

PLANNED UNIT DEVELOPMENT

NORTHWEST CORNER OF 44TH STREET AND INDIAN SCHOOL ROAD

REZONING CASE NO.

CITY OF PHOENIX
OCT 2 2 2026
Planning & Development Department

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PREFACE

For more than a decade, Chick-fil-A has operated a restaurant with a drive-through at 4105 East Indian School Road ("Existing Restaurant Parcel"). Over the years, as development in the highly sought-after Arcadia area has increased, the number of customers Chick-fil-A serves at its East Indian School Road location has increased as well. To accommodate this increased customer demand, Chick-fil-A has considered various approaches, and the redevelopment of 4422 East Indian School Road ("Expansion Parcel") is a solution that will serve customers more efficiently and improve vehicular circulation on and off the Existing Restaurant Parcel and the Expansion Parcel (herein "Property").

The Expansion Parcel currently contains an outdated, underutilized office building and parking lot. The redevelopment will expand the Existing Restaurant Parcel and include a parking lot that will complement the existing architecture, structures, and parking while adding landscaping to create a cohesive and vibrant property for the community to enjoy.

The proposed Planned Unit Development (PUD) supports the surrounding area and community by maintaining compatibility with the current zoning while keeping up with the growing development and economic activity. This redevelopment reflects Chick-fil-A's longstanding presence and commitment to serving the community and its customers.

REGULATORY STATEMENT

The Planned Unit Development ("PUD") zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix ("Ordinance"). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards, and design guidelines, for a particular project ("PUD Regulations").

The PUD may only modify provisions within the Ordinance and does not modify other City of Phoenix codes, regulations, or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and are not required to be enforced by the City of Phoenix.

The PUD Regulations apply to all property within the PUD project boundary. The PUD Regulations supersede and replace all applicable Ordinance requirements. If there is a conflict between the PUD Regulations and the Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Ordinance controls.

1. PURPOSE & INTENT

1.1. INTRODUCTION

The Expansion Parcel at 4422 East Indian School Road (APN: 171-42-148) ("Expansion Parcel") currently contains an outdated, underutilized office building and parking lot. For more than a decade, Chick-fil-A has operated a restaurant with a drive-through at 4105 East Indian School Road (APN: 171-42-149) ("Existing Restaurant Parcel"). Chick-fil-A is the developer of a project to expand its existing approximate 1.5-acre Chick-fil-A location onto the neighboring approximate .6 acres of property, referenced herein as the Expansion Parcel. *See Appendix A: Exhibit 1: Legal Description and Exhibit 2: Aerial Map.*

Chick-fil-A is a food provider known for its warm, personable service and delicious food. Most Owner-Operators of Chick-fil-A locations own only one restaurant, allowing for active involvement and a hands-on approach that fosters connection within their communities. There are approximately 53 Chick-fil-A locations in Arizona, with the majority located in Phoenix. Providing an exceptional customer experience is not the only consistency among the company's locations. Chick-fil-A's architectural and design standards are built around operational efficiency and brand experience, with a strong emphasis on site-specific adaptations that allow for scalability and adaptability in different markets.

After operating at the Existing Restaurant Parcel for over a decade and because of its strong connection to the community, Chick-fil-A realized that specific adaptations needed to be made to adequately serve customers at this location. The Expansion Parcel directly to the east of the existing location is currently zoned Multi-Family Residence District—Restricted Commercial (R-5) and developed with an outdated, underutilized office building and parking lot. *Exhibit 3: Existing Zoning Map.*

Chick-fil-A is proposing to rezone the Existing Restaurant Parcel and the Expansion Parcel to Planned Unit Development ("PUD") to allow for neighborhood-serving parking, commercial, retail, restaurant, and service uses on approximately 0.6 acres (Expansion Parcel) and 1.5 acres (Existing Restaurant Parcel). *See Exhibit 4: Proposed Zoning Map.*

Unlike the existing zoning, this application has been uniquely prepared in response to growth along East Indian School Road and to further the goals and objectives of the General Plan, the 44th Street Corridor Specific

Plan, and the Arcadia Camelback Special Planning District. Collectively, these plans encourage development that assists with deteriorating forces such as property neglect while remaining compatible with the surrounding residential neighborhoods and the evolving community.

1.2. EXISTING CONDITIONS

The Expansion Parcel comprises approximately 0.6 acres of developed property containing an outdated and underutilized office building and parking lot that is zoned R-5. The existing Restaurant Parcel comprises approximately 1.5 acres of developed property containing the existing Chick-fil-A restaurant and parking lot that is zoned C-2. The Property is immediately bounded to the north by single-family residences Single-Family Residence District (R1-6) and Commercial Development (C-2); to the east by multifamily residential development zoned R-5; to the west by the Existing Restaurant Parcel, which is zoned Intermediate Commercial (C-2); and to the south by predominately C-2 zoning with an R1-6 zoned parcel.

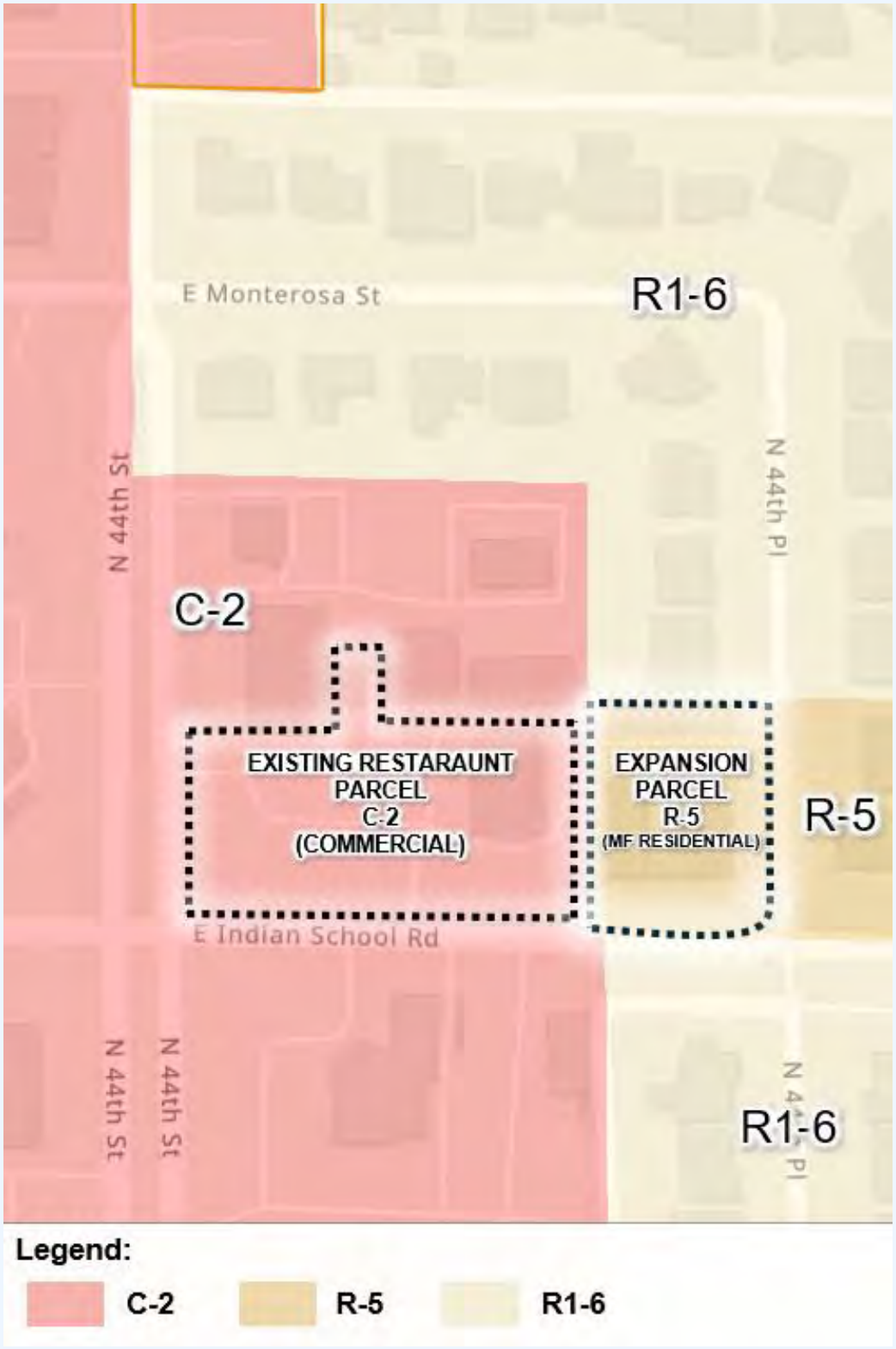
EXISITING SURROUNDING USE TABLE

LOCATION	GENERAL PLAN	ZONING	EXISTING USE
PROPERTY	Multi-Family Residence District-Restricted Commercial & Intermediate Commercial	R-5 & C-2	Developed
NORTH	Single-Family Residential & Commercial	R1-6 & C-2	R1-6: Single-Family Residential C-2: Developed
EAST	Multi-Family Residential	R-5	Developed
SOUTH	Single-Family Residential & Commercial	R1-6 & C-2	R1-6: Single-Family Residential C-2: Developed
WEST	Commercial	C-2	Developed

EXHIBIT 2: AERIAL MAP

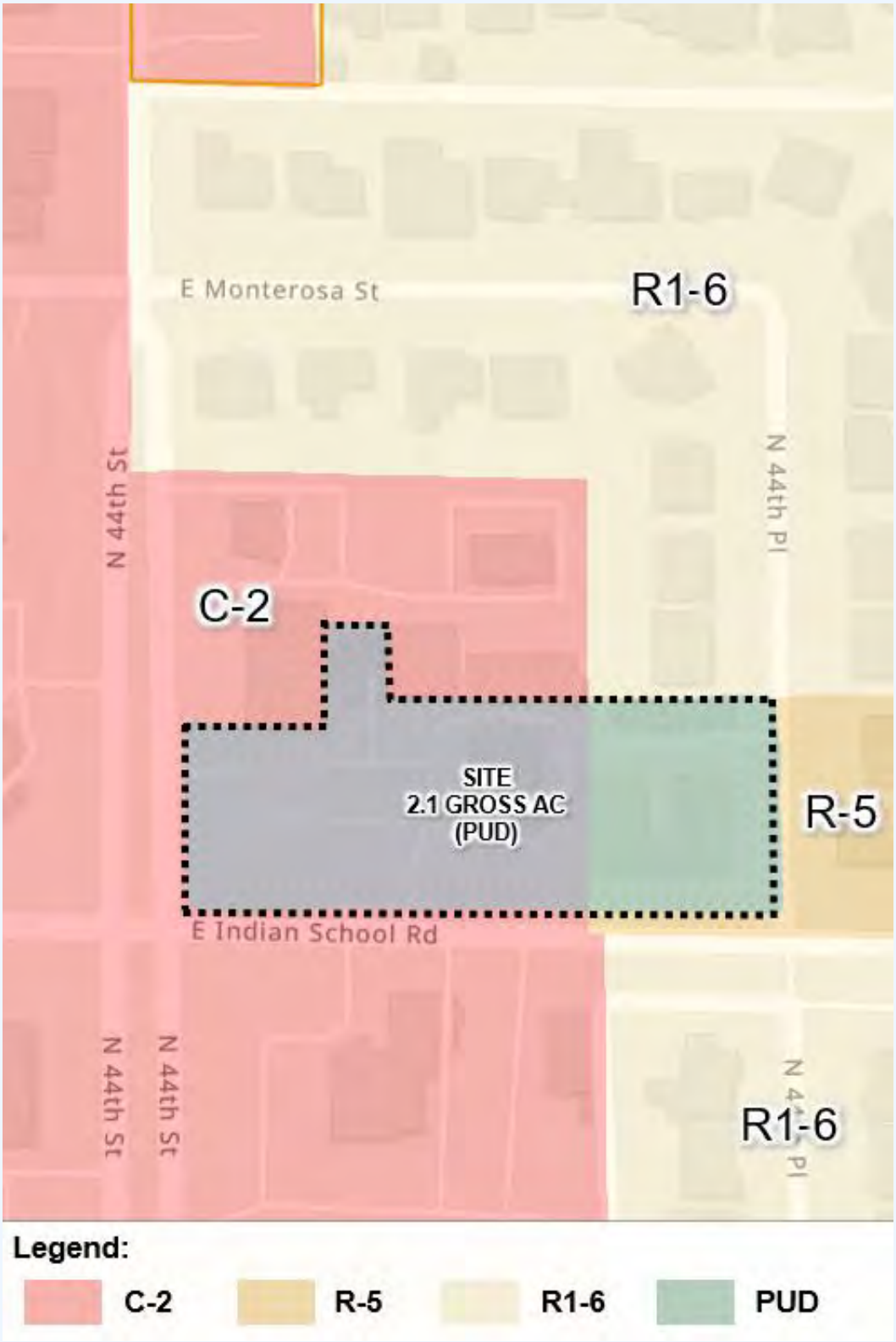


EXHIBIT 3: EXISTING ZONING MAP



Source: City of Phoenix My Community Map 8/26/2026

EXHIBIT 4: PROPOSED ZONING MAP



Source: City of Phoenix My Community Map 8/26/2026

1.3. GENERAL PLAN

The City's General Plan designates the Expansion Parcel for multifamily residential land use. This designation allows nonresidential and mixed uses if those uses comply with the C-2 standards.

The Existing Restaurant Parcel is designated for intermediate commercial land use. This designation allows for commercial uses of medium intensity that are designed to be compatible with each other.

1.4. CAMELBACK EAST VILLAGE CHARACTER PLAN

The Camelback East Village encompasses 36 square miles that consist of a variety of land uses coming together to form a community that fosters a balance of residential and commercial development. The mission of the Village is to preserve the character of established neighborhoods while promoting healthy development within the Village. Historically and in recent years, the Camelback East Village has been highly sought after by both businesses and those looking to move into the Village. The desirability of the Village has caused an increase in both residents and development leaving very little undeveloped land to work with. However, due to the longstanding established development throughout the Village, both residential and commercial, there is significant room to revitalize existing outdated and underutilized development. The redevelopment of the Expansion Parcel embodies the mission of the Village by preserving the character of established neighborhoods while promoting healthy development that revitalizes outdated, underutilized uses.

Land Use Principles:

The Camelback East Village Planning Committee identified specific land use principles in an effort to preserve and protect Village character while encouraging growth and investment. This application is supported by and furthers the following land use principles of the Camelback East Village Character Plan:

Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.

The Application will expand a neighboring property while maintaining the integrity of the general land use. Because the parcel currently contains an outdated office building, the proposed expansion of the Existing Restaurant Parcel will create a cohesive development that will not change the character of the surrounding residential area or destabilize land values. The redevelopment will revitalize the parcel and allow for a use that supports

an existing/popular restaurant while also benefiting the community.

Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The Application provides numerous avenues in which the property will be put to a better commercial use than its current utilization. At the very core of this redevelopment is the demand by the customers, making this application unique. A local business already operates directly next door and is thriving so much so that there is a need to grow and expand. The Application illustrates how the property will be reused in a new and improved manner.

Design Principles:

The Camelback East Village Planning Committee identified specific design principles in an effort to preserve and protect the Village Character while encouraging growth and investment. This application is supported by and furthers the following land use principles of the Camelback East Village Character Plan:

Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

This Application includes specific development standards (e.g., enhanced landscaping and shade) to create a transition that adds value and aesthetic appeal to the community.

Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.

This Application provides landscaping that is compatible with area and providing visual buffering as well as, where possible. being drought-tolerant.

Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

This Property provides a scale, design, and appearance that will enhance the Existing Restaurant Parcel. The architecture and design of the redevelopment will protect the integrity of the existing restaurant and, more importantly, the integrity of the surrounding parcels. The new, modern, and bright design will revitalize the Property while remaining consistent with the character of the Camelback East Village.

2. LAND USE PLAN

2.1. DEVELOPMENT PLAN

Chick-fil-A is proposing a high-quality development comprising neighborhood-serving commercial, restaurant, and service uses on approximately 0.6 acres immediately east of the Existing Restaurant Parcel. This PUD includes development standards and design guidelines for the property that are intended to ensure adequate land-use transitions and buffering to the existing residence north of the Property. *See Exhibit 5: Conceptual Land Use Plan.*

Access to the Property is provided by the existing right-in/right-out driveway on the Existing Restaurant Parcel, as well as the existing 44th Place full-access driveway, located on the east side of the Expansion Parcel. All of these driveways are existing. The existing full-access driveway serving 44th Place will be modified to a ¾ access, permitting right-in/right-out/left-in movements. The modification will restrict left turn egress from the Property to limit traffic from exiting north into the existing residential neighborhood. *See Exhibit 6: Street Circulation Map.*







2.2. PHASING

Development of the Expansion Parcel may be developed independently, as market conditions warrant. Plans shall be submitted to the City to ensure proper and orderly development.

EXHIBIT 5: CONCEPTUAL LAND USE MAP



EXHIBIT 6: STREET CIRCULATION MAP



2.3. COMPLETE STREETS

The City of Phoenix Complete Streets Design Guidelines were adopted in October 2018 and apply throughout the City. As such, complete streets vary in design, function, and appearance throughout the City. Their application should be considered in a context-sensitive manner in relation to surrounding land uses, street type, available right-of-way, adopted general and specific plans, the overall intent of the corridor, and coordination with other City codes and ordinances.

The following section provides design principles from the City of Phoenix Complete Streets Design Guidelines (in bold), followed by an explanation of how this PUD will fulfill each design principle or partner with the City on specific goals and implementation practices to meet the principle:

Design for Context

Complete Streets should be applied using a context-sensitive approach and may vary in their design, function and appearance throughout the City based on community input, surrounding land uses, available right-of-way, street type, adopted general and specific plans and overall intent of the corridor in coordination with other city codes and ordinances.

The proposed roadway section for East Indian School Road is being designed to complement the existing infrastructure. The surrounding land uses already account for traffic associated with development of this kind. Community input will be sought and concerns will be addressed; the overall intent of the corridor will be honored throughout the development process to ensure satisfaction of the community while ensuring compliance with city codes and ordinances.

Bicycle treatments should be considered along all roadways, however these guidelines recognize that not all corridors and streets are appropriate for bicycle treatments. Along with the context-focused considerations outlined above, appropriate engineering judgment, roadway encumbrances and corridor classification should guide the applicable treatment. Treatments should consist of striped, buffered and/or protected bicycle facilities.

East Indian School Road does not provide a viable route for bicycle circulation. Providing bicycle lanes along this corridor is likely to increase the potential for conflicts between bicyclists and vehicles, which would pose a safety concern.

Design for Safety

Where practicable, consolidate driveways to minimize modal conflicts and increase opportunities for infrastructure that supports Complete Streets principles.

The redeveloped Expansion Parcel will be designed to utilize the parcel's current and only entrance and exit on the east side, off North 44th Place. Keeping the parcel limited to one driveway helps to minimize conflicts.

The Existing Restaurant will maintain the parcel's existing driveways.

Design for Comfort and Convenience

Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.

Shade will be provided along the North and South perimeters of the Expansion Parcel. Additionally, new landscaping will be provided along the south side of the parcel bordering East Indian School Road. The Existing Restaurant Parcel will also incorporate new landscaping and shade that are cohesive with those on the Expansion Parcel.

Expand the availability of public seating and bicycle racks.

Patio seating will be available on the west side of the building, offering a welcoming space for customers to gather. Adequate bicycle parking will be provided on Property to accommodate the anticipated foot and bicycle traffic.

Design for Sustainability

Minimize impermeable surfaces and maximize vegetation on streets outside of vehicular travel lanes. Street designs should capture and beneficially use stormwater wherever practicable.

This PUD will provide live vegetative coverage in landscape areas adjacent to the perimeter streets of North 44th Place and East Indian School Road.

3. LIST OF USES

The Project will provide neighborhood-serving restaurant and commercial uses which serve as amenities and opportunities for residents of the Camelback East Village.

The City Zoning Administrator may issue formal interpretations of land uses consistent with the purpose and intent of this PUD.

3.1. PERMITTED USES

The Existing Restaurant Parcel (APN: 171-42-149) zoned C-2; and the Expansion Parcel (APN: 171-42-148) zoned R-5; are collectively "the Property" and comprise the parcels subject to this PUD. All permitted uses within the C-2 (Intermediate Commercial Zoning District) and R-5 (**Multi-Family Residence District—Restricted Commercial)** per sections 623 and 618 of the Zoning Ordinance, and subject to performance standards therein, unless otherwise explicitly addressed or prohibited herein.

Further, the Property shall retain the current uses permitted on the Existing Restaurant Parcel and the Expansion Parcel, which are C-2 and R-5 uses.

Specific Allowed Uses both Properties:

a. Surface Parking Lot.
b. Chick-Fil-A Drive-through and outdoor dining facilities as an accessory use to a restaurant.

    1) When located adjacent to a residential district there shall be no buildings or structures located within 25 feet from any lot line abutting such residential district.
    2) The drive-through facility shall provide more than one queuing lane to ensure that traffic flow on the arterial or collector street is not disrupted.
    3) The queuing lane for the drive-through facility shall not be subject to minimum-distance requirements from a residential district zoning line. The drive-through facility shall generally operate in a manner similar to the drive-through located on the Existing Restaurant Parcel.
    4) The drive-through's hours of operation shall be limited to 6:00 a.m. to 11:00 p.m.

5) Menu/speaker board(s) associated with the drive-through facility shall not be oriented toward the north perimeter property line of the residential zoned property.

3.2. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

3.3. ACCESSORY USES

Accessory uses shall be permitted subject to Section 623 of the Phoenix Zoning Ordinance.

3.4. PROHIBITED USES

The following uses are prohibited:

a. Adult bookstores, adult novelty stores, adult theatres, adult live entertainment establishments, erotic dance or performance studios.
b. Cigarette service.
c. Cigars manufacturing, custom hand rolled.
d. Cigars, wholesale and storage.
e. Data centers.
f. Nonprofit medical marijuana dispensaries.
g. Tobacco oriented retailers.
h. Tobacco, wholesale and storage.
i. Pawn Shop.
j. Tattoo shops.

4. DEVELOPMENT STANDARDS

Development of the Project shall comply with the provisions governed by the Phoenix Zoning Ordinance for the C-2 or R-5 zoning districts, unless modified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. Conceptual Site Plan *(Exhibit 7)* and Elevations *(Exhibit 8)* are included in *Appendix A.* The following are the proposed modifications to the C-2 development standards.

4.1. GENERAL DEVELOPMENT STANDARDS

Development Standards

	Standard	PUD (Planned Unit Development)
(1)	***Maximum Building Height***	30 feet; Accessory buildings or shade structures 16 feet.
(2)	***Building Height Restrictions***	No building or shade structures shall be within 25 feet of the adjacent residential zoning district.
(3)	***Minimum Building Setbacks***	
	North Property Line	25 feet adjacent to a residential zoning district. 0 feet when adjacent to a commercial zoning district.
	East Property Line	25 feet
	South Property Line	15 feet; 0 Feet for shade or canopy structures
	West Property Line	25 feet
	Interior Property Line(s)	No minimum when parcels share common ownership/property line
(4)	***Minimum Landscape Setbacks***	
	North Property Line	10 feet when adjacent to a residential zoning district

		0 feet when adjacent to a commercial zoning district
	East Property Line	The northwest corner of 44th Place and Indian School Road shall have a minimum 20 by 20 foot landscape. The East property line beyond the 20 by 20 foot landscape shall provide an average landscape setback of 10 feet.
	South Property Line	8 feet on the Expansion Parcel; 0 feet along the Existing Restaurant Parcel
	West Property Line	10 feet
	Interior Property Line(s)	No minimum when parcels share common ownership/property line. Interior property lines are to be landscaped and maintained except for driveway entrances or sidewalks.
(5)	***Maximum Lot Coverage***	50% exclusive of first 6' roof overhang, open carports, covered patios, or covered walkways.

Development Standards that were previously approved for the Existing Restaurant Parcel have been refined and proposed again for this PUD. In 2012, a variance for the Existing Restaurant Parcel permitted 10-foot landscape setbacks along 44th Street and 8-foot setbacks along Indian School Road. The proposed Property configuration requires a reduced setback for a small portion of the Indian School Road frontage. The reduced frontage area is necessary to achieve coordinated circulation between the parcels, adequate parking on the Property, and drive-through improvements. The development will provide drought-tolerant shrubs, groundcover, or other landscape treatments keeping the aesthetics of the streetscape top of mind.

Additionally, the City of Phoenix also approved a Use Permit to allow for a restaurant drive-thru within 300 feet of a residential district. Prior approvals and the proposals made in this PUD illustrate a desire by both the City of Phoenix and Chick-

fil-A to work collaboratively to serve the public. With the Existing Restaurant Parcel being a positive member of the Arcadia business community, the Expansion Parcel serves, through this PUD, as a seamless extension of already successful infrastructure that the community loves. Combining these two (2) parcels within a single PUD provides a comprehensive and internally consistent regulatory framework that will benefit the Community, the City, and Chick-fil-A.

Landscape Standards

Landscape materials and quantities, as well as associated irrigation systems, for the Project are designed to go above and beyond standard City requirements. The Project includes the provision of landscape materials exceeding requirements along the streetscape and throughout parking lot area. Furthermore, the landscape design will achieve shade coverage along pedestrian pathways and parking lot areas that will enhance the pedestrian environment, enhance human comfort, and help to mitigate the urban heat island effect. The plant palette for the Project will consist of drought-tolerant trees, shrubs, accents, and groundcovers to reduce water usage. The utilization of efficient irrigation systems to support the Project's landscape materials will also ensure the efficient use of water. A conceptual Landscape Plan for the Project is included as *Exhibit 9*. The Property shall have modified landscape setbacks as set forth in the table below. All other landscape requirements shall be governed by the Phoenix Zoning Ordinance and the Design Guidelines and Sustainability requirements set forth in this PUD.

Landscape Standards

Standard		PUD (Planned Unit Development)
(1)	***Planting Materials***	
	N. 44th Street Streetscape*	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees) Min. five (5) 5-gallon shrubs per tree

		Shrubs, accents, groundcover, or other drought-tolerant landscape materials shall be provided within reduced setback areas.
	E. Indian School Road Streetscape*	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees) Min. five (5) 5-gallon shrubs per tree Shrubs, accents, groundcover, or other drought-tolerant landscape materials shall be provided within reduced setback areas.
	N. 44th Place Streetscape	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees) Min. five (5) 5-gallon shrubs per tree Shrubs, accents, groundcover, or other drought-tolerant landscape materials shall be provided within reduced setback areas.
	Landscape Areas within South Setbacks*	Minimum 50% live vegetative coverage.
	All Landscape Areas	Only landscape materials listed in the Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
(2)	***Uncovered Surface Parking Lot Area(s)***	Existing Restaurant Parcel: Minimum 10% shade coverage which may include both interior and perimeter landscaping and structure shading. Expansion Parcel: Landscaping shall be dispersed throughout the parking area to

		achieve 25% shade, as approved by the Planning and Development Department.
(3)	***Irrigation Areas***	
	All Landscape Area (On-Site and Off-Site)	Per applicable City water-conservation requirements.
	Landscape Area > 10,000 SF	Per applicable City water-conservation requirements.
	Turf Area	Pressure regulating sprinkler heads and/or drip lines or other acceptable types will be utilized.

*Landscaping provided in accordance with the landscaping requirements above, unless there is a conflict with existing infrastructure/utilities/signage. The Planning and Development Department has the authority to accept modifications to landscape requirements to accommodate site conditions/conflicts if the alternative design solution consistent with a pedestrian environment.

If street trees cannot be planted in the right-of-way or onsite abutting the right-of-way, architecturally or artistically integrated public amenities should be provided. Amenities may include but not be limited to the following:

a. Structural shade elements (may be cantilevered).

b. Seating (benches/chairs).

c. Public art elements.

d. Community information/news event board/kiosk.

e. Additional bike racks.

f. Street furniture may be located within the planter area. Street furniture may be located on public sidewalks only when additional width is available in compliance with ADA accessibility requirements

Parking Standards

The Project will provide both vehicle and bicycle parking in accordance with the following standards.

Parking Standards

	Standard	PUD (Planned Unit Development)
(1)	***Minimum Parking Standards***	
	Chick-Fil-A with Drive-Through and Outdoor Seating	1 space per 150 square feet of net floor area. *Floor Area, Net:* The sum of the gross horizontal area of each floor of a building or structure, measured from the interior face of the walls, not including floors or parts of floors used principally for non-public purposes such as storage, automobile parking/queuing, incidental repair, show windows, restrooms or powder rooms, or offices incidental to the management or maintenance of stores or the building.
	All Other Permitted Uses	Per Section 702.
(2)	***Minimum Bicycle Parking Standards***	
	All Permitted Uses	Bicycle parking to be provided per Section 1307.H through inverted U and/or artistic racks and to be installed per requirements of Section 1307.H.
(3)	***Electric Parking Standards***	
	Vehicles	Per City requirements, if any.
	Bicycles	Per City requirements, if any.

5. DESIGN GUIDELINES

The goal of this PUD is to create a cohesive, well-designed commercial development to serve the surrounding community. The Project shall conform to the City of Phoenix Zoning Ordinance Design Guidelines in Section 507, Tab A, as well as the following additional guidelines. In the event of a conflict between the Zoning Ordinance and this PUD, the provisions of the PUD shall control.

Site Design

The Property has been designed with the neighbors at the top of mind. The project seeks to revive the expansion parcel by eliminating the current underutilized and outdated office building. By replacing the current outdated development with a vibrant landscape and for a use that will no longer require the parcel to be taken up by a visually unappealing and bulky building, the project will bring life back to the corner of East Indian School Road and North 44th Place.

The corner will be transformed into a visually appealing oasis that is inviting and a place where the community can gather. The Property was designed to expand the capacity of the existing Chick-fil-A through eliminating the office building and instead utilizing the parcel for additional parking and an opportunity to implement beautiful desert landscape.



Shade

Shading may be architectural, vegetative, or any combination thereof and provide a reasonable amount of shade for all usable open space areas, pedestrian walkways, and sidewalks.

Shade structures should encourage diffused light that provides for a mixture of sunlight and shade.

Shade can be accomplished with galleries, arcades, or structural shade such as awning or louvers.







Note: The above images are illustrative examples and not images of the exisitng Chick-fil-A subject to this PUD.

Fences

Fencing shall comply with Section 703 of the Phoenix Zoning Ordinance.

Fences and walls shall conform with Section 703 of the Phoenix Zoning Ordinance, excluding Zoning Ordinance Section 703.A.3.b(1) requiring a minimum 8'-0" high solid fence or freestanding wall to be constructed along common property lines zoned for residential uses. The application of the solid fence or wall requirement associated with Zoning Ordinance Section 703.A.3.b(1) is not appropriate for the Property in consideration of the following:

- The residentially zoned property to the north currently has a solid fence in place that will either remain in place or be modified to 8 feet as agreed to by the property owner.

Lighting

Lighting shall comply with Section 704 and Section 507.Tab A.II.A.8 of the Phoenix Zoning Ordinance.

Parking

The vehicle parking on the Property is reflective of past and current operational experience. Landscaping will contain large canopy trees to mitigate heat from the asphalt. The proposed amount of parking will limit the unnecessary provision of asphalt on the Property, which will further help to improve human comfort and mitigate the urban heat island effect. If needed and/or desired for a permitted use, this PUD also does not prohibit the processing of a minor site plan amendment to accommodate additional vehicle parking spaces, as well as associated landscape and shading improvements.

Amenities

The Property, an expansion of the current Chick-fil-A, will provide needed services to the surrounding community. In addition, the development of the Property will include landscape enhancements on the sidewalks to provide a more comfortable pedestrian experience for both patrons and residents of nearby neighborhoods. The inclusion of accessible restaurant services combined with an enhanced pedestrian

environment in proximity to the nearby residential developments will promote a healthy, active lifestyle within this community.

Camelback East Village Plan Design Principles

The Camelback East Village Plan Design Principles aim to encourage developments that are compatible with and respectful of surrounding uses and conditions. The plan emphasizes project compatibility, explicitly stating that developments are encouraged to be context-sensitive and designed to complement the neighboring area. A summary of the applicable design principles is outlined below:

Summary of Applicable Camelback East Village Plan Design Principles	
Streetscape	- Plan, design, and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.
Landscape	- Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. - Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.
Design Guidelines	- Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

Where feasible, pedestrian walkways surrounding the Property will be enhanced through the planting of desert landscape providing for needed shade and aesthetics at the Property location. The Property will be open and welcoming to pedestrians through various access points and the overall updated design of the Property. The Property has been designed with the community in mind and will serve to revitalize the existing outdated and underutilized property on the expansion parcel. The Property is compatible in scale, design, and appearance with the surrounding area and will significantly enrich the character of the neighborhood.

44th Street Corridor Specific Plan Design Guidelines

The objective of the 44th Street Corridor Specific Plan design guidelines is to establish a framework to achieve an overall unified organization of systems and forms that are both functional and attractive. The Project will exceed the Design Guidelines through enhanced aesthetics of the parcel and visually appealing cohesion between the parcel and roadway. The applicable guidelines are outlined below.

Summary of Applicable 44th Street Corridor Specific Plan Design Guidelines	
Streetscape	- Entries to buildings and parking areas from all streets should be landscaped and indicated by signage which complements the overall design concept for the street. - A landscaping set back shall be provided along Indian School Rd. For the installation of plant materials consistent within the corridor theme.
Landscape	- Plant materials along major pedestrian corridors should be used to define and create spatial enclosure, to allow for shade opportunities, and to create pleasant micro-climates. - Landscaping should interrelate with the landscaping of buildings on adjacent sites.

As detailed in the Landscape Standards Table above, the Project will provide numerous landscape and shade enhancements.

6. SIGNS

All signage shall comply with the City's Zoning Ordinance, Section 705 Signs. If necessary, a Comprehensive Sign Plan will be submitted prior to the issuance of permits.

7. SUSTAINABILITY

Energy-efficient site design and long-term operational practices can create a superior experience for residents and visitors of this community. The Project envisions and aims to provide increased shade to mitigate the urban heat island effect, provide an appropriate amount of parking to minimize asphalt areas and further mitigate the urban heat island effect, implement water-saving technologies, and support nonvehicular transportation options and access through pathways and bicycle parking. The following sustainability design guidelines aim to support this vision.

Stormwater Management

All development within the project will strive to implement green stormwater infrastructure in conformance with the City's Green Infrastructure and LID Handbook.

Water Saving

Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller). Leak detection devices shall be installed. Pressure regulating drip lines shall be utilized.

Documentation to be provided to Planning and Development Department that demonstrates commitment to participate in City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

Enhanced Landscape Standards

The northern perimeter of the Expansion Parcel currently contains an outdated parking shade structure that directly abuts the neighboring residential property. This parking canopy structure will be replaced with a number of trees to provide shade/buffering for the abutting residence.

All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area. Any conflict with parking/solar canopies or shade structures shall allow for the modification or elimination of trees as reviewed/approved by the Planning and Development Department.

Only landscape materials listed in the Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.

Non-vehicular Transportation

The Project will provide bicycle parking and appropriate pathways to access the bicycle parking.

8. INFRASTRUCTURE

Grading & Drainage

The existing Chick-fil-A parcel (APN 171-42-149) generally drains west toward 44th Street. Existing building roof drains connect to the existing underground storm-drain system on the Property. The remainder of the Property sheet-flows toward existing catch basins and drain inlets throughout the Property, where runoff is captured and discharged to the storm-drain system that connects to a post-construction BMP (MaxWell Plus Drainage System) and outlets to 44th Street. With the proposed parking lot and drive-through modifications at the existing Chick-fil-A parcel, the existing drainage patterns and sheet flow to the existing facilities on the Property will be maintained. The proposed grading and design for these improvements will meet and satisfy City of Phoenix Stormwater Policies and Standards.

For the parcel to the east of Chick Fil A (APN 171-42-148) at north-west corner of Indian School RD & 44th Place, it is proposed to remove existing building and improvements and construct new parking lot that will be used by Chick Fil A, existing Property improvements sheet flow toward the existing long trench drain at middle of parking lot and discharge to underground storm drain system. Perimeter landscape areas sheet flow to the adjoining public streets which are 44th Place to the east and Indian School Road at south. Proposed parking lot will be graded such that will sheet flow from north to south at parking lot and collect the runoff via catch basins and discharge underground storm drain system. The proposed Grading and design for these proposed improvements will meet and satisfy City of Phoenix Stormwater Policies and Standards.

Water & Wastewater

The Existing Restaurant Parcel (APN 171-42-149) is currently served via a 2-inch domestic water meter and service and a 6-inch fire-water service from the existing 8-inch CIP water main at 44th Street. For irrigation water use, the Property is served via a ¾-inch meter and service from the existing 8-inch CIP water main at Indian School Road. As for sewer service, the Property discharges via a 6-inch PVC lateral to the existing 8-inch VCP sewer main that runs within an 8-foot PUE along the easterly property line within the Expansion Parcel (APN 171-42-148).

Proposed parking lot and drive thru improvements at the Existing Restaurant Parcel (APN 171-42-149) will not require any new services and all the existing services and utilities are to remain and sufficient to support proposed improvements.

As for the Expansion Parcel to the east of Chick Fil A (APN 171-42-148), with proposed removal of the existing building and site improvements and construction of the new parking lot and trash enclosure for Chick fil A, all the existing domestic water, irrigation water and sewer services will remain and will be sufficient for the proposed improvements. The new hose bib for trash enclosure will be serviced via existing meter and service from the 44th place near the existing driveway and proposed drain at trash enclosure will be connect and discharge to the existing sewer lateral near the southeast corner of the parcel that connects to the existing 8" VCP sewer pipe at Indian School Road. Proposed landscape areas at new parking lot will be irrigated by connecting to the existing service and meter that obtains water from the existing 8" CIP water main at Indian School Road.

Circulation Traffic

The existing right-in/right-out driveway on 44th Street will remain. The existing full-access driveway on 44th Place will be modified to 3/4 access permitting right-in/right-out/left-in movements and restricting vehicles from exiting north into the existing residential neighborhood.

Overall, the proposed site modifications increase drive-through stacking capacity, provide additional parking, reduce potential conflict points, and improve on-site circulation without increasing the restaurant building area.

9. COMPARATIVE DEVELOPMENT STANDARDS TABLE

	Comparative Development Standards Table		
Category	**R-5 Standards**	**C-2 Standards**	**Proposed PUD Standards**
Maximum Building Height	4 stories and 48 feet	30 feet	30 feet; Accessory buildings or shade structures 16 feet.
Maximum Lot Coverage	50% exclusive of first 6’ roof overhang, open carports, covered patios, or covered walkways.	50% exclusive of first 6’ roof overhang, open carports, covered patios, or covered walkways.	50% exclusive of first 6’ roof overhang, open carports, covered patios, or covered walkways.
Minimum Building Setbacks	Perimeter street: 20 feet. Other property line: 15 feet.	20 feet permitted for up to 50% of structure, including projections	**North Property Line:** 25 feet adjacent to residential use. 0 feet adjacent to commercial use. **East Property Line:** 25 feet **South Property Line:** 15 feet; 0 Feet for shade or canopy structures. **West Property Line:** 25 feet **Interior Property Line:** No minimum when parcels share common ownership.

Minimum Landscape Setbacks	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage. Average 30 feet for structures exceeding two stories or 30 feet; minimum 20 feet for up to 50% of the frontage.	**North Property Line:** 10 feet 0 feet when adjacent to a commercial zoning district. **East Property Line:** The northwest corner of 44th Place and Indian School Road shall have a minimum 20 by 20 foot landscape. The East property line beyond the 20 by 20 foot landscape shall provide an average landscape setback of 10 feet. **South Property Line:** 8 feet on the Expansion Parcel; 0 feet along the Existing Restaurant Parcel. **West Property Line:** 10 feet
Drive Through	Not Permitted	Permit Required	Permitted by Right
Trash Enclosure Screening	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A	Per Zoning Ordinance Section 507 Tab A
Minimum Vehicle Parking	Per Zoning Ordinance Section 702	Per Zoning Ordinance Section 702	Per Zoning Ordinance Section 702

10. LEGAL DESCRIPTION

APN: 171-42-148

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS: LOT 1, OF VERNADERO PLACE, ACCORDING TO BOOK 1028 OF MAPS, PAGE 8, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 171-42-149

REPLAT OF A PORTION OF LOT 7, ORANGE AND LEMON GROVE TRACT

A COMMERCIAL RE-SUBDIVISION A PORTION OF LOT 7, ORANGE AND LEMON GROVE TRACT, ACCORDING TO BOOK 2 OF MAPS, PAGE 64, LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/44 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APPENDIX A

EXHIBIT 1: LEGAL DESCRIPTION

EXHIBIT 2: AERIAL MAP

EXHIBIT 3: EXISTING ZONING MAP

EXHIBIT 4: PROPOSED ZONING MAP

EXHIBIT 5: CONCEPTUAL LAND USE PLAN MAP

EXHIBIT 6: STREET CIRCULATION MAP

EXHIBIT 7: SITE PLAN

EXHIBIT 8: BUILDING ELEVATIONS

EXHIBIT 9: LANDSCAPE PLAN

EXHIBIT 1

LEGAL DESCRIPTION

APN: 171-42-148

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EXHIBIT 2


N 44TH STREET
N 44TH PLACE
EXISTING RESTAURANT PARCEL
EXPANSION PARCEL
E INDIAN SCHOOL ROAD

EXHIBIT 3

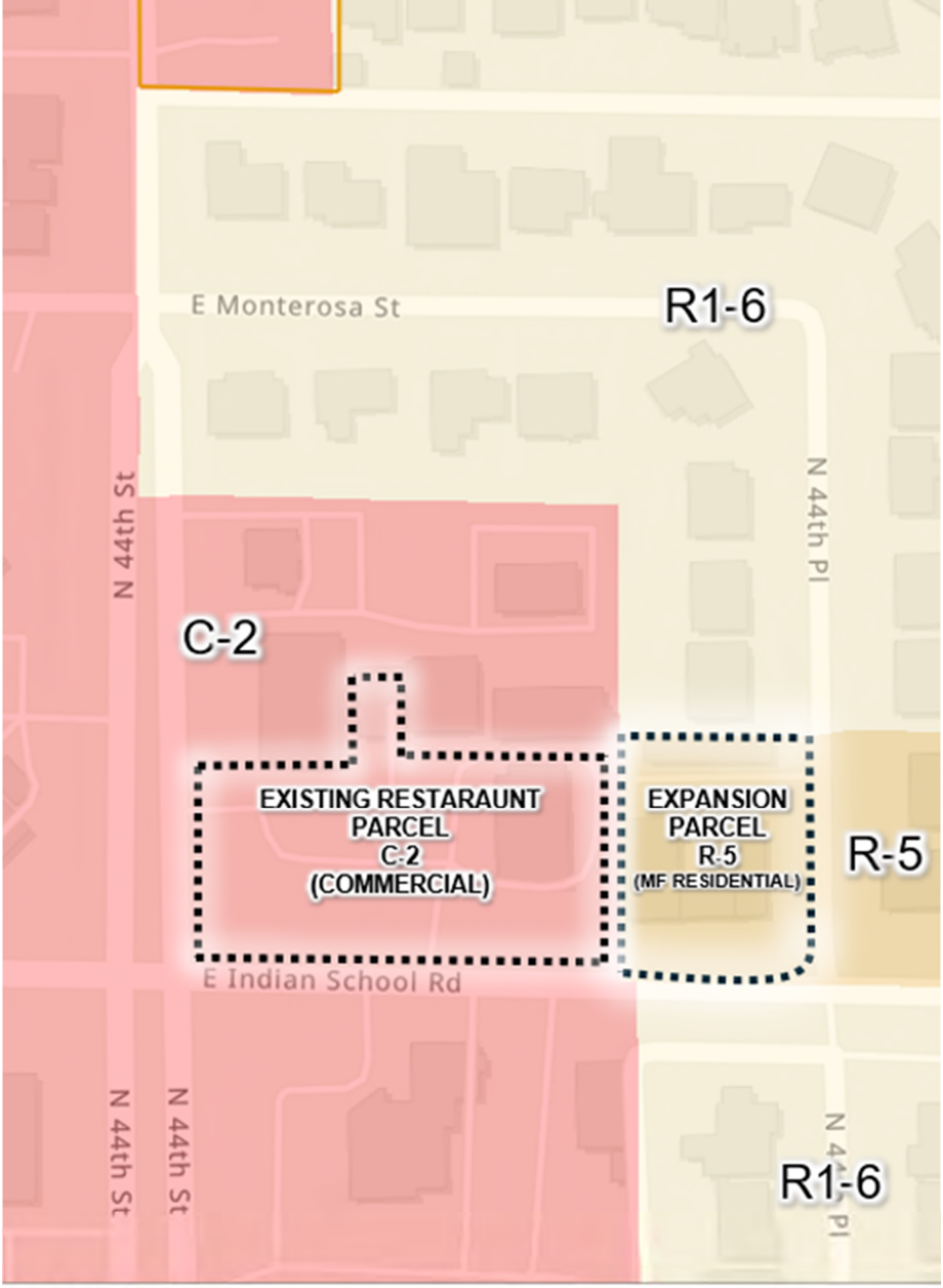

E Monterosa St
R1-6
N 44th St
N 44th Pl
C-2
EXISTING RESTARAUNT
PARCEL
C-2
(COMMERCIAL)
EXPANSION
PARCEL
R-5
(MF RESIDENTIAL)
R-5
E Indian School Rd
N 44th St
N 44th St
N 44th Pl
R1-6
Legend:
C-2
R-5
R1-6

EXHIBIT 4

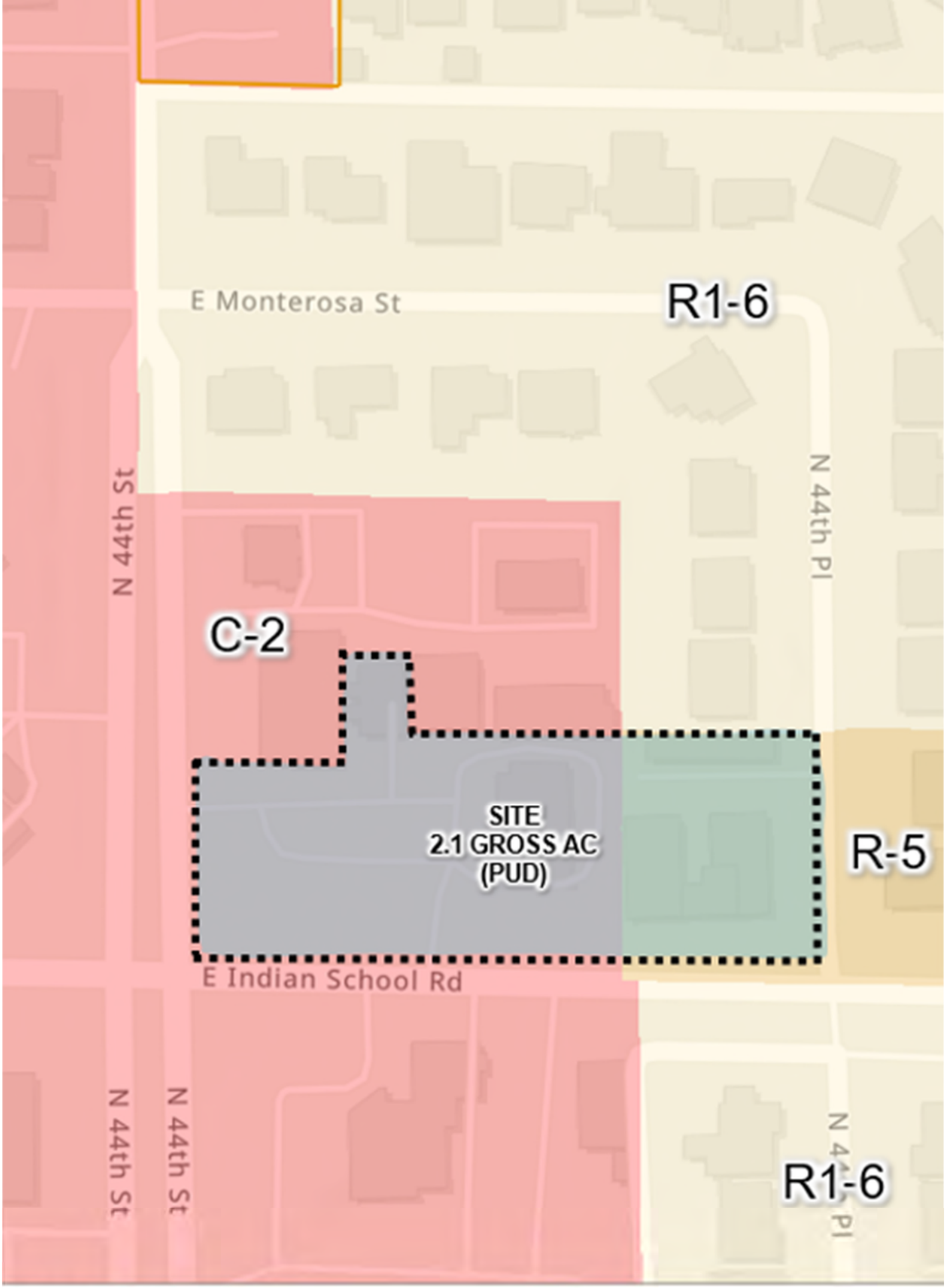

E Monterosa St
R1-6
N 44th St
N 44th Pl
C-2
SITE
2.1 GROSS AC
(PUD)
R-5
E Indian School Rd
N 44th St
N 44th St
R1-6
Legend:
C-2
R-5
R1-6
PUD

EXHIBIT 5


N 44TH STREET
N 44TH PLACE
SITE
2.1 GROSS AC
(PUD)
¾ ACCESS
R-IN/
R-OUT/
L-IN
E INDIAN SCHOOL ROAD

EXHIBIT 6


N 44TH STREET
N 44TH PLACE
SITE
¾ ACCESS
R-IN/
R-OUT/
L-IN
E INDIAN SCHOOL ROAD
LEGEND
Arterial
Local
¾ Access

EXHIBIT 7

SITE INFORMATION

	CHICK-FIL-A PARCEL	EASTERLY PARCEL
SITE ADDRESS	4105 N. 44TH STREET. PHOENIX, AZ 85018	4422 E INDIAN SCHOOL RD PHOENIX, AZ 85018
OWNER	PIVOTAL 650 CALIFORNIA ST LLC	HIREVISION LLC
APN	171-42-149	171-42-148
BUILDING HEIGHT	25'-10"	
EXISTING GROSS BUILDING AREA	4384 SF	

PARKING TABLE

REQUIRED PARKING TOTAL	31 (2 ADA)
REQUIRED PARKING CALCULATION	1 SPACE / 50 S.F. PUBLIC AREA
EXISTING PARKING TOTAL	42 (31 STANDARD, 8 COMPACT, 2 ADA)
PROPOSED PARKING	
ON-SITE	31 (2 ADA)
OFFSITE	24 (1 ADA)
TOTAL	55 (3 ADA) (XX)

EXISTING ZONE INFORMATION

	CHICK-FIL-A PARCEL	EASTERLY PARCEL
ZONE	C-2	R-5
BUILDING SETBACKS	STREET: AVG 25', MIN 20' FOR UP TO 50% OF STRUCTURE PL ADJACENT TO C2: 0'	FRONT: 20' REAR: 15' STREET: 10' INTERIOR: 10' & 3'
LANDSCAPE SETBACKS	STREET: AVG 25', MIN 20' FOR UP TO 50% OF STRUCTURE PL ADJACENT TO C2: 0'	FRONT 0' REAR: 0' STREET: 0' INTERIOR: 0'
MAXIMUM LOT COVERAGE	50% EXCLUSIVE OF FIRST 6' OF ROOF OVERHANG, OPEN CARPORTS, COVERED PATIOS OR COVERED WALKWAYS	50% + ADDITIONAL 10% FOR ATTACHED SHADE STRUCTURES

APPLICANT:

CHICK-FIL-A, INC
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349-2998

PROPOSED PUD STANDARDS

BUILDING SETBACKS

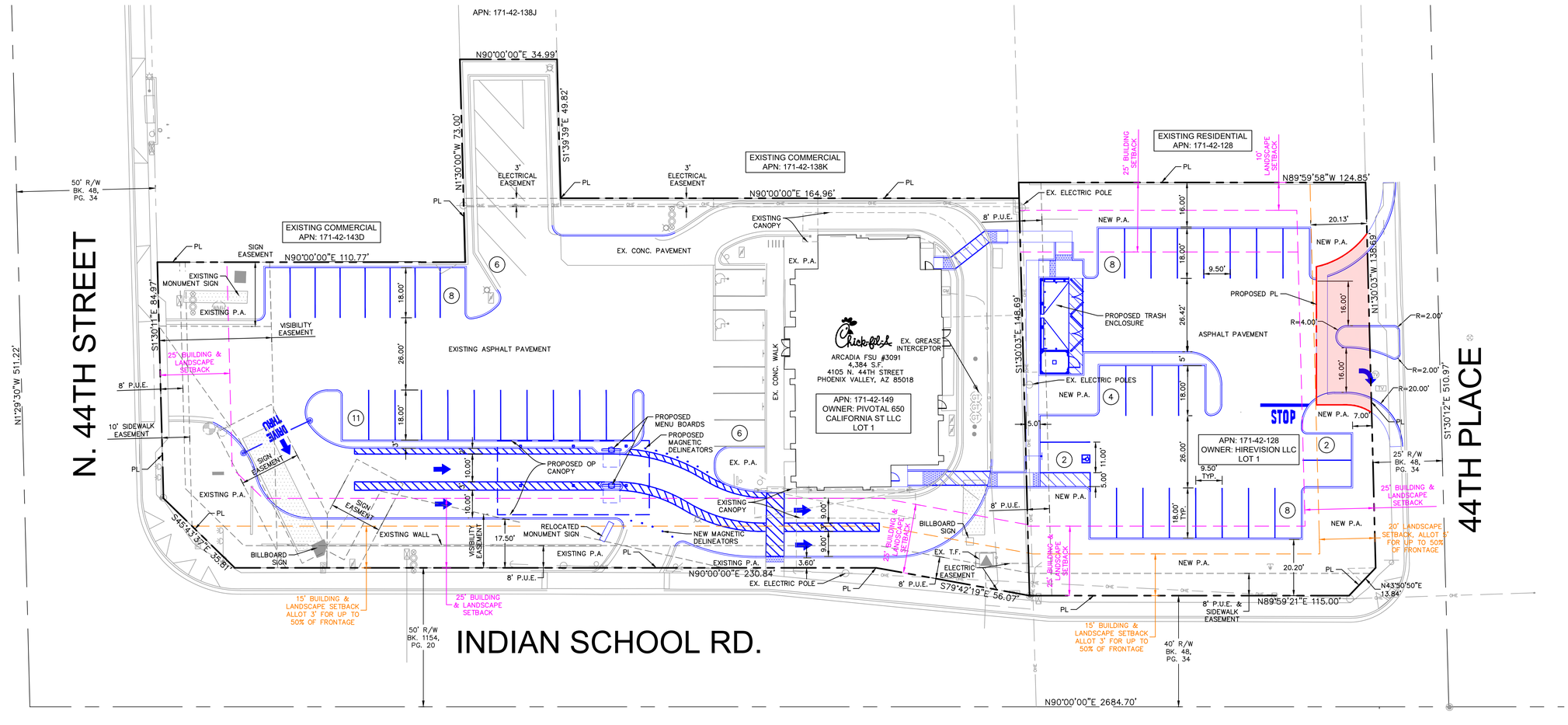
INDIAN SCHOOL RD.	15'

LANDSCAPE SETBACKS

INDIAN SCHOOL RD.	15', MIN 3' FOR UP FOR 50% OF FRONTAGE
44TH PLACE	20', MIN 5' FOR UP FOR 50% OF FRONTAGE
MAXIMUM LOT COVERAGE	50% EXCLUSIVE OF FIRST 6' OF ROOF OVERHANG, OPEN CARPORTS, COVERED PATIOS OR COVERED WALKWAYS

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- SETBACK PER C-2 STANDARDS
- PROPOSED SETBACK PER PUD STANDARDS
- PROPOSED CURB, STRIPING AND OTHER SITE MODIFICATIONS
- EXISTING CURB, STRIPING, PARKING, AND OTHER SITE CONDITIONS
- PROPOSED R/W DEDICATION



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Kimley»Horn

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1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92868
PHONE: 714-939-1030
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CHICK-FIL-A
ARCADIA FSU
4105 N 44TH STREET
PHOENIX, AZ 85018

FSR#03091

RELEASE: V1.26.09

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	194473183
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DATE	09/17/2026
DRAWN BY	AE

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SHEET

LAND USE PLAN EXHIBIT

SHEET NUMBER

EXHIBIT 8



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

Chick-fil-A

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

08-12-26 08-18-26

crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana,CA 92705
Phone 714.832.1834

SCALE: 1/8" = 1'-0"

0 2 4 8 16 32 FT

File Name: 26-159 Color Elevations



FRONT ELEVATION



REAR ELEVATION



DRIVE-THRU SIDE ELEVATION



SIDE ELEVATION

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834



VIEW FROM PARKING LOT

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834



VIEW FROM DRIVE-THROUGH ENTRY

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

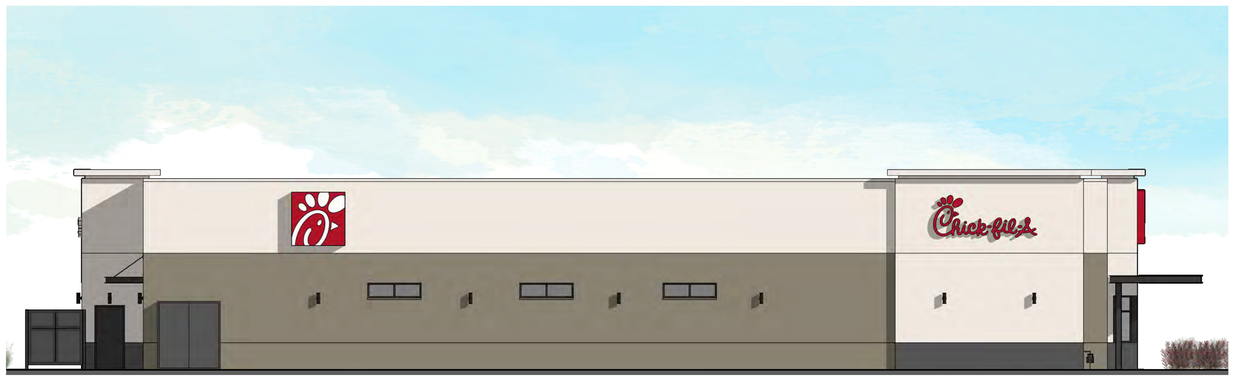
crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



DRIVE-THRU ELEVATION

Chick-fil-A

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

SCALE: 1/8" = 1'-0"

0 2 4 8 16 32 FT

crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana,CA 92705
Phone 714.832.1834



VIEW TOWARDS DRIVE-THRU PICK UP

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

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3rd Floor - Suite 301
Santa Ana,CA 92705
Phone 714.832.1834



VIEW TOWARDS ENTRANCE & DRIVE-THRU

Note:
All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

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3rd Floor - Suite 301
Santa Ana,CA 92705
Phone 714.832.1834

PAINT 1



PAINT 4



PAINT 2



PAINT 3

Chick-fil-A

BUILDING COLORS & MATERIALS

crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834

EXHIBIT 9

PLANTING NOTES

1. REFER TO PLANTING SPECIFICATIONS FOR MORE INFORMATION REGARDING SOIL PREP, FERTILIZING, BACKFILL, PLANT SELECTION, WARRANTY'S, ETC.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL THAT IS FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL FOUND AT THE SITE EXHIBITING SIGNS OF PESTS AND/OR DISEASE WILL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
3. ONCE ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, CONTRACTOR SHALL BE REQUIRED TO HAVE SOIL SAMPLES TAKEN (3 MIN.) AND HAVE AGRICULTURAL SUITABILITY TESTS CONDUCTED. TESTS SHALL REVIEW SOIL FERTILITY AND MAKE RECOMMENDATIONS FOR SOIL PREPERATION PRIOT TO PLANTING. SUBMIT SOIL TEST RESULTS TO OWNER AND LANDSCAPE ARCHITECT FOR THEIR RECORDS. SUBMIT EVIDENCE THAT RECOMMENDATIONS PROVIDED IN SOILS REPORT HAVE BEEN FOLLOWED DURING CONSTRUCTION.
4. FINAL LOCATION OF ALL TREES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SHRUB AREAS SHALL RECEIVE 3" DARK, HARDWOOD BARK MUCH. SHALL BE 'DECOBARK' AVAILABLE FROM EARTHWORKS SOIL AMENDMENTS OR APPROVED EQUAL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. NO SHREDDED MATERIAL WILL BE ACCEPTED.
6. WHERE ANY TREE IS LOCATED WITHIN SIX FEET OF ANY PAVING SURFACE IN ANY DIRECTION, CONTRACTOR SHALL INSTALL A ROOT BARRIER TEN FEET IN EACH DIRECTION FROM THE CENTER OF THE TREE. ALL SIDES OF THE TREE AS REQUIRED. ROOT BARRIER SHALL BE 24" PANELS BY DEEP ROOT CORP. OR APPROVED EQUAL., MODEL UB-24-2, ASSEMBLE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH OTHER TRADES AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS PER THE CONSTRUCTION SCHEDULE.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES, 2% MIN.
9. CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PLANT MATERIAL WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS OR GRADE DIFFERENCES EXIST THAT WOULD MAKE THE PROPOSED DESIGN UNACHIEVABLE. NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY IF ANY SUCH CONDITIONS ARE DISCOVERED. FAILURE TO NOTIFY THE APPROPRIATE PARTIES COULD RESULT IN THE REJECTION AND REMOVAL OF FINISHED WORK AT NO COST TO THE OWNER.

EXISTING PLANTING SCOPE

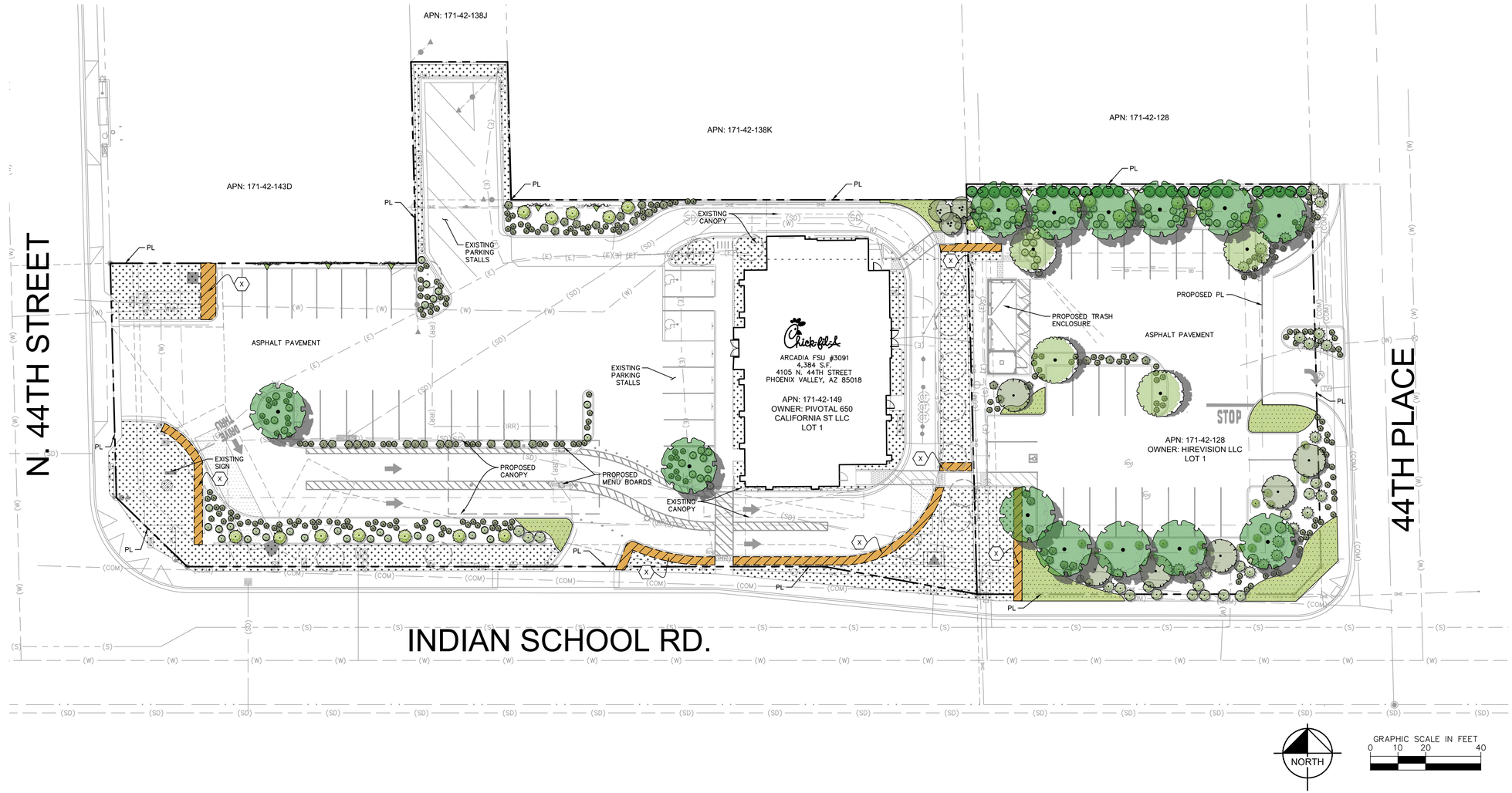
(X) CONTRACTOR SHALL PATCH AND REPAIR EXISTING PLANTING AREAS DAMAGED BY THIS WORK THROUGHOUT THE EXISTING LANDSCAPE AREAS ADJACENT TO THE PROJECT'S LIMITS OF CONSTRUCTION. LIMITS SHOWN HERE FOR BIDDING PURPOSES ONLY AND ACTUAL FIELD CONDITIONS MAY REQUIRE ADDITIONAL ATTENTION BEYOND WHAT IS SHOWN. SCOPE OF WORK SHALL INCLUDE ALL LABOR AND MATERIALS TO PATCH/REPAIR/REPLACE EXISTING PLANTING AREAS AS NEEDED TO PROVIDE COMPLETE COVERAGE THROUGHOUT AREAS DISTURBED DURING CONSTRUCTION.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
TREES				
	4	ACACIA SMALLII SWEET ACACIA	36" BOX	2" CAL.
	3	CAESALPINEA MEXICANA MEXICAN BIRD OF PARADISE	24" BOX - MULTI-TRUNK	1" CAL.
	13	CHILOPSIS LINEARIS DESERT WILLOW	36" BOX	2" CAL.
	13	EXISTING TREE TO REMAIN PROTECT IN PLACE	-	
	6	VITEX AGNUS-CASTUS 'SHOAL CREEK' SHOAL CREEK CHASTE TREE	36" BOX	2.5" CAL.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
SHRUBS				
	24	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL.	4` O.C.
	28	DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.	5` O.C.
	44	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3` O.C.
	19	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY LANGMAN'S SAGE	5 GAL.	4" O.C.
	103	MUHLENBERGIA EMERSLEYI 'EL TORO' EL TORO BULL GRASS	5 GAL.	2.5` O.C.
	26	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	4" O.C.
	243	OENOTHERA SPECIOSA 'SISKIYOU' SISKIYOU MEXICAN EVENING PRIMROSE	1 GAL.	2` O.C.
	17	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL.	3` O.C.
	8	TECOMARIA CAPENSIS CAPE HONEYSUCKLE	5 GAL.	AS SHOWN

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING
GROUND COVERS				
	353	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	2' O.C.
EXISTING SHRUBS AND GROUND COVERS				
	8,215 SQ FT	EXISTING LANDSCAPE TO REMAIN, PROTECT-IN-PLACE	N/A	N/A



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

Kimley»Horn

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CHICK-FIL-A
ARCADIA FSU
4105 N 44TH STREET
PHOENIX, AZ 85018

FSR#03091

RELEASE: V1.26.09

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	194473183
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DATE	09/11/2026
DRAWN BY	JL / CS

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SHEET
PLANTING PLAN

SHEET NUMBER
L-2.0