPACES TO BE EV-CAPABLE FOR LEVEL 2 CHARGING STATIONS

PARKING PROPOSED
287 - TOTAL VEHICLE PARKING SPACES
261 - STANDARD 9'-6" x 20' WITH 24" OVERHANG
26 - ADA 11' x 20' WITH A 5' TRANSFER AISLE

EV PARKING SPACES REQUIRED
1% OF TOTAL PKG SPACES TO BE LEVEL 2 = 3 SPACES
3% OF TOTAL PKG SPACES TO BE LEVEL 2 CAPABLE = 9 SPACES

EV PARKING SPACES PROVIDED = 4 SPACES
EV CAPABLE PKG SPACES = 9 SPACES

DEVELOPMENT STANDARDS
MIN. LOT WIDTH: NONE
MIN. SITE DEPTH: NONE
MAX. LOT COVERAGE: NONE
MAX. BLDG HT: 30'
SETBACKS
FRONT: 20'
STREET: 20'
REAR: 20'
SIDE: 15'
PARKING: 30'
INTERIOR: NONE
SETBACK FROM A RESIDENTIAL DISTRICT OR USE: 50'
PKG SETBACK FROM RESIDENTIAL DISTRICT OR USE: 25'

ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
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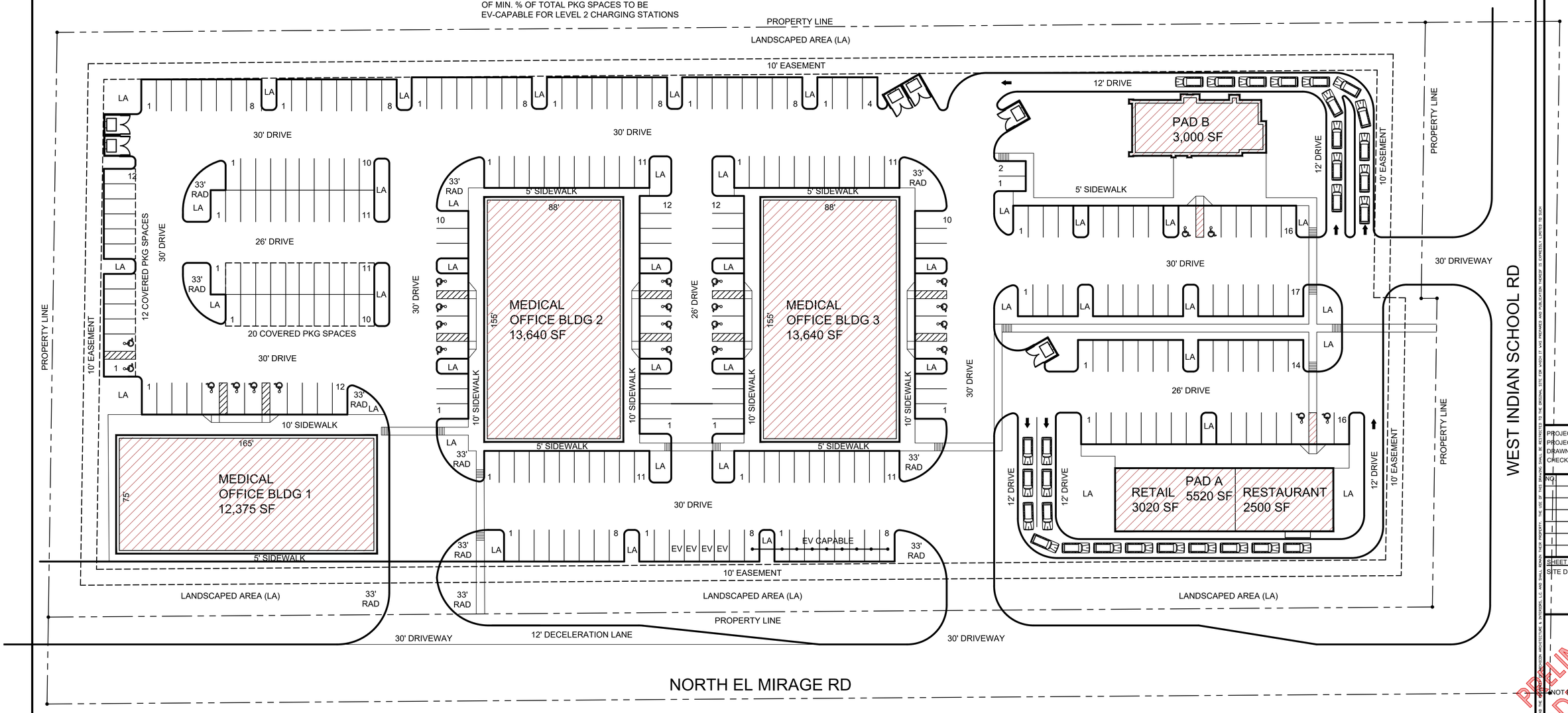

1 SITE DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60' 90'

NORTH

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RETAIL DEVELOPMENT
12280 W INDIAN SCHOOL RD
LITCHFIELD PARK, AZ 85340

PROJECT NUMBER: 2263210-01
PROJECT MANAGER: MDM
DRAWN BY: MDM
CHECKED BY: JP

NO.	REVISION	DATE

SHEET DESCRIPTION
SITE DEVELOPMENT PLAN

PRELIMINARY DRAWING
NOT FOR SUBMITTAL PURPOSES

SHEET NO.
DP-04

ISSUE DATE: 12/5/22

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