ATTACHMENT B

City of Phoenix

***REVISED**
Staff Report: PHO-1-25--Z-323-79-6
***September 12, 2025**

APPLICATION #: PHO-1-25--Z-323-79-6

LOCATION: Northwest corner of 24th Street and Missouri Avenue

EXISTING ZONING: C-O

ACREAGE: 1.16

REQUEST: 1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2) Request to delete Stipulation 2 regarding parking ratios.
3) Request to delete Stipulation 3 regarding commencement of construction.
4) Request to modify Stipulation 4 regarding building height.

APPLICANT: Brett Slavicek, Slavicek Holdings, LLC

OWNER: Slavicek Holdings, LLC

REPRESENTATIVE: Jason Morris, Withey Morris Baugh, PLC.

STAFF RECOMMENDATION

Denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer (PHO) recommendation.

PLANNING HEARING OFFICER RECOMMENDATION

On May 21, 2025, the Planning Hearing Officer took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Camelback East Village Planning Committee (VPC) opted not to hear this request.

BACKGROUND/ANALYSIS

The subject site consists of 1.16 gross acres located at the northwest corner of 24th Street and Missouri Avenue and is zoned C-O (Commercial Office-Restricted Commercial). The applicant requested the following modification requests (*Enclosure B):

- Modification to Stipulation 1 regarding general conformance with the site plan and rendering.
- Deletion of Stipulation 2 regarding parking ratios.
- Deletion of Stipulation 3 regarding commencement of construction.
- Modification to Stipulation 4 regarding building height.

* The conceptual site plan depicted the proposed second floor addition (957 square feet), existing bay unit at mezzanine, and 33 parking spaces (*Enclosure G). The conceptual elevations depicted a 24-foot-tall building with proposed slate roof tile, stone veneer framing to match the existing stone, a metal roof, and decorative wood pop-outs (*Enclosure H).

The appellant argues the PHO states in his findings for Request 4 “I support the rationale in the original decision" in regards to the original zoning case, during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing as well as allowing an increase in the parking ratio (*Enclosure A).

PREVIOUS HISTORY

On March 10, 1980, the Phoenix City Council approved Rezoning Case No. Z-323-79-6, a request to rezone approximately 1.16 acres located at the northwest corner of 24th Street and Missouri Avenue from RE-35 (Single-Family Residence) to C-O (Commercial Office-Restricted Commercial) (*Enclosure E). The proposed development was intended for professional offices.

The Planning Commission recommended denial of the case by a vote of 6-1 on, per staff recommendation, on November 28, 1979 (*Enclosure K). The staff recommendation indicated the following pros and cons of the case (*Enclosure L):

Pros:

- The parcel is on a major street.
- C-O zoning requires a site plan review.

Cons:

- The property was reasonably developed under the RE-35 zoning.
- Approval would lead to similar requests for lots on the west side of 24th Street and worsen traffic congestion on this street.
- Does not meet the recommended density designation of the 0-2 residential units per the 1985 Urban Forms Plan.

*

The City Council approved the rezoning to C-O with four stipulations to ensure the property remain compatible with the surrounding land uses (*Enclosure E).

NEIGHBORHOOD CONCERNS

Public Correspondence

Ninety-seven letters of support were received, indicating the proposed improvements will not cause any harm to the neighborhood, will not change its character, and will provide architecture that will make the building look more iconic (*Enclosure M).

Fifty-two letters of opposition were received, indicating concerns with the building height, the applicant's failure to obtain proper permits, the promotion of commercial development in a residential neighborhood, the building not meeting building code requirements, and privacy issues (*Enclosure N). A petition of opposition was submitted, containing over 140 signatures, including some members who rescinded their support for the case due to misinformation (*Enclosure O).

GENERAL PLAN LAND USE MAP DESIGNATION

Residential 1 to 2 dwelling units / acre

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	C-O	Professional Office
North:	RE-35	Vacant Residential Lot
East: (Across 24th Street):	PAD-6	Single-Family Residential

South (Across Missouri Avenue):	RE-35	Single-Family Residential
West:	RE-35	Single-Family Residential

PLANNING HEARING OFFICER FINDINGS

1) The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26 feet-2 inches measured to the top of ridge. Note that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

   The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

   The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2) The request to delete Stipulation 2 regarding the parking ratio for required parking is recommended to be approved. The parking provided on the proposed site plan will allow the development to comply with current ordinance standards for this use.

3) The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4) The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
~~2.~~	~~The parking ratio to be one space for every 250 square feet.~~
~~3.~~	~~Construction to commence within 24 months.~~
2. ~~4.~~	That it be a one-story office complex with a height limitation not to exceed 24 feet.

3.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE 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.

Enclosures:

A- Appeal Documents (3 pages)
B- Applicant's Narrative for PHO-1-25--Z-323-79-6 (17 pages)
C- Aerial Map
D- Zoning Map
E- Approval Letter for Z-323-79-6 (1 page)
F- PHO Summary for PHO-1-25--Z-323-79-6 from May 21, 2025 (7 pages)
G- Conceptual Site Plan, date stamped April 2, 2025
H- Conceptual Elevations, date stamped April 2, 2025 (3 pages)
I- Stipulated Site Plan for Z-323-79-6
J- Stipulated Elevations for Z-323-79-6
K- Planning Commission Summary for Z-323-79-6 (3 pages)
L- Staff Recommendation from original staff report for Z-323-79-6 (2 pages)
M- Letters of support for PHO-1-25--Z-323-79-6 (102 pages)
N- Letters of opposition for PHO-1-25--Z-323-79-6 (62 pages)
O- Petition of opposition for PHO-1-25--Z-323-79-6 (46 pages)

ENCLOSURE A

PLANNING HEARING OFFICER APPEAL

***REVISED – 7/8/2025**

I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:

CASE NUMBER:	**PHO-1-25--Z-323-79-6**		
LOCATION:	Northwest Corner of 24th Street and Missouri Avenue		
PHO HEARING DATE:	May 21, 2025 (taken out from under advisement on July 7, 2025)	**RECEIVED:**	July 7, 2025
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	**PLANNING COMMISSION**	*September 4, 2025 **TENTATIVE DATE**	
	CITY COUNCIL	*October 15, 2025 **TENTATIVE DATE**	

APPELLANT NAME AND ADDRESS/EMAIL:	**PHONE:**
Kurt Waldier Gilbert Blilie PLLC 701 North 44th Street Phoenix, AZ 85008 kwaldier@gilbertblilie.com	480-429-3061

RECEIPT NUMBER:	N/A

REASON FOR REQUEST:

The PHO states in Findings #4 that "I support the rational in the original decision" in regards to the original zoning case during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing, as well as allowing an increase in the parking ratio.

TAKEN BY:	Greg Harmon

Joshua Bednarek
Tricia Gomes
Racelle Escolar
Adam Stranieri
Byron Easton
PHO Planner Asst – Teresa Garcia
PC Planner Asst – Camryn Thompson
PHO Secretary – Ruth Somoza
PC Secretary – Vikki Cipolla-Murillo
GIS Team
Raquel Moreno – Posting

*REVISED 7/8/2025

CITY OF PHOENIX

JUL 07 2025

Planning & Development Department

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

May 21, 2025 – PHO-1-25--Z-323-79-6
Taken out from under
The PLANNING HEARING OFFICER agenda for *Advisement on **July 7, 2025*** is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on *August 27, 2025*, Without Further Hearing Unless:

- **A REQUEST FOR A HEARING BY THE PLANNING COMMISSION** is filed by 5:00 p.m. on ***July 14, 2025***. (There is a **$630.00 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. ***July 14, 2025***.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

PHO-1-25--Z-323-79-6 (APPLICATION NO.) **Northwest corner of 24th Street and Missouri Avenue** (LOCATION OF APPLICATION PROPERTY)

Kurt Waldier, Gilbert Blilie PLLC (NAME (PLEASE PRINT)) ☒ OPPOSITION ☐ APPLICANT

701 N 44th St (STREET ADDRESS:) kwaldier@gilbertblilie.com (EMAIL:)

Phoenix, AZ 85008 (CITY, STATE AND ZIP CODE) 480-429-3061 (TELEPHONE NO)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

May 21, 2025 – PHO-1-25--Z-323-79-6
Taken out from under
APPEALED FROM *advisement **July 7, 2025*** (DATE) **PHO HEARING TO** *9/4/2025 (DATE) **PC HEARING**

SIGNATURE: Kt Waldier DATE: 7/7/2025

REASON FOR APPEAL: The PHO states in Findings #4 that "I support the rationale in the original decision" in regards to the original zoning case during which the original applicant at the City Council hearing stated there would be "no mezzanine on the inside and they would not have two-story use of the structure." However, despite the PHO's concurrence, the PHO still recommended approval of modifying the original site plan and renderings that provides for a potential use of a 'mezzanine level' which we are appealing, as well as allowing an increase in the parking ratio.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: GLH

Copies to: **Case File** **PHO Planner – Teresa Garcia** **PHO Secretary – Ruth Somoza**

City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION
APPLICATION NO: PHO-1-25--Z-323-79-6
Council District: 6

Request For: Stipulation Modification
Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.;Request to delete Stipulation 2 regarding parking ratios.;Request to delete Stipulation 3 regarding commencement of construction.;Request to modify Stipulation 4 regarding building height.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Slavicek Holdings LLC	Owner	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Jason Morris, Withey Morris Baugh, PLC	Representative	2525 E Arizona Biltmore Cir, Suite A-212 Phoenix AZ 85016	6022300600		hannah@wmbattorneys.com
Brett Slavicek, Slavicek Holdings LLC	Applicant	5500 North 24th Street Phoenix AZ 85016	602-285-4425		brett@slaviceklaw.com
Kurt Waldier, Gilbert Blilie, PLLC	Appellant	701 North 44th Street Phoenix AZ 85008	480-429-3061		kwaldier@gilbertblilie.com

Property Location: Northwest corner of 24th Street and Missouri Avenue
Acreage: 1.16

Geographic Information

Zoning Map	APN	Quarter Section
I9	164-46-017	Q20-32
Village: Camelback East		

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at https://www.phoenix.gov/pdd/licensing-time-frames

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: K J Waldier DATE: 7/7/2025

Fee Information

Fee	Fee Waived	Fee Date	Purpose
$1,725.00	$0.00	04/02/25	PHO (3+ stipulations)

ENCLOSURE B

WITHEY MORRIS BAUGH

April 2, 2025

VIA HAND DELIVERY

Byron Easton
Planning Hearing Officer
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Modification of Stipulations - Case No. Z-323-79 – NWC 24th Street and Missouri Avenue, Phoenix

Dear Mr. Easton:

This firm represents Brett Slavicek (the "Owner") regarding the proposal to renovate their law office building located at 5500 N. 24th Street in Phoenix, which is also known as Maricopa County APN 164-46-017 (the "Property"). This Property is a transitional piece between single-family residential and the Camelback Road corridor, which has intensive development and height. Please see attached **Exhibit A** for an aerial view of the Property. As explained herein, the proposed development requires modification of stipulations, which were approved 46 years ago per rezoning case Z-323-79, to accommodate the minor renovation to the existing office building.

BACKGROUND

The current office is a well-known charming building along 24th Street that resembles a stone home with architecturally distinct facades, copper turret, ample landscaping, flowers, and no signage. The C-O zoning for the site was approved in 1980, and the structure was built in 1982. The low impact of the current use on the site, the considerate design of the building, and care of the Property has created an asset to the neighborhood.

The original rezoning approval and exhibits are attached at **Exhibit B**.

PROPOSAL

Due to the age of the existing building and need to modernize, the Owner would like to improve the interior of the building and offer additional office space (approximately 1,000 square feet beyond what exists in the current mezzanine). These offices will stay within the current building footprint and existing building height of 24 feet. In addition to interior improvements, the building exterior will keep its charm, while updating aged elements such as the roof, which will convert to slate and add more copper, and additional landscaping.

The proposed site plan, elevation, and rendering are attached at **Exhibit C.**

STIPULATION MODIFICATION

To allow the proposed renovation of the Property, the Owner requests the following modification of stipulations approved for Z-323-79:

1. THE ~~D~~development SHALL ~~to~~ be in GENERAL conformance with the site plan and ~~rendering.~~ ELEVATIONS DATED_____, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2525 E Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016

Rationale: This stipulation has been modified to reflect the updated site plan and elevations for the minor office renovation.

2. ~~The parking ratio to be one space for every 250 square feet.~~

   Rationale: The parking should be consistent with the current and more modern city of Phoenix parking ratios, which are met with the proposal.

3. ~~Construction commences within 24 months.~~

   Rationale: This stipulation was accomplished with the original building and therefore is obsolete for this request.

4. THE BUILDING HEIGHT SHALL ~~That it be one-story office complex with a height limitation~~ not ~~to~~ exceed 24 feet.

   Rationale: The intent of the original stipulation is still met with the height limitation of 24 feet, and this modification would clarify and accommodate the proposed building renovation.

CONCLUSION

This minor office renovation will maintain the appeal and architectural integrity of the current building, while providing more modern office building. The thoughtful proposal of the additional space positioned within the existing building footprint and height continues the tradition of being a good neighbor.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By
Jason B. Morris

Attachments

EXHIBIT A


E Marshall Ave
N 23Rd Pl
E MISSOURI AVE
E Luke Ave
E Marshall Ave
E Thunderbird Trl
N 25th St

EXHIBIT B

CITY OF PHOENIX
CITY CLERK DEPARTMENT

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

1. Development to be in conformance with the site plan and rendering.

2. The parking ratio to be one space for every 250 square feet.

3. Construction to commence within 24 months.

4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S: 1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

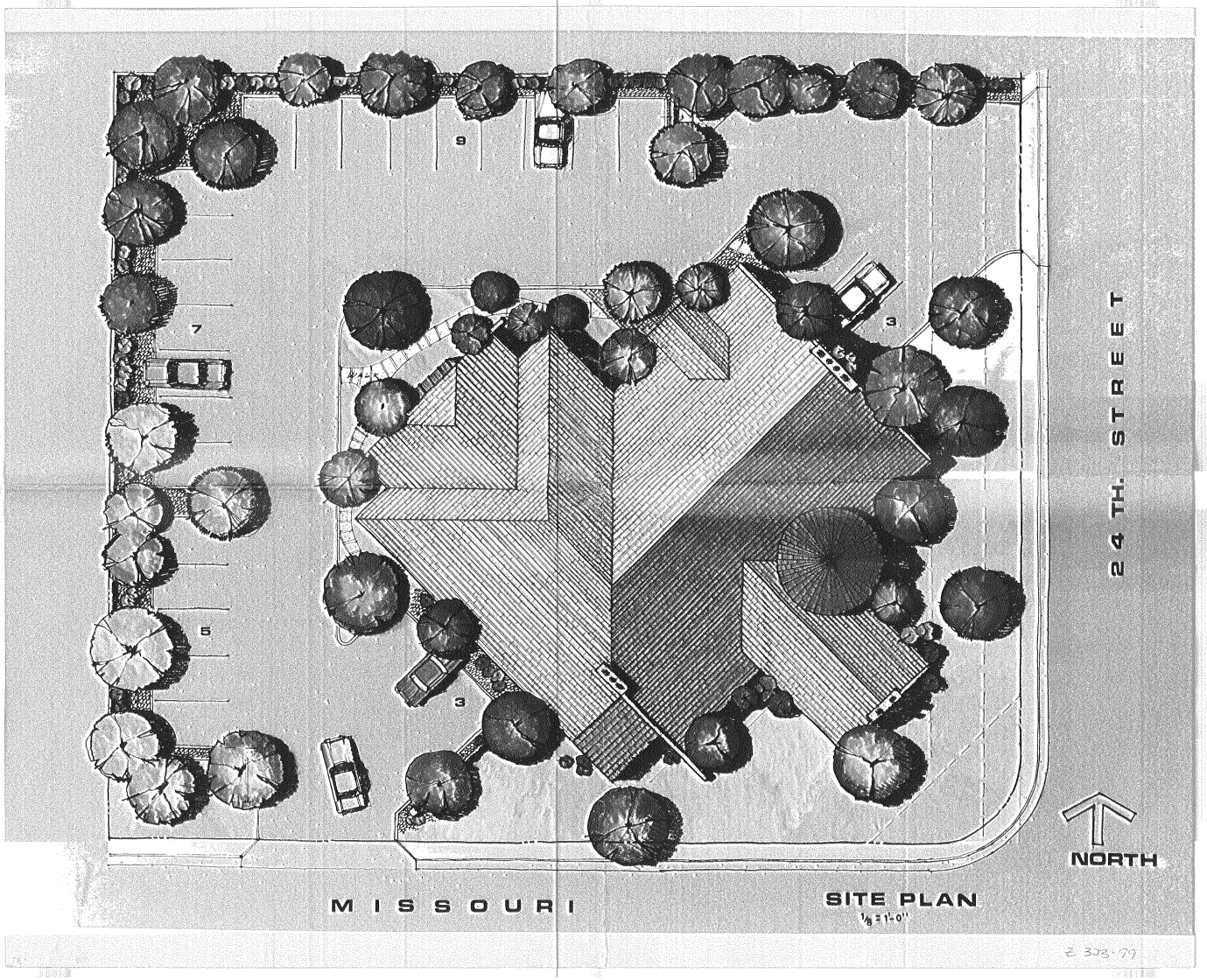
RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * * *



SITE PLAN
1/8 = 1'-0"

E 323-79

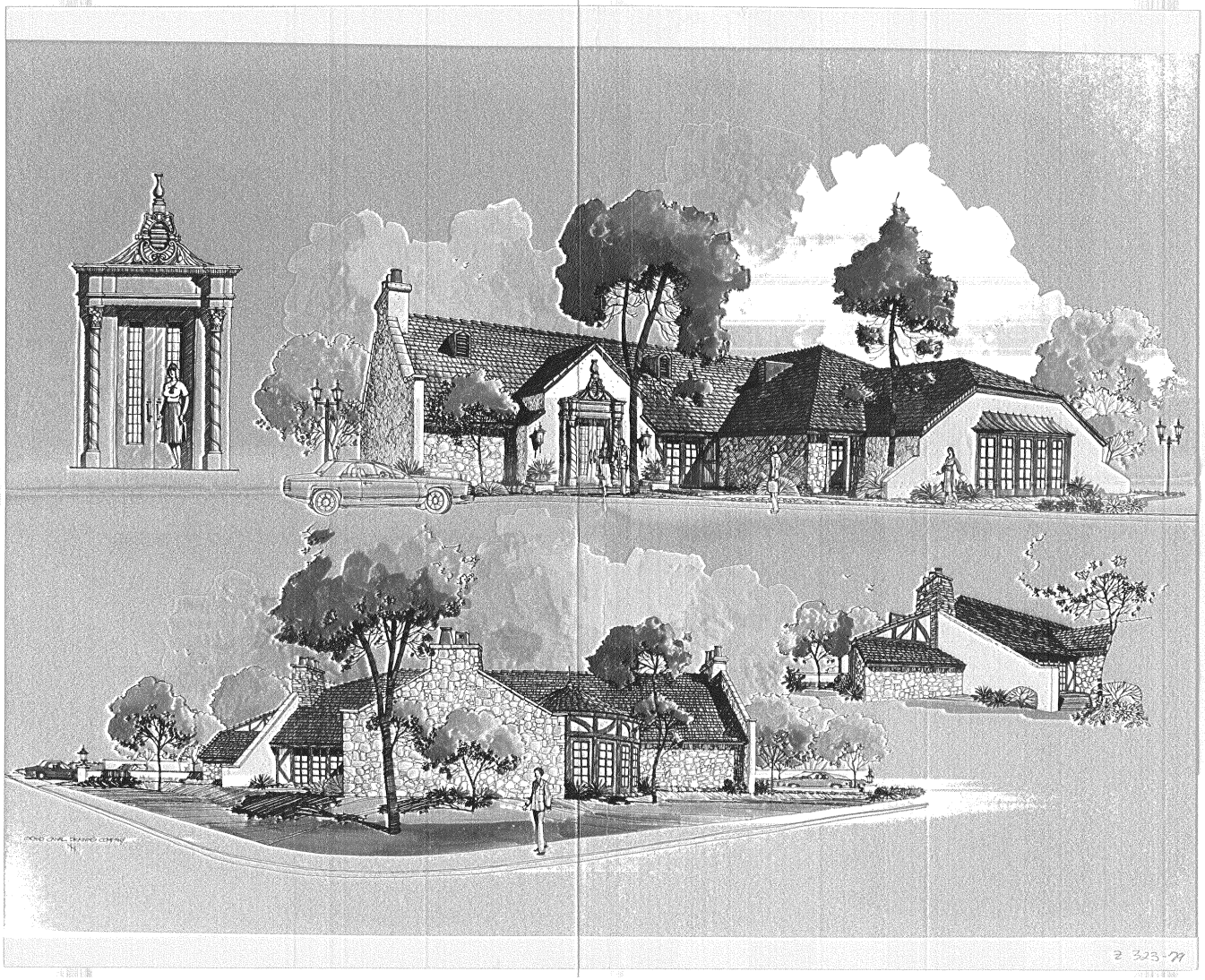


EXHIBIT C

ARCHITECT:

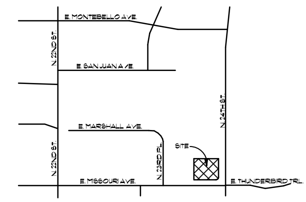
CHAVEZ AIA
4720 E. CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

APPLICANT:

CHAVEZ AIA
4720 E. CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

OWNER

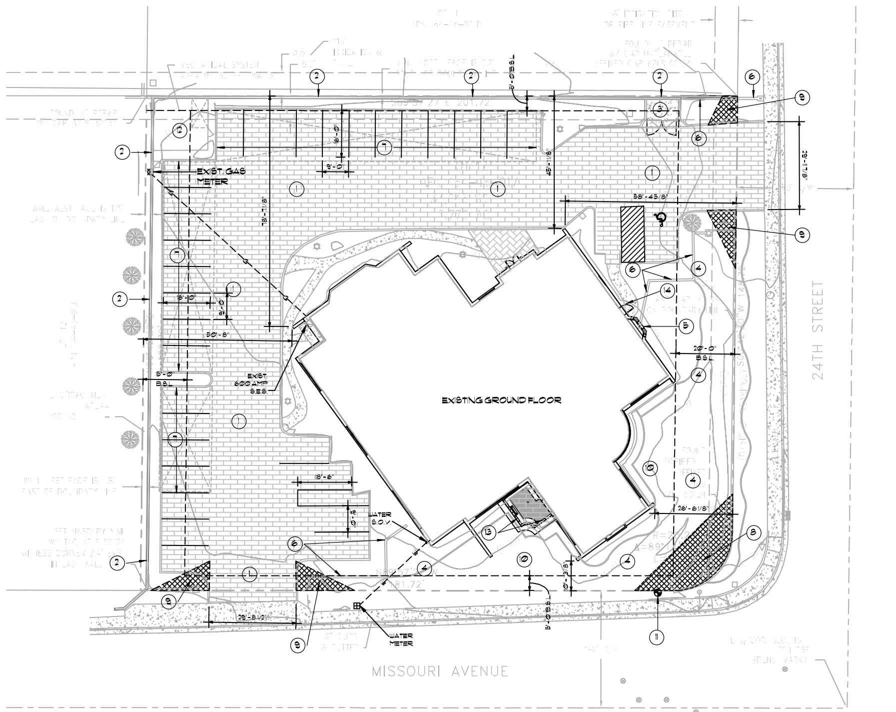
SLAVICEK HOLDINGS LLC
5500 N. 24TH ST.
PHOENIX AZ. 85016



VICINITY MAP
N.T.S.

KEY NOTES:

1. EXISTING PAVERS
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 11'-0"X6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X20' VISIBILITY TRIANGLE
10. EXISTING RETENTION.
11. EXISTING FIRE HYDRANT
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 1980 RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 1980 RENDERING.



SITE PLAN
1" = 20'-0"

GRAPHIC SCALE: 1 INCH = 20 feet
0 20' 40' 60' 80'

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANINE INTO SECOND FLOOR.
LEGAL DESCRIPTION:	LOT 17, SAN SOUCI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 50 OF MAPS, PAGE 2.
SITE ADDRESS:	5500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT. (1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	25.4%
EXIST. BLDG HEIGHT:	+/-26'-2" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:

12,192 SQ. FT. x 80%=9,754/300= 33 SPACES

ZONING CASE #:

Z-323-79

STIPULATIONS:

1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST

1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BUILDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BUILDING ELEVATIONS.

REGISTERED ARCHITECT
CERTIFICATE NO. 21340
EDWARD D. CHAVEZ
Date Signed 12.3.24
ARIZONA U.S.A.
EXPIRES 6.30.26

SLAVICEK
5500 N. 24TH ST., PHOENIX, AZ 85016

EDWARD D. CHAVEZ
A.I.A. ARCHITECT
(602) 992-8600

CHAVEZ ◇ AIA
ARCHITECTURE • DEVELOPMENT • COMMERCIAL • RESIDENTIAL • INTERIOR DESIGN
4720 EAST CHOLLA STREET PHOENIX, ARIZONA
602 493-9711 / 992-8600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

date	layout
date	revisions

JOB NUMBER
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SHEET DESCRIPTION
SITE PLAN

DATE:
MARCH 18, 2025

A1

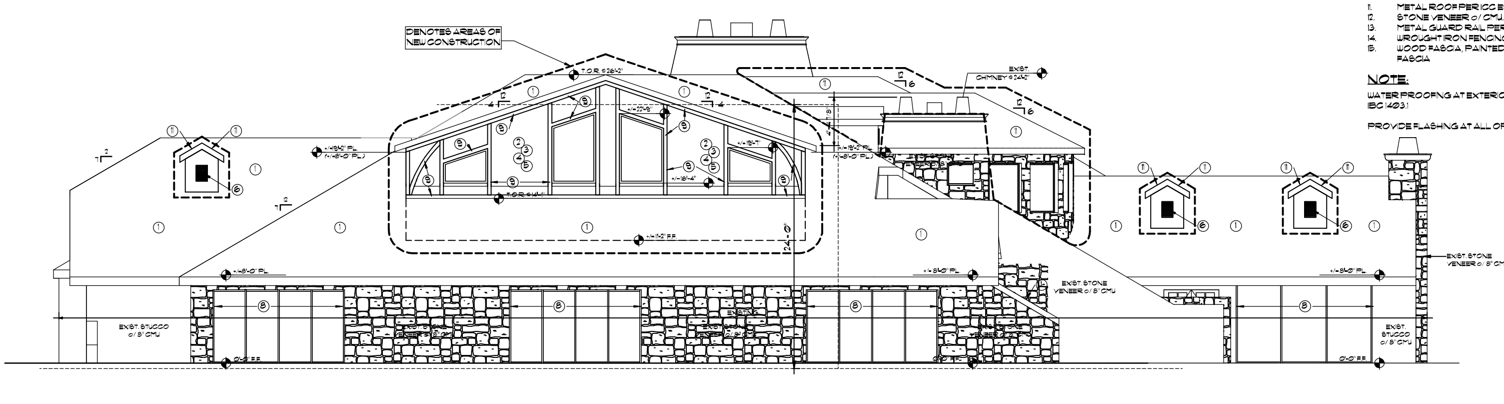
NOTES:

1. SLATE ROOF TILE.
2. SAN-KOTE STUCCO PER ICC ESR#2729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE "D" PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE "ROOF VENT PLAN" ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2669 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR/WDW. TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL.
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

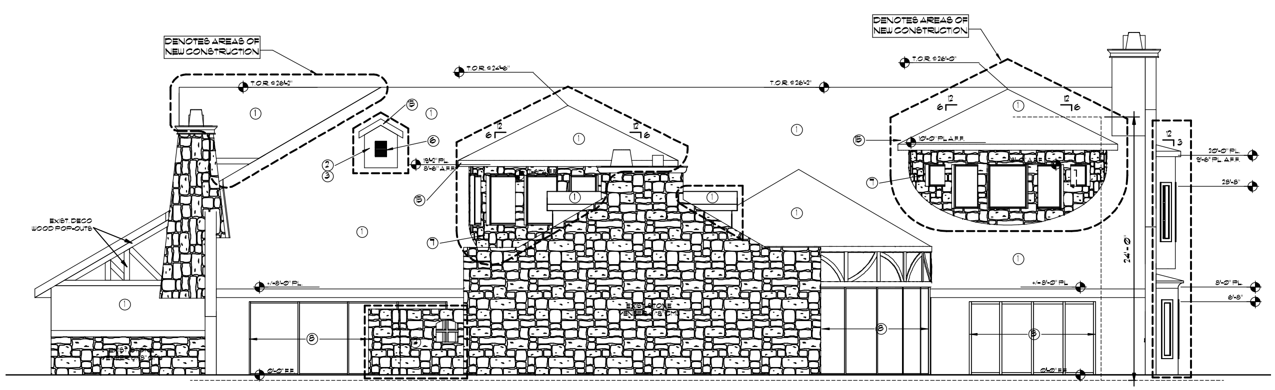
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



WEST ELEVATION

1 3/16" = 1'-0"



SOUTH ELEVATION

2 3/16" = 1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO. 21340
EDWARD D. CHAVEZ
Date Signed 12.3.24
ARIZONA, U.S.A.
EXPIRES 6.30.26

SLAVICEK

5500 N. 24TH ST., PHOENIX, AZ 85016

EDWARD D. CHAVEZ
A.I.A. ARCHITECT
(602)992-8600

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602 493-9711 / 992-8600 / EMAIL: ECHAVEZ@ECHAVEZ.NET
SINCE 1972

date	layout
date	revisions

JOB NUMBER: -

SHEET DESCRIPTION: EXTERIOR ELEVATIONS

DATE: MARCH 18, 2025

A9

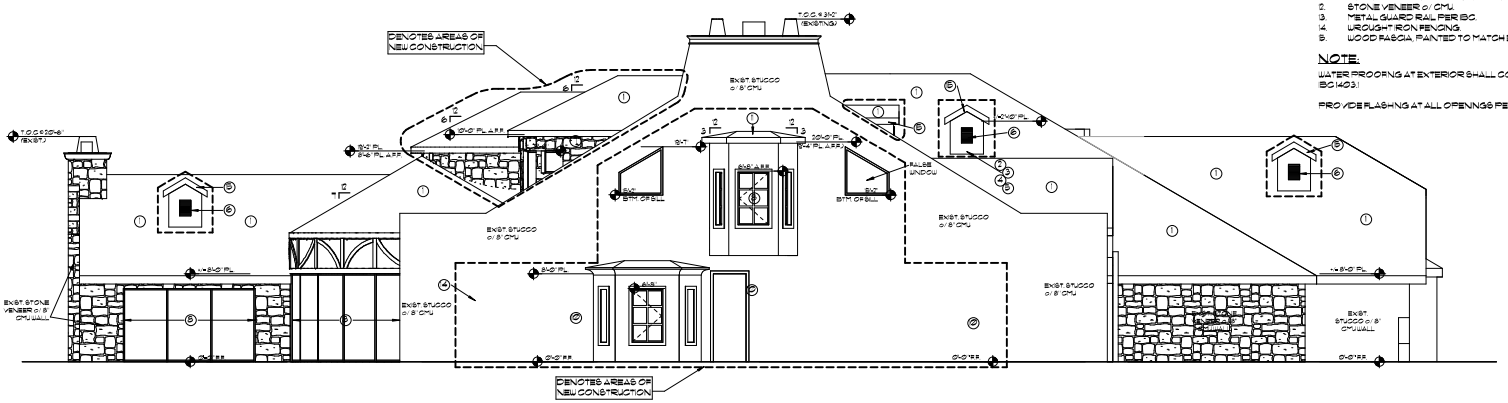
NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #2138 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR #1778 (SAND FINISH TEXTURE)
3. 2x4 WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT - SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR #1668 OR EQUAL) O/ FRAMING MATCH EXISTING STONE
8. EXISTING DOOR (DOU TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH O/ 8" CMU.
11. METAL ROOFING MATCH EXISTING.
12. STONE VENEER O/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

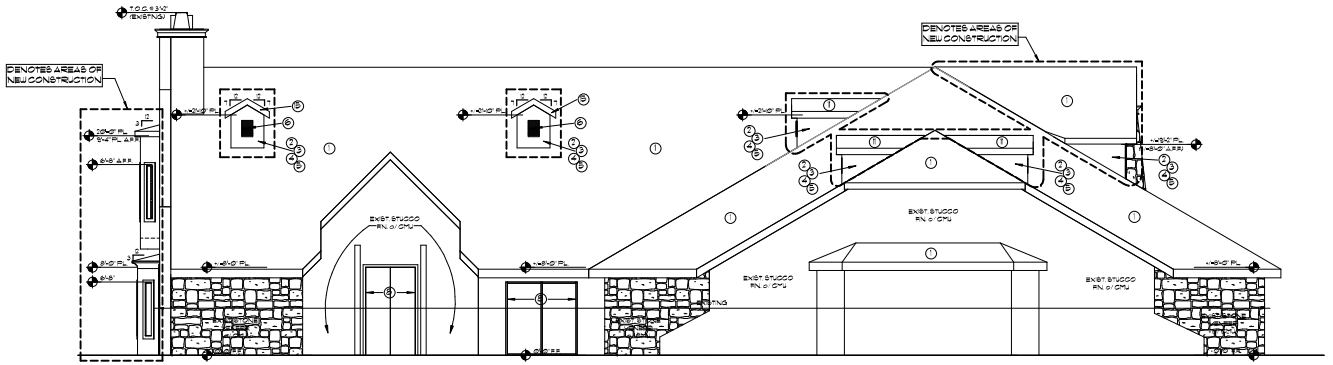
WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

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SINCE 1972

date	issue
date	revisions

JOB NUMBER
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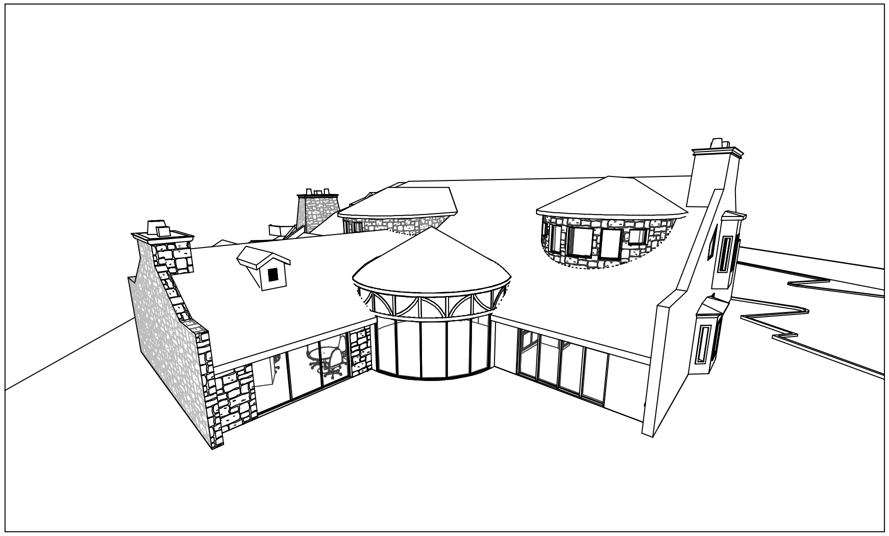
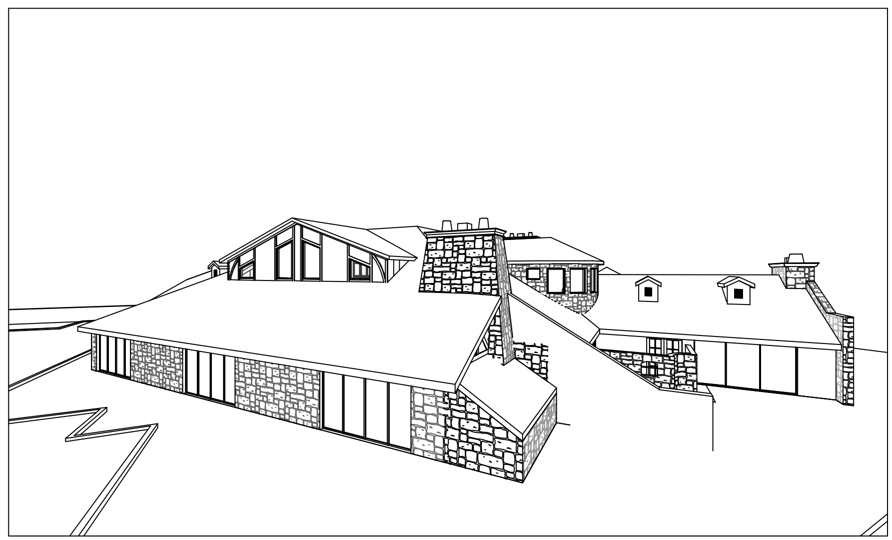
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

DATE
MARCH 18, 2025

A10



R- New Exterior View 1



R- New Exterior View 2

REGISTERED ARCHITECT
CERTIFICATE NO.
21340
EDWARD D.
CHAVEZ
Date Signed 12.3.24
ARIZONA, U.S.A.
EXPIRES 6.30.26

SLAVICEK

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SINCE 1972

date	layout
date	revisions

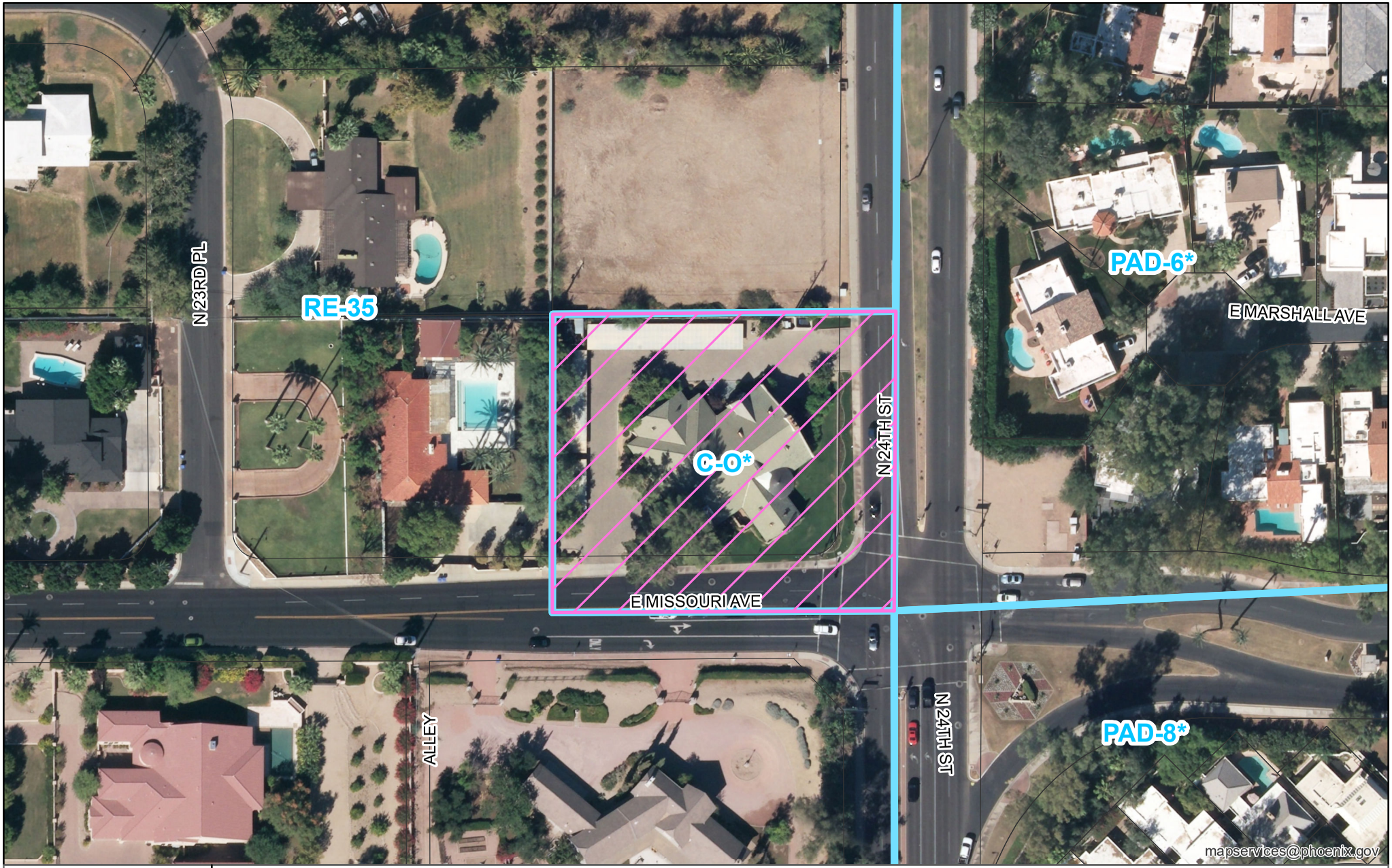
JOB NUMBER
—

SHEET DESCRIPTION
RENDERINGS

DATE
MARCH 18, 2025

R1

ENCLOSURE C



PHO-1-25--Z-323-79-6	**Property Location: Northwest corner of 24th Street and Missouri Avenue**

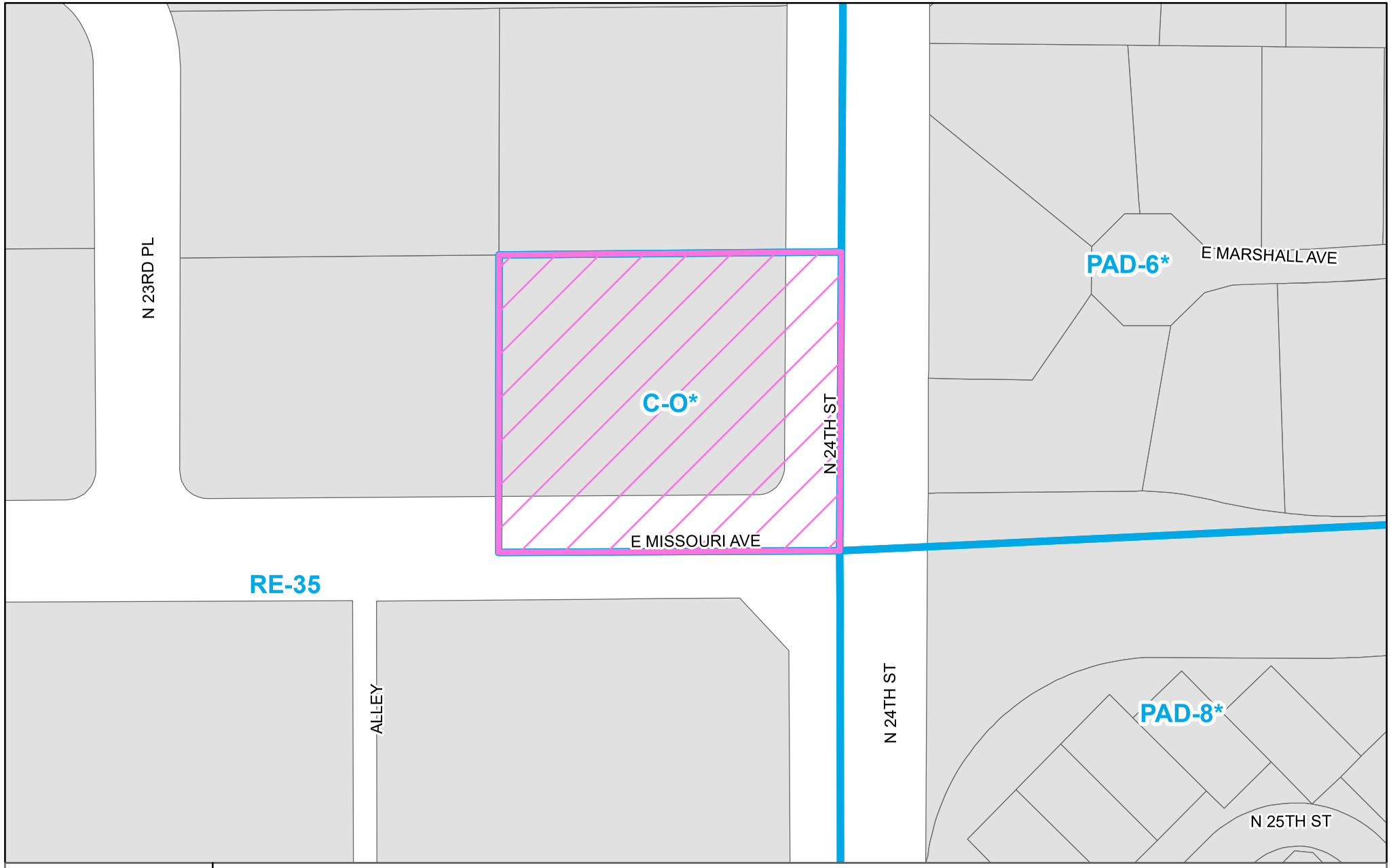
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

N

ENCLOSURE D



PHO-1-25--Z-323-79-6

Property Location: Northwest corner of 24th Street and Missouri Avenue

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

N

ENCLOSURE E

CITY OF PHOENIX
CITY CLERK DEPARTMENT

March 14, 1980

Mr. Richard W. Schreiber
Schreiber & McGrew
6962 First Avenue
Scottsdale, Arizona 85251

Dear Mr. Schreiber:

The Phoenix City Council, at its meeting held Monday, March 10, 1980, considered Application No. 323-79, request of Richard W. Schreiber, on behalf of Irving Horowitz, to rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

The City Council granted this rezoning, subject to the following stipulations:

Mod 1. Development to be in conformance with the site plan and rendering.

Del 2. The parking ratio to be one space for every 250 square feet.

Del 3. Construction to commence within 24 months.

Mod 4. That it be a one-story office complex with a height limitation not to exceed 24 feet.

The rezoning change will not become effective until the right-of-way dedications have been made, if necessary, and a supplementary zoning map has been adopted.

If you require further assistance or information, please contact the Planning Department, located on the sixth floor of the Municipal Building, 251 West Washington, or call 262-7131.

Sincerely,

Donna Culbertson
City Clerk Director

DC:al

ENCLOSURE F

REPORT OF PLANNING HEARING OFFICER ACTION
Byron Easton, Planner III, Hearing Officer
Teresa Garcia, Planner I, Assisting

May 21, 2025

ITEM NO: 5	
	DISTRICT NO. 6
SUBJECT:	
Application #:	PHO-1-25--Z-323-79-6
Location:	Northwest corner of 24th Street and Missouri Avenue
Zoning:	C-O
Acreage:	1.16
Request:	1) Request to modify Stipulation 1 regarding general conformance to the site plan and rendering. 2) Request to delete Stipulation 2 regarding parking ratios. 3) Request to delete Stipulation 3 regarding commencement of construction. 4) Request to modify Stipulation 4 regarding building height.
Applicant:	Brett Slavicek, Slavicek Holdings LLC
Owner:	Slavicek Holdings LLC
Representative:	Jason Morris, Withey Morris Baugh, LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case under advisement. On July 7, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this request.

DISCUSSION:

Jason Morris, representative of Withey Morris Baugh PLC, stated he is familiar with the subject site and thought this would be a straightforward PHO request, however, based on the amount of correspondence from the neighborhood, he now thinks differently. He gave an overview of the site and his request to delete Stipulations 1-4. He indicated the area was a target for urbanization in 1979 and the City Council recognized the need for a professional office at this intersection. He stated the current owner has owned the building since 2013 and has been a good neighbor and has maintained the look of the building and landscaping.

He noted the building and parking lot are often underutilized and surrounding neighbors have used the parking lot when they have social gatherings. He stated there are parking canopies along the north and west boundaries of the parking lot and the building is pushed more towards the intersection of 24th Street and Missouri Avenue, thus creating separation from the surrounding residential uses.

He explained that the project will primarily be an interior remodel with just a few exterior changes; they do not intend to increase the building height, change the use, or add a second floor. He stated there is an existing mezzanine that meets the definition of a mezzanine in the Zoning Ordinance and in addition, a City of Phoenix Municipal Judge who heard the original Neighborhood Services violation case. He explained that the applicant is proposing the addition of two and a half meeting rooms to an existing space that contains a law library and a small kitchen and the total square footage they are requesting includes an interior mezzanine space addition of approximately 1,000 square feet.

Byron Easton, Planning Hearing Officer, asked Mr. Morris to clarify why the existing 1,411 square foot mezzanine space is being incorporated into the new total floor space.

Mr. Morris clarified there are three levels to the building: a small basement, the main level and the existing mezzanine space, which has been in place for some time. He stated their request is just to add an additional 1,035 square feet; there will be no new mezzanine or new floor space added.

Mr. Easton asked if the total floor space is the sum of the new floor space and the existing floor space. Mr. Morris confirmed this was correct.

Mr. Morris gave an overview of their request to modify Stipulation 1 regarding general conformance to the site plan and rendering. The request is meant to address the exterior changes proposed on the site. The project scope originally focused on updating the roof to a slate roof and that warranted a larger remodel of the building, including a new turret structure featuring a copper roof. He reiterated the height of the building will remain under the approved 24-foot height limit that was stipulated in the original rezoning case. He noted the mezzanine level on the west side of the building will include windows that will be screened by 4 levels of foliage and will face southwest towards Missouri Avenue. In addition, the windows will be 5 feet above floor level to provide interior light and views of the sky but will not provide views into the neighbor’s property adjacent to the west.

He discussed his request to modify Stipulation 2 regarding parking ratios by noting the current parking standards are being met and the parking lot has rarely been at maximum capacity. The parking lot is only full occasionally on the weekends, when the owner has allowed neighbors to use it for personal gatherings. He stated the renovations will be uniform with the neighborhood

character and a second floor will not be added. He clarified that the mezzanine is not a second story, and the property owner does not intend to exceed 24 feet in height. Mr. Morris stated regardless of how much misinformation had been circulated in the neighborhood, they have received 78 letters and 91 signatures in support of the PHO request.

Paul Gilbert, representative of Beus Gilbert, stated he spoke on behalf of several neighbors in opposition. He gave an overview of the site and the history of the rezoning case. He indicated the original zoning stipulations were intended to protect the neighborhood and make lasting commitments to the surrounding neighbors. He stated the applicant has not been the good neighbor that he claims to be.

He noted the site is “spot zoned” and is the only commercial zoned property within a 2,000-foot radius. He noted the surrounding density is low density residential, therefore the use is inconsistent with the General Plan designation of Residential 1 to 2 du/acre. He stated the original case faced public opposition, and Staff and the Planning Commission recommended denial of the application. The City Council minutes indicated the building was revised from a two-story building to a one-story building with no mezzanine and the windows were not to exceed 8 feet in height. He stated the applicant intended to change the parking ratio to 1 space for every 300 square feet instead of 1 space for every 250 square feet. He noted the owner proceeded with construction of the second story without obtaining the proper permits, even though the building was deemed unsafe. He stated the only permit obtained was a roof permit, but no permits were pulled for the other renovations. He stated the owner’s claims about the existing mezzanine were not consistent with the narrative nor Mr. Morris’ presentation. He states the project will support multistory office uses along 24th Street and encourage other property owners to start construction without acquiring the appropriate permits first. He stated the parking lot has been full on multiple occasions, prompting people to park in the surrounding neighborhood, including himself when he’s attended a seminar in the building.

Mr. Morris expressed his disagreement with Mr. Gilbert. He stated some neighbors who switched their position on the case were given incorrect information. He reiterated the applicant is only adding 1,035 square feet, the site plan Mr. Gilbert presented was incorrect, and they intend to meet the parking standards per the Planning and Development Department. He stated he appreciates and respects Mr. Gilbert’s opinion, but the applicant never made a commitment to preserving the current appearance of the building, he only committed to keeping the building appearance consistent with the character of the neighborhood. He reiterated that a mezzanine is not the same as a new floor or story. The applicant is remaining compliant with the definition of a mezzanine and are not increasing the building height. He said the PHO hearing is not a litigation regarding the non-permitted construction, but a way for the owner to demonstrate compliance with City requirements.

Brett Slavicek, the current property owner, stated he wanted more space to accommodate his son going to law school. He noted that he was not advised the proper permits were not obtained nor of the window height restriction. He reiterated the definition of a mezzanine may be considered a floor, but not a story and intends on meeting the 24-foot building height. He stated he is undergoing the PHO process to correct the violations.

Peter Drake, a member of the public speaking in opposition to the request, stated he is familiar with this case and has lived in the neighborhood for many years. He stated there is no justification to change the building since the neighborhood has not been subject to any residential to commercial conversions since 1980.

Bill Shubert, a member of the public speaking in opposition to the request, stated he's an active member of the neighborhood and has experience with contracting and development. He stated the original applicant of the rezoning case was able to convince some neighbors to withdraw their opposition because of the original stipulations that were granted. He reiterated that modifying the stipulations and doing unpermitted construction is no way to treat the neighborhood.

Dennis Clifford, a member of the public speaking in support of the request, lives across the street from the site and does not see an increase in height. He stated the members of the public that spoke in opposition to the request are exaggerating the impact of the requests and the building modifications will not negatively affect the neighborhood. He stated the owner is trying to accommodate the neighbors and indicated he attended the same seminar Mr. Gilbert attended and that was the only time the parking lot was full.

Greg Nadeau, a member of the public speaking in support of the request, said the property owner is doing a great job of keeping the property clean. He stated the new square footage added will not affect the building height and will enhance the appearance of the building.

Mr. Easton asked Mr. Morris if he knew when the mezzanine was built. Mr. Morris stated he remembers being inside the building in the 80's and thinks it was part of the original rezoning case. He stated the City Council minutes Mr. Gilbert referred to were referring to a proposed building that was intended to be 30' in height. Mr. Easton asked if they provided a rendering that indicated the window height. Mr. Morris stated they did not. He asked Mr. Morris to elaborate on how a mezzanine is not considered a floor or story. Mr. Morris said the definition is laid out in the Zoning Ordinance.

He asked Mr. Morris if a mezzanine is not a story, then why is the applicant requesting to delete Stipulation 4. Mr. Morris stated he is asking to work in the confines of the height requirement.

Mr. Easton stated he received a large amount of correspondence from members of the public during the review period. He received several more letters and emails directly leading up to the hearing and did not have an opportunity to review all the correspondence. In addition, information was presented during the hearing that he would like to verify, including the definition of mezzanine, any past rulings related to the mezzanine and the permit history tied to this parcel. He stated that he would take the case under advisement in order to consider the multitude of arguments in opposition and support of the request, both as presented at the hearing and received via mail and/or email.

FINDINGS:

1) The request to modify Stipulation 1 regarding conformance to the site plan and rendering is recommended to be approved with a modification. The modification is to replace the existing language with a standard language stipulation regarding general conformance to the site plan and elevations. The original stipulated site plan depicts an office building situated at the southeast corner of the lot. The proposed site plan depicts an 8,764 square foot office with a height of 26'-2" measured to the top of ridge. Note that maximum building height is addressed in Stipulation 4. The proposal is not changing the building footprint so there is no real change to the site plan. The building height is also not being modified.

   The stipulated rendering shows a well landscaped, commercial office that resembles a single-family residential home. The building features a large, pronounced front door, stone façade, a turret and undulating roof line. The office that was built onsite was consistent with the stipulated rendering.

   The proposed elevations reflect the existing office with modifications that include architecturally distinct facades, additional turrets, and several building additions including roof vents, pop-out windows and/or dormers. The west elevation shows a new large dormer with four new windows and a variety of building materials including stone veneer, decorative wood pop-outs, stucco and metal finishes that match the existing building. The windows appear to align with the proposed interior addition of office space to the existing mezzanine. The south elevation features two new turrets with windows that are also shown on mezzanine level. The east elevation shows several new roof vents and two new pop-outs with windows, one at mezzanine level and one on the ground floor. The north elevation features several proposed dormers and roof vents.

2) The request to delete Stipulation 2 regarding the parking ratio for required parking is recommended to be approved. The parking provided on the proposed site plan will allow the development to comply with current ordinance standards for this use.

3) The request to delete Stipulation 3 regarding the commencement of construction is recommended to be approved. This stipulation was met and the zoning was subsequently vested with adoption of an Official Supplementary Zoning Map.

4) The request to modify Stipulation 4 regarding building height is recommended to be denied. The applicant requested a modification to remove the language requiring the building to be built as one-story. The existing stipulation was intended to ensure that a one-story building was built on the site. The original stipulation was approved by City Council on March 10, 1980 and the minutes reflect that the original plan for the development was revised from a two-story to a one-story as a result of public concern related to the height of the building. In addition, it was noted by the original applicant at the City Council hearing that the maximum height would be 30 feet, with no mezzanine on the inside and they would not have two-story use of the structure. The City Council was concerned about the height and amended the motion to indicate one-story with a height limitation of 24 feet rather than 30 feet. I support the rationale in the original decision.

   At the PHO hearing, the applicant acknowledged the building will remain one-story after construction and they will not be adding an additional story to the building. The applicant noted that the proposed improvements will add an additional 1,035 square feet to an existing mezzanine that was constructed at some point since the original rezoning case approval. The applicant will be required to submit construction documents to the Planning and Development Department for approval and will therefore be required to comply with the stipulation, the Zoning Ordinance, and International Building Code requirements, which will be addressed during the plan review process.

5) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

1.	THE ~~D~~development SHALL be ~~to~~ in GENERAL conformance with the site plan and ELEVATIONS ~~rendering~~ DATE STAMPED APRIL 2, 2025 AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
~~2~~.	~~The parking ratio to be one space for every 250 square feet.~~

~~3.~~	~~Construction to commence within 24 months.~~
2. ~~4.~~	That it be a one-story office complex with a height limitation not to exceed 24 feet.
3.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE 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.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Saneeya Mir at saneeya.mir@phoenix.gov or (602) 686-6461 or TTY: 7-1-1.

ENCLOSURE G

ARCHITECT:

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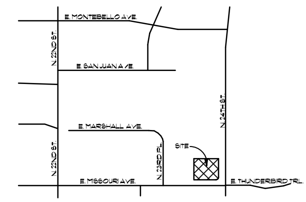
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

APPLICANT:

CHAVEZ AIA
4720 E. CHOLLA ST.
PHOENIX, AZ 85028
(602) 992-8600
echavez@echavez.net

OWNER

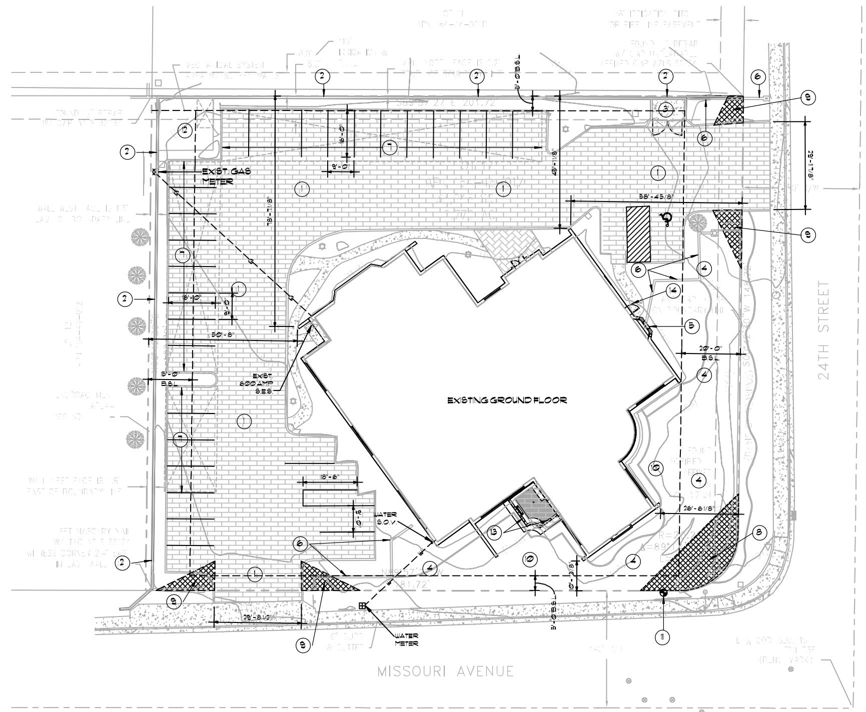
SLAVICEK HOLDINGS LLC
5500 N. 24TH ST.
PHOENIX AZ. 85016



VICINITY MAP
N.T.S.

KEY NOTES:

1. EXISTING PAVERS
2. EXISTING STUCCO SITE WALLS 6'-0"
3. EXISTING 11'-0"X6'-0" REFUSE.
4. EXISTING LAWN.
5. BUILDING ADDITION.
6. EXISTING SITE WALL 3'-0"
7. COVERED PARKING
8. 33'X33' VISIBILITY TRIANGLE
9. 10'X20' VISIBILITY TRIANGLE
10. EXISTING RETENTION
11. EXISTING FIRE HYDRANT
12. EXISTING MECHANICAL EQUIPMENT.
13. EXISTING WALL, NOT ON 1980 RENDERING.
14. EXISTING BAY UNIT AT MEZZANINE, NOT ON 1980 RENDERING.



SITE PLAN
1" = 20'-0"

GRAPHIC SCALE: 1 INCH = 20 feet
0 20' 40' 60' 80'

SITE DATA:

PROJECT DESCRIPTION:	REMODEL OF EXISTING MEZZANINE INTO SECOND FLOOR.
LEGAL DESCRIPTION:	LOT 17, SAN SOUCI, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 50 OF MAPS, PAGE 2.
SITE ADDRESS:	5500 N. 24TH ST. PHOENIX, AZ 85016
A.P.N.:	164-46-017
LOT ZONING:	C-O
NET LOT SIZE:	34,404 SQ. FT. (0.80 ACRES)
GROSS LOT SIZE:	50,465 SQ. FT. (1.16 ACRES)
EXISTING GROUND FLOOR (FOOTPRINT):	8,764 SQ. FT.
PROPOSED 2ND FLOOR ADDITION:	957 SQ. FT.
LOT COVERAGE:	25.4%
EXIST. BLDG HEIGHT:	+/-26'-2" A.F.F. (TOP OF RIDGE)

EXISTING PARKING:

PARKING SPACES:	32
ADA SPACES:	1
TOTAL:	33

PARKING CALCULATION:

12,192 SQ. FT. x 80%=9,754/300= 33 SPACES

ZONING CASE #:

Z-323-79

STIPULATIONS:

1. DEVELOPMENT TO BE IN CONFORMANCE WITH THE SITE PLAN AND RENDERING.
2. THE PARKING RATIO TO BE ONE SPACE FOR EVERY 250 SQUARE FEET.
3. CONSTRUCTION TO COMMENCE WITHIN 24 MONTHS.
4. THAT IT BE A ONE-STORY OFFICE COMPLEX WITH A HEIGHT LIMITATION NOT TO EXCEED 24 FEET.

P.H.O. REQUEST

1. ALLOW PARKING RATIO EQUAL TO CURRENT STANDARDS.
2. ALLOW SECOND STORY IN BUILDING, CONSISTENT WITH NEIGHBORHOOD AND AS PERMITTED IN STANDARD C-O ZONING.
3. ALLOW MODIFICATION OF EXTERIOR BUILDING ELEVATIONS.

CITY OF PHOENIX
APR 02 2025
Planning & Development Department

REGISTERED ARCHITECT
CERTIFICATE NO. 21340
EDWARD D. CHAVEZ
Date Signed 12.3.24
ARIZONA, U.S.A.
EXPIRES 6.30.26

SLAVICEK

5500 N. 24TH ST., PHOENIX, AZ 85016

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SINCE 1972

date	layout
date	revisions

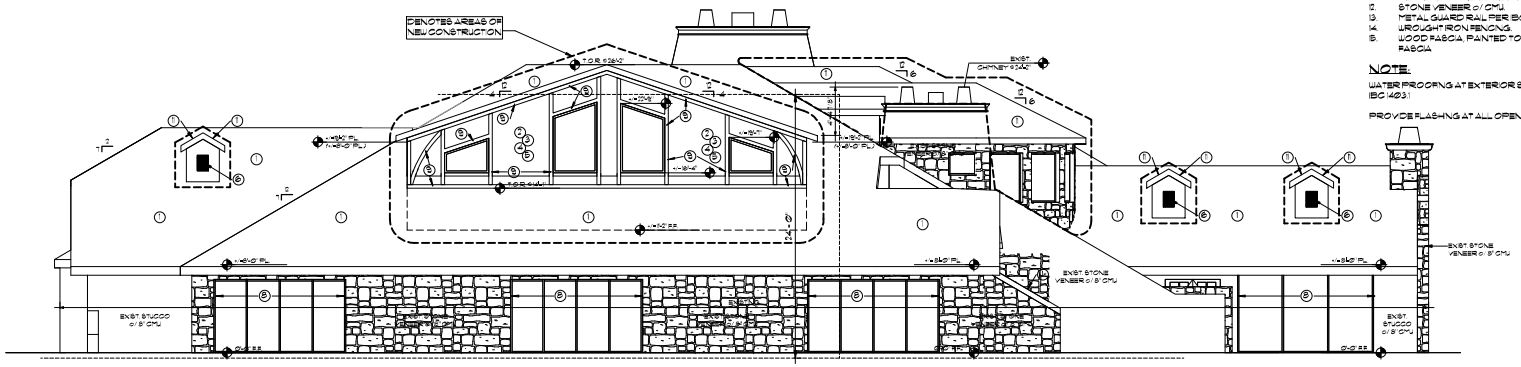
JOB NUMBER: --

SHEET DESCRIPTION: SITE PLAN

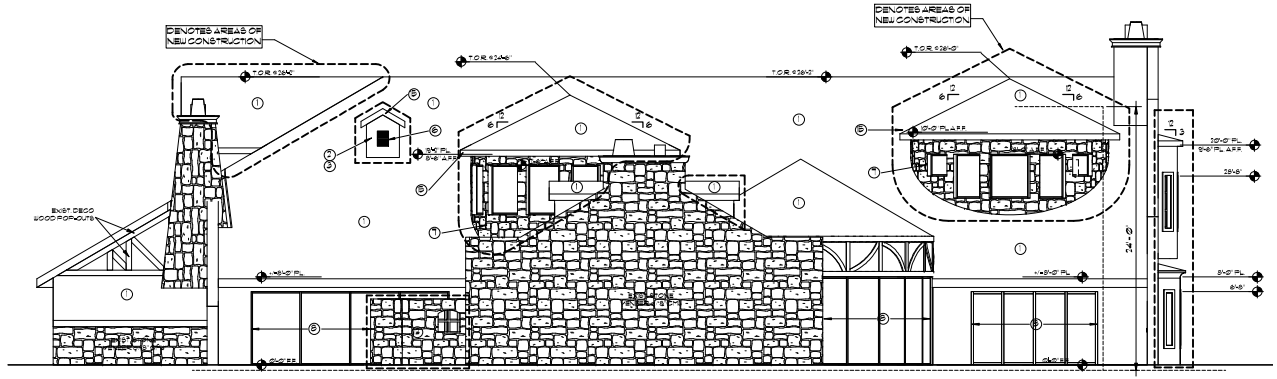
DATE: MARCH 18, 2025

A1

ENCLOSURE H



WEST ELEVATION
1 3/16" = 1'-0"



SOUTH ELEVATION
2 3/16" = 1'-0"

NOTES:

1. SLATE ROOF TILE.
2. SANKOTE STUCCO PER ICC ESR#1729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OR GRADE 'D' PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT-SEE 'ROOF VENT PLAN' ON SHEET A8.
7. STONE VENEER (PER ICC ESR#2868 OR EQUAL) o/ FRAMING-MATCH EXISTING STONE.
8. EXISTING DOOR \ WDW TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOF PER ICC ESR#3486 OR EQUAL
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT
21340
EDWARD D. CHAVEZ
ARIZONA U.S.A.

SLAVICEK
3500 N. 24TH ST., PHOENIX, AZ 85016

EDWARD D CHAVEZ
A.I.A. ARCHITECT
(602)955-6600

CHAVEZ ◇ AIA
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602 483-9711 / 992-9600 / EMAIL: EDHAVEZ@EDCHAVEZ.NET
SINCE 1972

date	issue/revisions
date	

JOB NUMBER
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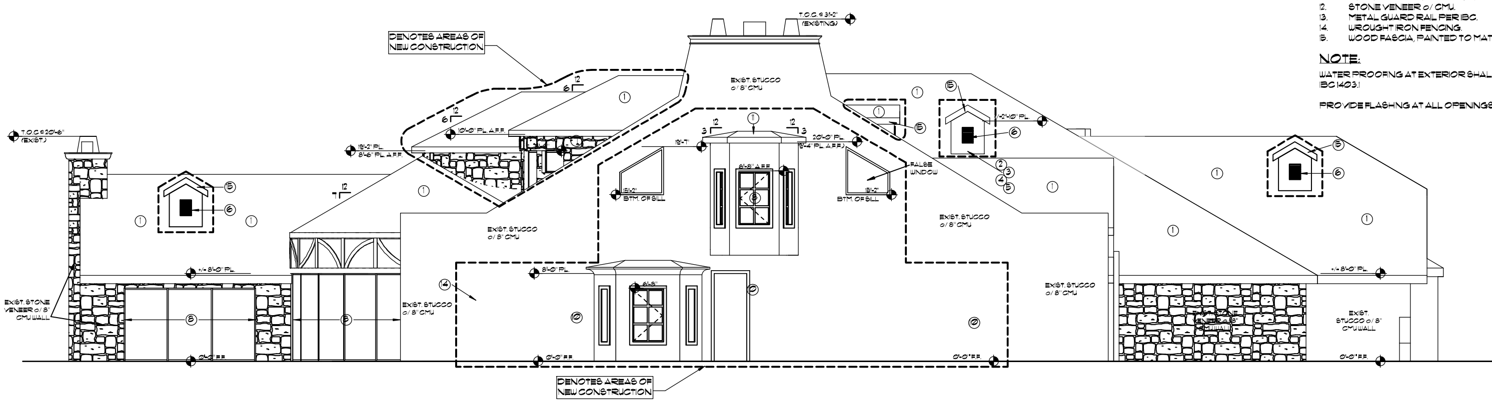
SHEET DESCRIPTION
EXTERIOR ELEVATIONS

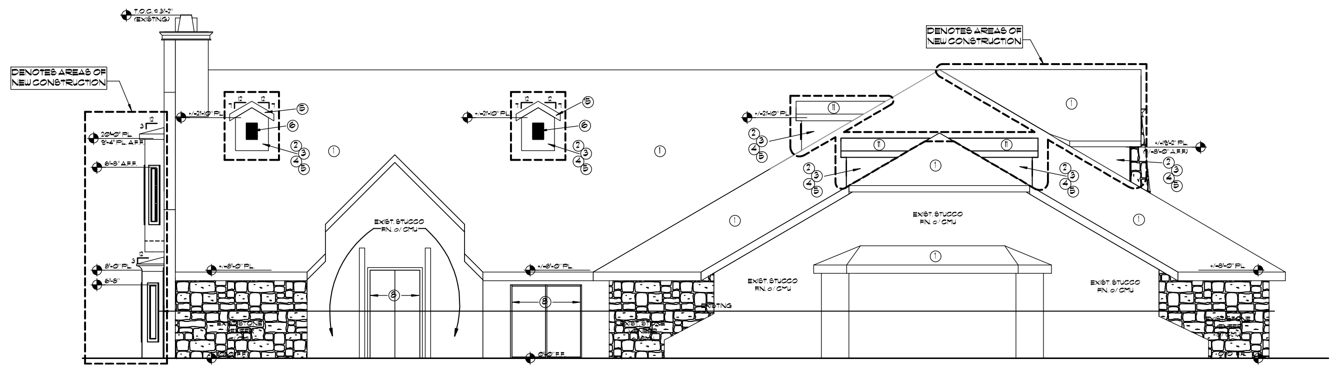
DATE
MARCH 18, 2025

A9



EAST ELEVATION

1 3/16" = 1'-0"



NORTH ELEVATION

2 3/16" = 1'-0"

NOTES:

1. COMPOSITE ROOF TILE (PER ICC ESR #2119 OR EQUAL)
2. SAN-KOTE STUCCO PER ICC ESR#2729 (SAND FINISH TEXTURE)
3. 2x WOOD STUDS AT 16" O.C.
4. TWO LAYERS OF GRADE "D" PAPER TYP.
5. OSB SHEATHING PER STRUCTURAL PLANS.
6. ROOF VENT- SEE "ROOF VENT PLAN" ON SHEET A8.
7. STONE VENEER (PER ICC ESR #2669 OR EQUAL) o/ FRAMING- MATCH EXISTING STONE.
8. EXISTING DOOR/WDW. TO REMAIN.
9. DECORATIVE WOOD POP-OUTS. MATCH EXISTING DECORATIVE DESIGN.
10. STUCCO FINISH o/ 8" CMU.
11. METAL ROOFING- MATCH EXISTING.
12. STONE VENEER o/ CMU.
13. METAL GUARD RAIL PER IBC.
14. WROUGHT IRON FENCING.
15. WOOD FASCIA, PAINTED TO MATCH EXISTING WOOD FASCIA

NOTE:

WATER PROOFING AT EXTERIOR SHALL COMPLY WITH IBC 1403.1

PROVIDE FLASHING AT ALL OPENINGS PER IRC 703.8

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department

REGISTERED ARCHITECT CERTIFICATE NO. 21340 EDWARD D. CHAVEZ Date Signed 12.3.24 ARIZONA, U.S.A. EXPIRES 6.30.26

SLAVICEK

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SINCE 1972

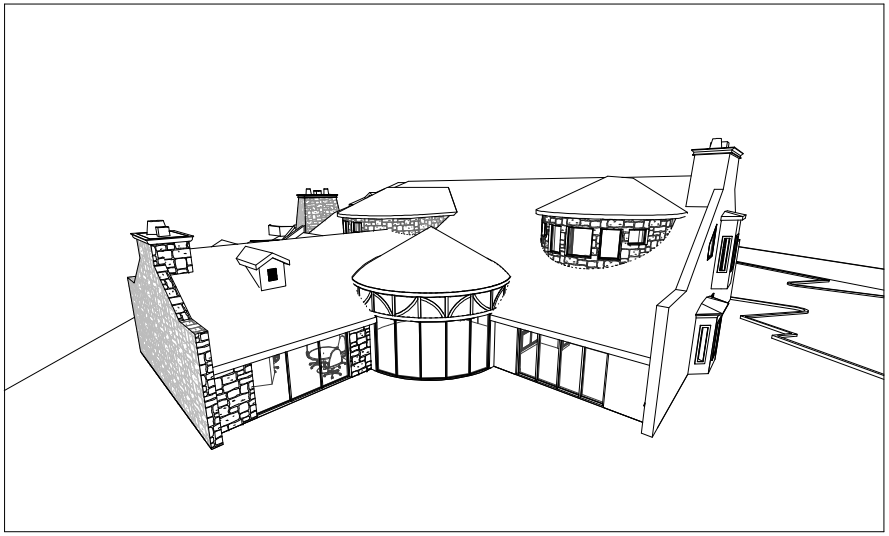
date	layout
date	revisions

JOB NUMBER --

SHEET DESCRIPTION EXTERIOR ELEVATIONS

DATE: MARCH 18, 2025

A10

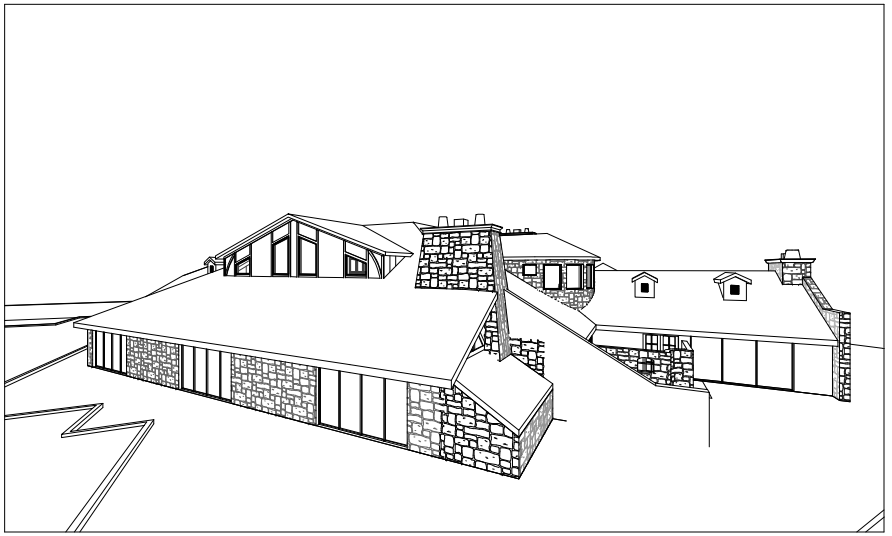


1 R- New Exterior View 1

CITY OF PHOENIX

APR 0 2 2025

Planning & Development Department



2 R- New Exterior View 2

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SINCE 1972

date	issue
date	revisions

JOB NUMBER
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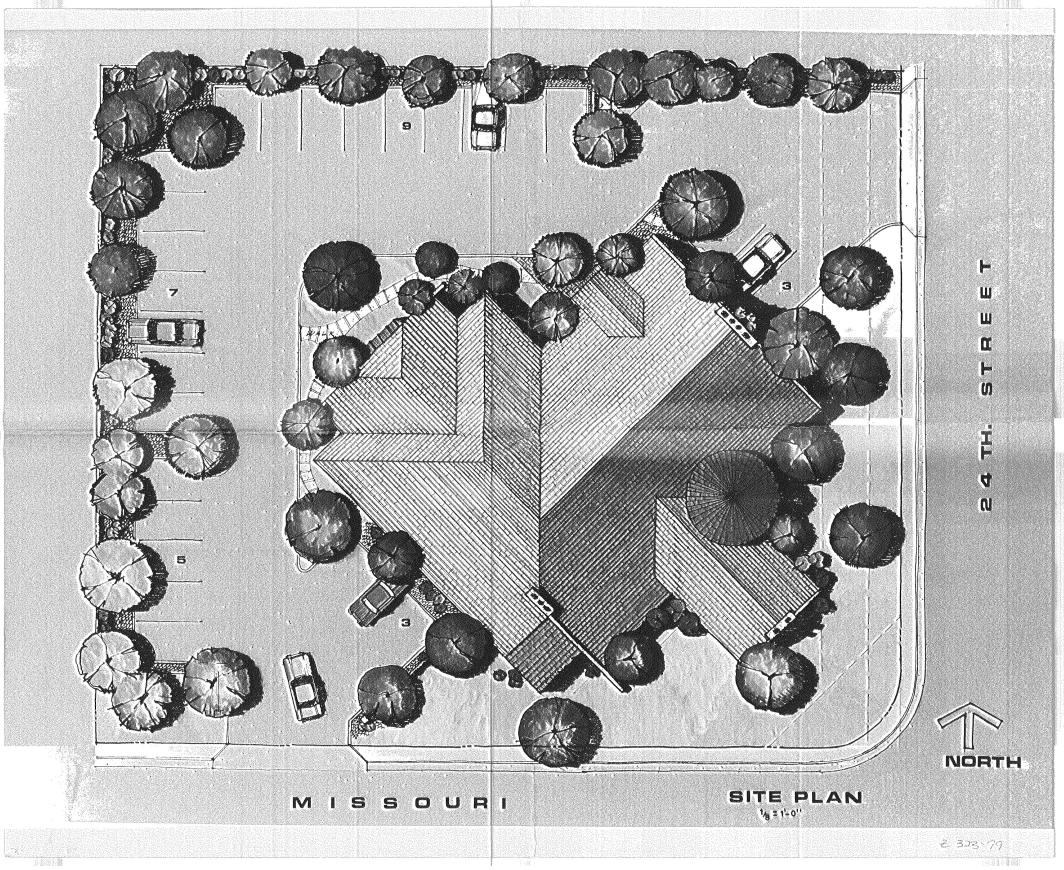
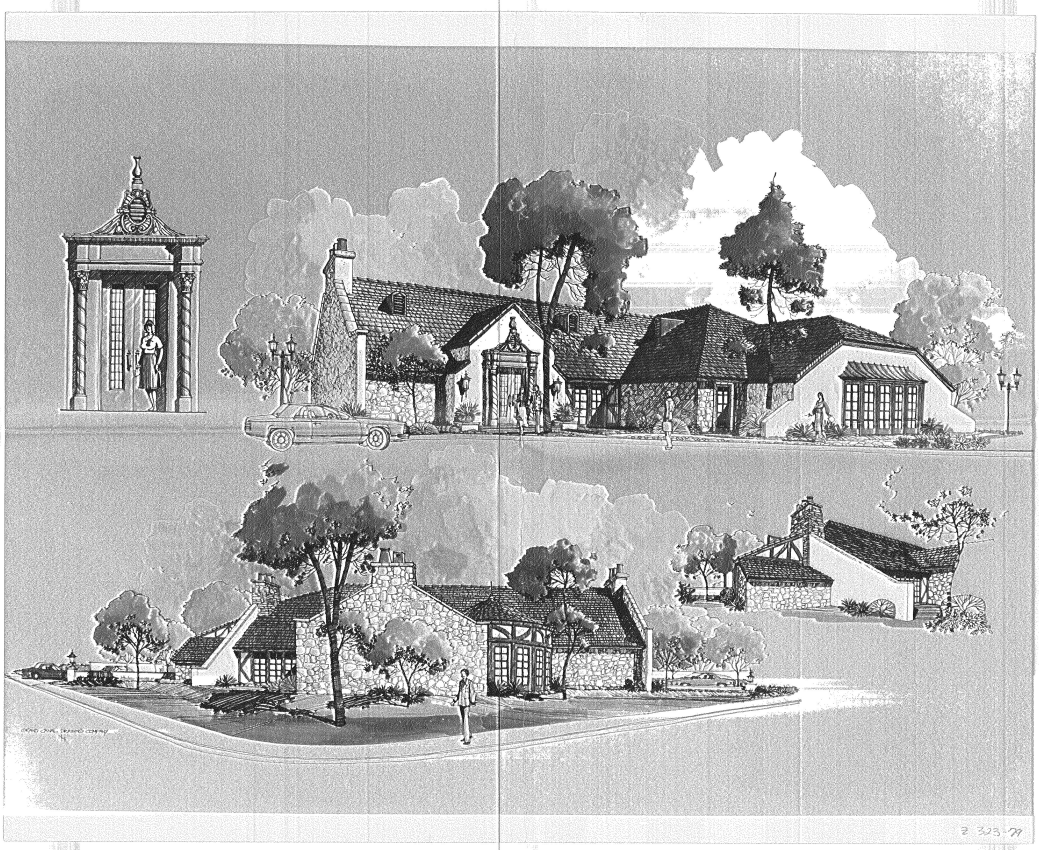
SHEET DESCRIPTION
RENDERINGS

DATE
MARCH 18, 2025

ENCLOSURE I


24TH. STREET
MISSOURI
NORTH
SITE PLAN
1/8 = 1'-0"
Z-323-79

ENCLOSURE J



ENCLOSURE K

November 28, 1979

Application No.: 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

Mr. Forde read the staff recommendation which was for denial. There has been a petition submitted in opposition to this request (this petition was not submitted in time to plot).

Mr. Richard Schreiber, 7833 North 7th Street, spoke regarding this request. He presented a site plan to illustrate his presentation. He agreed that the property was reasonably developed under its current zoning. He added that there are some prime corners which are not developed and one reason for that was because the corner lots in congested areas are not highly recommended for use on a residential street. He pointed out that the April 6, 1979 traffic count for Missouri and 24th Street indicated a total of 53,000 cars per day at this location; 22,000 vehicles on 24th Street and 31,000 vehicles on Missouri.

Regarding CON No. 2 in the staff report, Mr. Schreiber felt this would not apply in their case because there were not too many similarly situated lots on the west side of 24th Street; this site is unique in that it is a corner lot and is on a major arterial. Regarding CON No. 3, he pointed out that the site was less than 35,000 feet; if developed residentially, there would be only one home built upon it.

Mr. Schreiber reiterated the fact that the parcel is located at the corner of two major streets. He asserted that the trends on 24th Street and on Missouri (from 7th to 17th Street) are towards office buildings and/or related uses. He felt this site would relate to a neighborhood-type office building. He pointed out that they are proposing a 9,000 square foot building, two stories in height. This building would cover approximately 4,500 square feet of the 33,000 square feet of land. He added this would provide a 13 percent lot coverage (the Ordinance allows no more than 30 percent).

Mr. Schreiber continued by saying that will provide landscaping, buffers, perimeter walls, and tree areas. He noted that C-O zoning required site plan approval.

Mr. Schreiber pointed out the many commercial uses in the general area. He added that the divided highway on 24th Street was very wide and was landscaped; it carried the density of traffic well.

Mr. Schreiber noted that there is a subdivision on 24th Street which, when planned, contained a service road and large setbacks; this gives an adequate horizontal division between the cars going by and the homes. However, this site does not have that benefit; it has been fully improved.

There were no others present to speak in favor of this request.

Speaking in opposition was the following person:

Mr. Michael Pierce, 2333 North Central Avenue

Mr. Pierce stated that he represented 14 of the residents in the subdivision which surrounded this site. He presented petitions in opposition to this request. He stated that the corner was residentially zoned; both sides of the Biltmore had been master planned as residential. They agree with the staff's recommendation for denial.

Mr. Schreiber stated that the uniqueness of a site is considered by the Commission and Council on an individual basis. He reiterated his points on the trends of the Missouri Corridor and 24th Street. He added that the property to the north of the site was not developed. He pointed out that the corners of the Biltmore entrance was heavily landscaped. He stated that the residence on the west was approximately 75 feet from the property line. Many of the residences in this area are heavily landscaped.

Mr. Schreiber stated that because of the required site plan approval, they would be able to meet area demands. He asserted that this would be a residentially-styled office building

Mr. Ervanian asked if the traffic count given during the applicant's presentation was the current count or the projected increase when the Southwest Forest Industries and the Western Savings projects were completed.

Mr. Schreiber replied that the count mentioned was the April 6, 1979 Traffic Engineering figure.

Mr. Ervanian asked what the building height would be.

Mr. Schreiber replied that it would be a two-story building, not to exceed 36 feet in height.

Mrs. Roberts stated that anything would look better than what was presently on that corner. However, she had seen two high-priced homes built to the west of this location. She asserted that this is a residential neighborhood and should remain as such.

Mrs. Roberts made the MOTION that Application No. 323-79 be forwarded to the City Council with a recommendation for denial.

Mr. Clark SECONDED the motion.

There being no further discussion, Chairman King called for a vote and the MOTION PASSED six to one with Mr. Ervanian in opposition.

* * * * *

ENCLOSURE L

Application No. 323-79
Applicant: Richard W. Schreiber (Owner: Irving Horowitz)
Subject: To rezone the northwest corner of Missouri Avenue and 24th Street from RE-35 to C-O.

EXISTING LAND USE

Single family residence

PROPOSED LAND USE

Professional Offices

NEIGHBORHOOD LAND USES

East - Townhouses
West - Single family residence
North - Vacant
South - Single family residence

EXISTING STREETS AND RIGHT-OF-WAY

Missouri Avenue - 73' of right-of-way with a 40' north half street and a 33' south half street. The street is improved with curbs and gutters.

24th Street - 100' of right-of-way with a 40' west half street and a 60' east half street. The street is improved with curbs and gutters.

ZONING HISTORY

On this Parcel: None

In the Area:

#146-78 A request to rezone a parcel beginning approximately 168.72' north of Missouri Avenue on the west side of 24th Street (2.5 acres) from RE-35 to PAD-6. The case was withdrawn at the Planning Commission hearing.

ADDITIONAL INFORMATION

The 1985 Urban Forms Plan designates the area for 0 - 2 dwelling units per acre. The plan recommends that developed areas showing specific residential densities should be preserved and any new development or redevelopment should conform to those recommended limits.

PRO'S AND CON'S

PRO'S: 1. The parcel is on a major street.

2. C-O requires site plan review.

- continued -

Application No. 323-79 (Continued)

CON'S:

1. The property has been reasonably developed under the current zoning.

2. Approval would lead to similar requests for the similarly situated lots on the west side of 24th Street. This would worsen traffic congestion on this street.

3. The 1985 Urban Forms Plan recommends 0 - 2 residential units for this area.

RECOMMENDATION

We recommend denial of this request.

RIGHT-OF-WAY NEEDED

None.

* * * * * * * * * * *

ENCLOSURE M

For support correspondence, please see the link on the staff report website (PHO-1-25—Z-323-79-6):
https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html

ENCLOSURE N

For opposition correspondence, please see the link on the staff report website (PHO-1-25—Z-323-79-6):
https://www.phoenix.gov/administration/departments/pdd/about-us/reports-data/staff-reports.html