

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-2-24-3
January 24, 2025

Paradise Valley Village Planning Committee Meeting Date: February 3, 2025
Planning Commission Hearing Date: March 6, 2025

Request From: C-2 (Intermediate Commercial) (1.88 acres)

Request To: C-2 SP (Intermediate Commercial, Special Permit) (1.88 acres)

Proposal: Special Permit to allow sales, parts and service dealership for new and used UTV's, ATV's, motorcycles, personal watercrafts, etc., and all underlying C-2 uses

Location: Approximately 125 feet south of the southwest corner of Cave Creek Road and Hartford Avenue

Owner: Schauwecker Family Revocable Trust

Applicant/Representative: Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Classification Map Designation</u>	Cave Creek Road	Major Arterial	40-foot west half street (plus 25-foot right-of-way easement)
	Hartford Avenue	Local	25-foot south half street
<i>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
As stipulated, the request for a Special Permit with all underlying C-2 uses is a reasonable level of increased intensity. The area for outdoor display of vehicles, and parking or staging areas for vehicles needing repair, will be limited in order to be respectful of local conditions and the surrounding neighborhood.			

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

As stipulated, the proposal will provide bicycle parking. This bicycle parking will provide employees with an alternative mode of transportation to the site.

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will replenish existing landscape areas with trees and will provide shaded parking areas, shaded walkways, and a shaded sidewalk.

Applicable Plan, Overlays, and Initiatives

[Complete Streets Guiding Principles](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

[Transportation Electrification Action Plan](#): See Background Item No. 11.

[Phoenix Climate Action Plan](#): See Background Item No. 12.

[Conservation Measures for New Development](#): See Background Item No. 13.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vehicle dealership	C-2
North and East	Restaurant and bar	C-2
North (across Hartford Avenue)	Automobile repair shop	C-2
South	Bank and commercial center	C-2
East (across Cave Creek Road)	Townhouses/condominiums and automobile repair shop	C-2
West	Townhouses/condominiums	PAD-14

C-2 SP (Intermediate Commercial, Special Permit)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	1.88 acres
Maximum Lot Coverage	50%, exclusive of the first six feet of roof overhang, open carports, covered patios or covered walkways	28% (Met)
Maximum Building Height	2 stories and 30 feet	30 feet (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Streets	Average 25 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	North (Hartford Avenue): Approx. 191 feet (Met) **East (Cave Creek Road): 15 feet – 21 feet, 10 inches (Not Met)
Not Adjacent to Streets (When Adjacent Zoning is C-2, 2-story or 30 feet)	0 feet	North: Approx. 92 feet (Met)
		South: 18 feet (Met)
Not Adjacent to Streets (When Adjacent Zoning is PAD-14, 2-story or 30 feet)	15 feet	West: 53 feet, 10 inches (Met)
<i>Minimum Landscape Setbacks</i>		
Streetscape	Average 25 feet; Minimum 20 feet permitted for up to 50% of the frontage	*North (Hartford Avenue): 16 feet (Not Met)
		*East (Cave Creek Road): 0 feet – Approx. 20 feet (Not Met)
Property Lines Not Adjacent to a Street	10 feet	West: Approx. 12 feet – Approx. 37 feet (Met)
Property Lines Not Adjacent to a Street, but Adjacent to C-2	0 feet	East: Approx. 12 feet (Met)
		North: Approx. 12 feet, 4 inches (Met)
		South: 18 feet (Met)

Minimum Parking	<ul style="list-style-type: none">• 52 spaces required• 1 space per 300 square feet of office and covered sales area• 1 space per 10,000 square feet of outdoor display or portion thereof and 1 space per 10,000 square feet thereafter• 1 space per 3 employees• 1 space for each service bay• 12,000 square feet of office and covered sales area; 4,000 square feet of outdoor display; 9 employees; 8 service bays	52 spaces (Met)
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**Site plan modification or variance required.*

***Existing condition.*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.88 acres located approximately 125 feet south of the southwest corner of Cave Creek Road and Hartford Avenue from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) for a Special Permit to allow sales, parts and service dealership for new and used UTV's, ATV's, motorcycles, personal watercrafts, etc., and all underlying C-2 uses. The subject site is an existing vehicle dealership.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The proposal is inconsistent with the General Plan Land Use Map designation; however, a minor General Plan Amendment is not required since the site is less than 10 gross acres in size.

The General Plan Land Use Map designation to the south and east, across Cave Creek Road, is Commercial. The General Plan Land Use Map designation to the north and west of the subject site is Residential 1 to 2 dwelling units per acre.

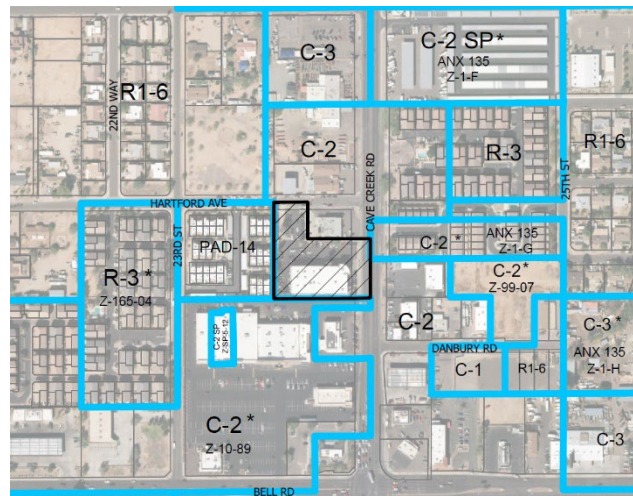


General Plan Land Use Map

Source: Planning and Development

SURROUNDING LAND USES AND ZONING

3. To the north and east of the subject site is a restaurant and bar zoned C-2 (Intermediate Commercial). To the north of the subject site, across Hartford Avenue, is an automobile repair shop zoned C-2. To the east of the subject site, across Cave Creek Road, are townhouses/condominiums and an automobile repair shop zoned C-2. To the south of the subject site is a bank and a commercial center zoned C-2. To the west of the subject site are townhouses/condominiums zoned PAD-14 (Planned Area Development).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, is an existing vehicle dealership site with an existing building footprint of 18,321 square feet. Existing vehicular access is

provided along Hartford Avenue and Cave Creek Road. A total of 52 parking spaces are provided, including three accessible parking spaces. There is an existing 25-foot right-of-way easement along the east property line adjacent to Cave Creek Road. An existing pedestrian pathway connects the building entrance to the public sidewalk along Cave Creek Road. Four bicycle parking spaces are proposed near the building entrance. Approximately 3,070 square feet of outdoor display of vehicles is proposed along Cave Creek Road on top of pavers with a majority of the outdoor display area proposed within the 25-foot right-of-way easement, subject to Street Transportation Department approval. Approximately 4,000 square feet of parking and staging areas for vehicles needing repair is proposed along the west side of the building within a fenced and screened area. Existing landscape areas along the perimeter of the property are proposed to remain and be replenished with landscaping.

Due to the 25-foot right-of-way easement along the east property line, adjacent to Cave Creek Road, the existing building does not meet the average 25-foot building setback and landscape setback required by the C-2 zoning district. Additionally, the proposal has pavers and outdoor display of vehicles for the full width of where an average 25-foot landscape setback would be required along some portions of the street frontage. Lastly, the landscape setback provided along Hartford Avenue does not meet the average 25-foot landscape setback required by the C-2 zoning district. Since the proposal does not meet building and landscape setback requirements, and variances would be required, staff does not recommend general conformance to the site plan.

In order to limit the outdoor display area of vehicles built to carry passengers or cargo, staff recommends that the maximum area for outdoor display of vehicles be 3,100 square feet and be clearly identified on the site plan. This is addressed in Stipulation No. 1.

In order to limit and screen parking or staging areas for vehicles built to carry passengers or cargo needing repair, staff recommends that the maximum parking or staging area for vehicles built to carry passengers or cargo needing repair be 4,000 square feet and be clearly identified on the site plan, located within a screened area behind the existing building and setback from the street. This is addressed in Stipulation No. 2.

In order to ensure landscape areas are replenished with landscaping and to enhance shading, staff recommends that the perimeter landscape areas, retention basin, and surface parking lot areas be replenished with minimum two-inch caliper shade trees and shrubs. This is addressed in Stipulation Nos. 3 through 5.

To enhance bicyclist and pedestrian comfort, staff recommends that all bicycle parking spaces and pedestrian pathways be shaded a minimum of 75 percent. This is addressed in Stipulation No. 6.

5. **Elevations**

The building elevations, attached as an exhibit, are pictures of the existing building which does not have any modifications proposed.

6. **Special Permit**

Automobile retail sales are allowed in the C-2 zoning district with a Special Permit (Section 647.A.2.e), subject to the following conditions:

- 1) Body repair and painting done on the lot shall be confined to a closed building.
- 2) The area used for parking, display, storage or circulation shall be dust-free.
- 3) Lots shall be properly enclosed with a wall, fence, hedge, plantings, or combinations thereof having a minimum height of 10 inches above the grade at which the cars are to be displayed unless a hedge, planting or combinations thereof are approved in lieu of the 10-inch wall and/or the lot is depressed below the elevation of adjacent lots in which case appropriate landscaping may be approved.
- 4) Any artificial light used for such lot or area shall be so arranged as to reflect light away from the adjoining premises, lot and/or streets and shall be so located as not to be a nuisance to adjacent property and streets.

Additionally, in accordance with Section 623.C.8 of the Phoenix Zoning Ordinance, vehicles built to carry passengers or cargo can be sold or displayed for sale on-site by a registered vehicle retail dealership in the C-2 zoning district upon obtaining a Special Permit pursuant to Section 647.

The proposal meets the above conditions by proposing an indoor repair shop with a limited outdoor parking and storage area, outdoor display areas of vehicles on a hardscape and dust-free surface, and perimeter landscaping adjacent to outdoor display areas. Site lighting will be reviewed during the site plan review process to ensure it is arranged to reflect light away from the adjoining premises, lot and/or streets.

PLANS, OVERLAYS, AND INITIATIVES

7. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles and to

enhance the streetscape, staff recommends the following:

- All bicycle parking spaces and pedestrian pathways (including sidewalks) be shaded a minimum of 75 percent.
- Bicycle parking spaces be provided.
- The existing streetscape beginning at the back of curb be replenished with minimum two-inch caliper trees planted 20 feet on center and 75 percent live coverage.

These are addressed in Stipulation Nos. 6, 7 and 15.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards, including perimeter landscape areas and the retention basin to be replenished with minimum two-inch caliper shade trees planted 20 feet on center, surface parking lot areas to be planted with minimum two-inch caliper shade trees to achieve 25 percent shade, bicycle parking spaces and pedestrian pathways to be shaded a minimum of 75 percent, and the existing streetscape along Cave Creek Road to be replenished with minimum two-inch caliper shade trees planted 20 feet on center and to provide the sidewalk with a minimum of 75 percent shade. These are addressed in Stipulation Nos. 3 through 6 and 15.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide a bicycle parking spaces located near the building entrance and installed per the requirements in the City's Walkable Urban (WU) Code. This is addressed in Stipulation No. 7.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that

RideNow recycles their cardboard through Park and Sons Recycling, their tires through Trinity Energy, their oil through SRC Oil & Fuel, and their batteries through lead salvage.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. The Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. To enforce the goals of the Plan, staff recommends a minimum of one of the required bicycle parking spaces include electrical receptacles for electric bicycle charging capabilities, and that a minimum of five percent of the required vehicle parking spaces include EV Installed infrastructure. This is addressed in Stipulation Nos. 8 and 9.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 10, which requires a minimum of two green stormwater infrastructure (GSI) techniques for stormwater management to be implemented in this development.

13. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the

Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 11 through 12, which addresses the following:

- A landscape irrigation plan to be provided that includes zoned to establish the amount of irrigation to apply based on maturity and type of landscaping. Irrigation to be applied efficiently based on the maturity and need for the vegetation.
- A commitment to participate in the Phoenix Water Efficiency Checkup Program for a minimum of 10 years.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, staff received one letter of support.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- That upon complete redevelopment or development that modifies the cumulative floor area of the building by 2,000 square feet or more, all existing overhead utilities adjacent to the development, within the public right-of-way, and on site shall be undergrounded.
- That the developer may submit a request to enter into an agreement allowing the use of nonstandard materials within the existing 25-foot right-of-way easement on Cave Creek Road, contingent upon conditions.
- That the existing streetscape be replenished with landscaping and provide sidewalks with a minimum of 75 percent shade.
- That unused driveways be replaced with sidewalk, curb and gutter, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced, and all off-site improvements be upgraded to comply with current ADA guidelines.
- That all streets within and adjacent to the development be constructed with all required elements and to ADA standards.

These are addressed in Stipulation Nos. 13 through 17.

OTHER

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 18.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 19.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with adjacent land uses and zoning.
2. The proposal is providing enhanced landscaping and shade.
3. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations

1. The maximum area for outdoor display of vehicles built to carry passengers or cargo shall be 3,100 square feet and shall be clearly identified on the site plan, as approved by the Planning and Development Department.
2. The maximum parking or staging area for vehicles built to carry passengers or cargo needing repair shall be 4,000 square feet and shall be clearly identified on the site plan, located within a screened area setback a minimum of 185 feet from the north property line and a minimum of 200 feet from the east property line, as approved by the Planning and Development Department.
3. The required perimeter landscape areas, and the perimeter landscape areas as depicted on the conceptual landscape plan date stamped January 9, 2025, shall be replenished with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
4. The existing retention basin, as depicted on the site plan date stamped January 10, 2025, shall be replenished with minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center or in equivalent groupings, and a mixture

of shrubs, accents, and vegetative groundcovers evenly distributed throughout the landscape area to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.

5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees. Existing surface parking landscape planters shall be replenished with minimum 2-inch caliper, single-trunk, large canopy, shade trees and five 5-gallon shrubs per tree. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
6. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
7. Bicycle parking spaces shall be provided per the requirements of Section 1307.H of the Phoenix Zoning Ordinance through Inverted U and/or artistic racks located near the building entrance and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
9. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
10. 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.
11. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency

Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

13. Upon complete redevelopment or development that modifies the cumulative floor area of the building by 2,000 square feet or more, including demolition, building additions, and new building(s) or structure(s), from that depicted on the site plan date stamped January 10, 2025, all existing overhead utilities adjacent to the development, within the public right-of-way, and on site shall be undergrounded. The developer shall coordinate with all affected utility companies for their review and permitting.
14. The developer may submit a request to the Street Transportation Department to enter into an agreement, for their consideration, allowing the use of nonstandard materials within the existing 25-foot right-of-way easement on Cave Creek Road. Consideration of the agreement shall be contingent upon, at a minimum, the following items:
 - a. The property owner assuming financial responsibility for maintenance, repair, and replacement of any encroachment within the existing roadway easement along Cave Creek Road.
 - b. The property owner assuming financial responsibility for the removal of any encroachment if future dedications and improvements to Cave Creek Road are required by the Street Transportation Department.
 - c. The property owner obtaining all necessary entitlements and setback requirements as prescribed by the Zoning Ordinance.
15. The existing streetscape beginning at the back of curb shall be replenished with the landscaping listed below along Cave Creek Road and shall provide sidewalks a minimum of 75% shade, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings.
 - b. A mixture of shrubs, accents, and vegetative groundcovers with a maximum mature height of two feet evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

16. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
17. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

January 24, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

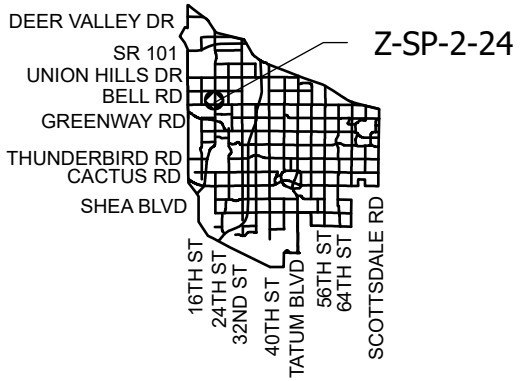
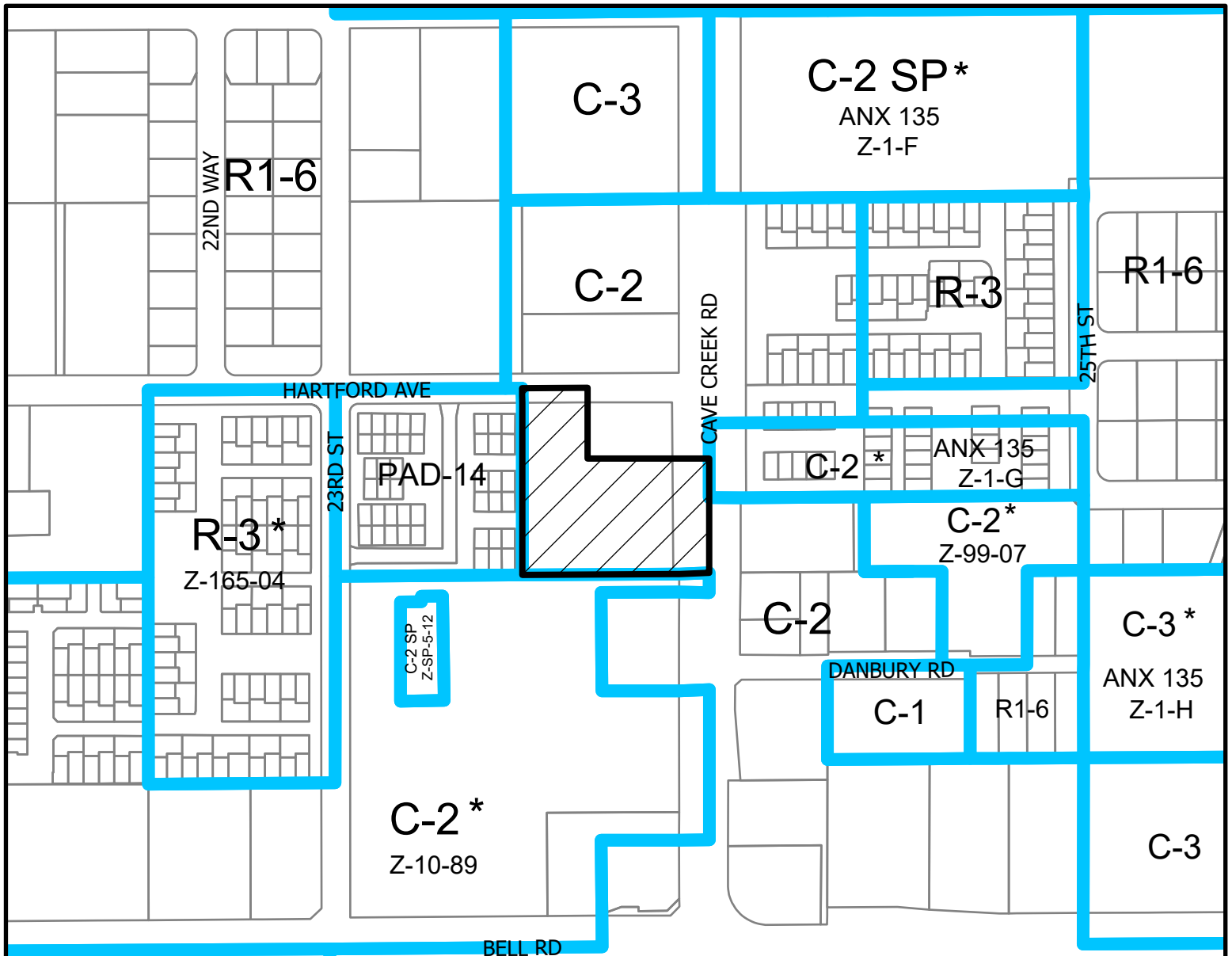
Aerial Sketch Map

Site Plan date stamped January 10, 2025

Landscape Plan date stamped January 9, 2025 (2 pages)

Elevations (Photos) date stamped May 21, 2024 (4 pages)

Correspondence

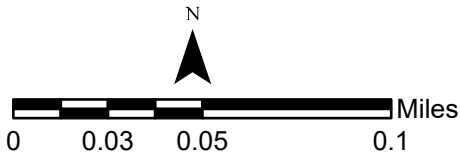
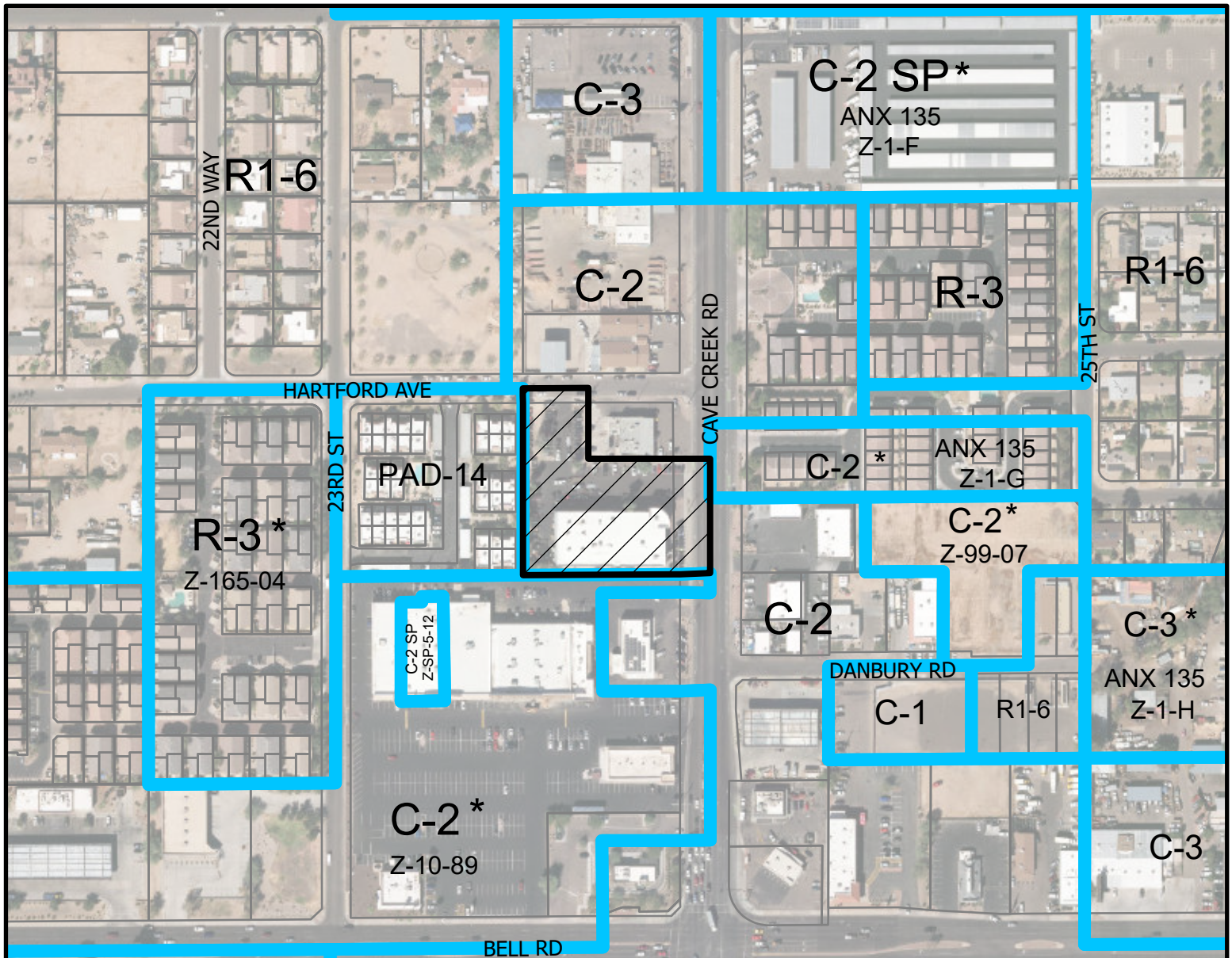


PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3

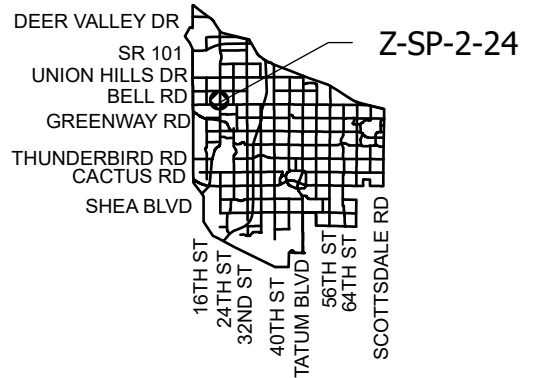


APPLICANT'S NAME: Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-2-24	DATE: 5/15/2024	FROM: C-2 (1.88 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.88 Acres	REVISION DATES:		TO: C-2 SP (1.88 a.c.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 37-32	ZONING MAP M-9	
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 27 27		* UNITS P.R.D OPTION 32 32

* Maximum Units Allowed with P.R.D. Bonus



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 3



APPLICANT'S NAME: Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-2-24	DATE: 5/15/2024	FROM: C-2 (1.88 a.c.)	
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	AERIAL PHOTO & QUARTER SEC. NO. QS 37-32	ZONING MAP M-9	
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 27 27		* UNITS P.R.D OPTION 32 32

* Maximum Units Allowed with P.R.D. Bonus



EXISTING TREES TO REMAIN

LANDSCAPE KEY NOTES

- | | |
|-----|---|
| 1. | EXISTING CONCRETE PAVEMENT VEHICLE DISPLAY AREA |
| 2. | EXISTING CONCRETE CURB |
| 3. | EXISTING EXPOSED AGGREGATE CONCRETE |
| 4. | EXISTING ASPHALT PARKING AREA |
| 5. | EXISTING STREET LIGHT |
| 6. | EXISTING TRASH ENCLOSURE |
| 7. | EXISTING MONUMENT SIGN |
| 8. | EXISTING FIRE HYDRANT |
| 9. | EXISTING EXPOSED AGGREGATE CONCRETE SIDEWALK PEDESTRIAN ACCESS |
| 10. | EXISTING STREET CURB & GUTTER |
| 11. | EXISTING POWER POLE |
| 12. | EXISTING OVERHEAD ELECTRIC LINE |
| 13. | EXISTING 3' HT. MASONRY SCREEN WALL |
| 14. | EXISTING METAL GATES |
| 15. | EXISTING OUTDOOR VEHICLE STAGING ENCLOSURE |
| 16. | EXISTING RESTAURANT |
| 17. | EXISTING RESIDENTIAL DEVELOPMENT |
| 18. | EXISTING MASONRY WALL |
| 19. | EXISTING ASPHALT DRIVE |
| 20. | STEEL HEADER |
| 21. | 10' X 20' SIGHT VISIBILITY TRIANGLE |
| 22. | PROPERTY LINE |
| 23. | EXISTING WATER METERS & B.P.U. |
| 24. | EXISTING CONCRETE SIDEWALK |
| 25. | NEW 10' HT. GRAY SPILT-FACE CONCRETE BLOCK SCREEN WALL TO MATCH BUILDING BLOCK TYPE |
| 26. | NEW BRICK RACK |

VICINITY MAP

40TH ST.

32ND ST.

UNION HILLS DR.

GROVES AVE.

HARTFORD AVE.

CAVE CREEK RD.

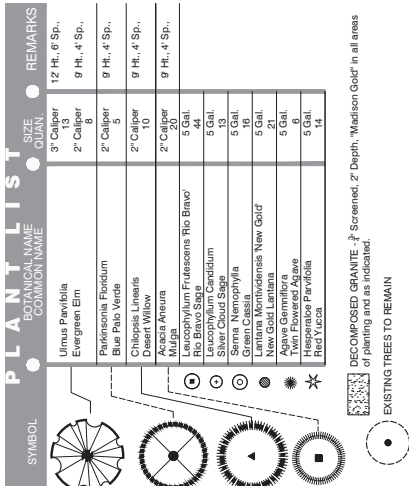
BELL RD.










PROJECT SITE



NORTH

Conceptual Landscape Plan

SHEET NO.:
L1
of 1



SYMBOL	PLANTLIST		SIZE QUANTITY	REMARKS
	BOTANICAL NAME COMMON NAME			
	Ulmus Parvula Evergreen Elm	3' Caliper 13	12 Ht., 8 Sp.	
	Prinosyris Fredum Blue Palo Verde	2' Caliper 8	9 Ht., 4 Sp.	
	Chippewa Linaleis Desert Willow	2' Caliper 10	9 Ht., 4 Sp.	
	Acacia Annua Mimosa	2' Caliper 5	9 Ht., 4 Sp.	
	Leucophyllum Frutescens Rio Bravo Rio Bravo Sage	5 Gal. 44		
	Leucophyllum Candidum Green Castela	5 Gal. 16		
	Senna Namophylla Lumina Condensans New Gold	5 Gal. 16		
	Agave Gummifera Twin Flowered Agave	5 Gal. 6		
	Leucophyllum Parvula Red Yucca	5 Gal. 14		

 Screened, 2' Depth, "Madison Gold" in all areas of planting and as indicated.
 EXISTING TREES TO REMAIN

Note: **Parking Spaces Area** - Shade Coverage 31% (25% Required)
Sidewalks along Street Frontage - Shade Coverage 77% (75% Required)
 Note: The overhead power line along the street frontage requires installing large trees.
 Trees along street frontage spaced at 20 O.C. Typ.
 Trees on west side of property line spaced at 20 O.C. Typ. (3' Caliper)
 All existing trees are larger than 3' caliper.

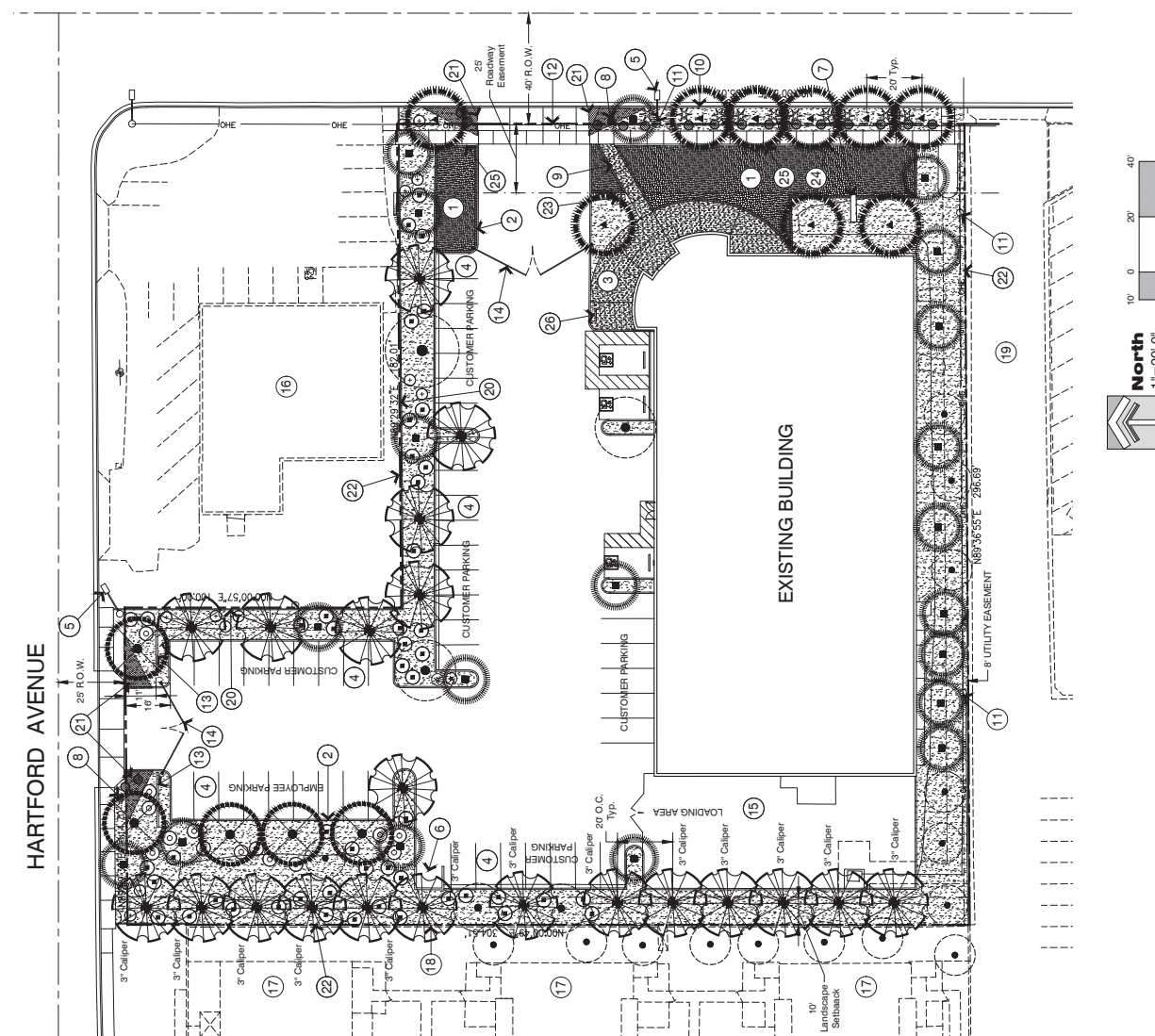
LANDSCAPE KEY NOTES

- | CONCRETE PAVEMENT NOTES | |
|-------------------------|--|
| 1. | EXISTING CONCRETE PAVEMENT VEHICLE DISPLAY AREA |
| 2. | EXISTING CONCRETE CURB |
| 3. | EXISTING EXPOSED AGGREGATE CONCRETE |
| 4. | EXISTING ASPHALT PARKING AREA |
| 5. | EXISTING STREET LIGHT |
| 6. | EXISTING TRASH ENCLOSURE |
| 7. | EXISTING MONUMENT SIGN |
| 8. | EXISTING FIRE HYDRANT |
| 9. | EXISTING EXPOSED AGGREGATE CONCRETE SIDEWALK-PEDESTRIAN ACCESS |
| 10. | EXISTING STREET CURB & GUTTER |
| 11. | EXISTING POWER POLE |
| 12. | EXISTING OVERHEAD ELECTRIC LINE |
| 13. | EXISTING 3' HT. MASONRY SCREEN WALL |
| 14. | EXISTING METAL GATES |
| 15. | EXISTING OUTDOOR VEHICLE STAGING ENCLOSURE |
| 16. | EXISTING RESTAURANT |
| 17. | EXISTING RESIDENTIAL DEVELOPMENT |
| 18. | EXISTING MASONRY WALL |
| 19. | EXISTING ASPHALT DRIVE |
| 20. | STEEL HEADER |
| 21. | 10' X 20' SIGHT VISIBILITY TRIANGLE |
| 22. | PROPERTY LINE |
| 23. | EXISTING WATER METERS & B P U |
| 24. | EXISTING CONCRETE SIDEWALK |
| 25. | NEW 10' HT. GRAY SPILT-FACE CONCRETE BLOCK SIDEWALK TO MATCH BUILDING BLOCK TYPE |
| 26. | NEW BIKE RACK |

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A vicinity map showing the project location. The map is oriented with North at the top. A north arrow is in the top right corner. The map shows several streets: Union Hills Dr on the left, Grovers Ave in the center, and Bell Rd on the right. Horizontal streets from top to bottom are 40th St and 32nd St. A diagonal street, 51st Fwy, runs from the upper left towards the center. A vertical street, Cave Creek Rd, runs from the bottom towards the center. The intersection of Cave Creek Rd and Hartford Ave is marked with a small square. A line points from the text 'PROJECT SITE' to this intersection. The text 'VICINITY MAP' is written vertically on the right side of the map.





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From: [Adrian G Zambrano](#)
To: [Adrian G Zambrano](#)
Subject: FW: Case No. Z-SP-2-24: Support Email
Date: Monday, June 3, 2024 10:34:59 AM

From: nickvoss@earthlink.net <nickvoss@earthlink.net>
Sent: Thursday, May 30, 2024 8:08 AM
To: 'cbull@bcattornies.com' <cbull@bcattornies.com>
Cc: 'council.district.3@phoenix.gov' <council.district.3@phoenix.gov>; 'Council District 2 PCC' <council.district.2@phoenix.gov>
Subject: Case No. Z-SP-2-24

I am writing in enthusiastic support of this RideNow project. Please record my email into public record.

I desired to attend the hearings but my work schedule is in the way.

RideNow is a tremendous asset to our neighborhood. The RideNow management team is active in our various surrounding block watch groups (there are at least four Block Watch groups – my own being over 100 households, blind-copied herein). When we ask RideNow to trim bushes so citizen patrols and as well as police can scan the properties the next day the bushes are cut to the ground! Whatever else we ask of them, they easily comply. They are a stellar group. They are pro-law enforcement and pro-Phoenix economic growth. We neighbors consider them family.

Whatever they want to do with their property should be supported without hesitation.

Our block watch group, Saint John Alliance especially, has encountered repeated criminal activity at the nearby western apartment complex and also at the adjacent biker bar, which is reportedly a Hell's Angels Gang hangout. We need RideNow as a legitimate business to influence and counter these other nefarious businesses that have had numerous calls for police service.

I've contacted RideNow management in the past, even on weekends and holidays, regarding issues in the nearby Plasma alley and RideNow supported our block watch requests. RideNow is an outstanding neighbor par excellence!

This business is the kind of property we want to attract to the Bell Road Corridor.

We are requesting you unanimously approve. RideNow is an excellent neighbor!