

# ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned

**Date:** June 27, 2024

**From:** Joshua Bednarek

Planning & Development Department Director

**Subject: P.H.O. APPLICATION NO. PHO-1-24--Z-56-16-3 – Notice of Pending Actions by the Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **August 21, 2024**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov) or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **July 3, 2024**.

### **DISTRIBUTION**

Mayor's Office (Tony Montola), 11th Floor  
City Council (Stephanie Bracken), 11th Floor  
Aviation (Jordan D. Feld )  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Joel Asirsan), 2nd Floor  
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor  
Parks & Recreation (Todd Shackelford), 16th Floor  
Public Transit (Michael Pierce)  
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor  
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor  
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor  
Village Planner (Chase Hales, North Mountain Village)  
Village Planning Committee Chair (Stephanie Fogelson, North Mountain Village)



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-24—Z-56-16-3

Council District: 3

**Request For:** Stipulation Modification

**Reason for Request:** Request to delete Stipulation 1 regarding minimum landscape setback along the east property line.

#### Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Mike Zipprich-PHNXLAND LLC	Owner	7144 East Stetson Drive # 350, Scottsdale, AZ 85251	602-882-7451		mzipprich@enrpi.com
Sean Hamill-United Engineering Group	Representative	3205 West Ray Road Suite 1, Chandler, AZ 85226			shamill@unitedeng.com
Sean Hamill-United Engineering Group	Applicant	3205 West Ray Road Suite 1, Chandler, AZ 85226			shamill@unitedeng.com

**Property Location:** Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road

**Acreage:** 0.6

#### Geographic Information

Zoning Map	APN	Quarter Section
K7	159-04-004	Q30-25
Village:		
North Mountain		

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](mailto: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: \_\_\_\_\_ DATE: \_\_\_\_\_

#### Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	06/18/24	PHO (1-2 stipulations)



united  
engineering  
group

## Planning Hearing Officer Request

**Project:** 19<sup>th</sup> Cove – Kiva # 23-1178

**RE:** Zoning Case: Z-56-16

**Date:** 5/28/2024

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Please accept this request to for the deletion of Stipulation #1 within the approved Z-56-16 zoning case and subsequent Ordinance G-6244

United Engineering Group and land owners have completed three (3) pre-application meetings with the City of Phoenix to entitle and develop a 3.5-acre property located at the south east corner of 19<sup>th</sup> Ave and Cactus Road. The property is currently zoned C-2 and R-3 and we intend to develop 26 “Mini Homes” on a rental basis. As part of the pre-application process, it was disclosed to us on our third meeting, that there is a stipulation from a previous zoning case that calls out for a 40-foot landscape setback along the eastern property boundary of APN: 159-04-004. The stipulation reads:

~~1. A minimum 40-foot landscape setback shall be required along the easts property line and shall mimic natural desert landscape, as approved by the Planning and Development Departments.~~

**Rational:** This stipulation has been removed as a buffer has already been provide with the hillside / slope analysis limits.

It is our request to have this stipulation deleted. As you can see on the included site plan, we incorporated a large area of undeveloped hillside into the planning area creating the same buffer and the stipulation intends. The original zoning case included multiple APN's, however this parcel has since been broken off and is being developed separately from the commercial development, thus putting undue burden on this site.

Sincerely,  
Sean Hamill  
UNITED ENGINEERING GROUP



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

January 23, 2017

Wendy Riddell  
Berry Riddell LLC  
6750 East Camelback Road, Suite 100  
Scottsdale, Arizona 85251

Dear Applicant:

RE: Z-56-16-3 – Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on December 7, 2016, approved Zoning Ordinance # G-6244.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,

Sandra Hoffman  
Deputy Director

Attachment: Signed Ordinance

- c: Lorraine Joan Randle Living Trust, 6130 W. Irma Ln., Glendale, AZ 85308  
Todd Kimling, 736 Cherry Street, Chattanooga, TN 37402  
File  
Tricia Gomes, PDD – Planning-Principal Planner (Electronically)  
Teresa Hillner, PDD–Planning–Planner III (Electronically)  
Lilia Olivarez, PDD–Planning–PC Secretary (Electronically)  
Hannah Oliver, PDD–Planning–Village Planner (Electronically)  
David Miller, PDD–GIS (Electronically)  
Randy Weaver, PDD–Development (Electronically)  
Penny Parrella, City Council (Electronically)

ORDINANCE G-6244

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-56-16-3) FROM R-3 (MULTIFAMILY RESIDENCE ZONING DISTRICT), TO C-2 (INTERMEDIATE COMMERCIAL).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 0.60 acre property located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road in a portion of Section 19, Township 3 North, Range 3 East, as described more specifically in Attachment "A," is hereby changed from "R-3" (Multifamily Residence District), to "C-2" (Intermediate Commercial).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

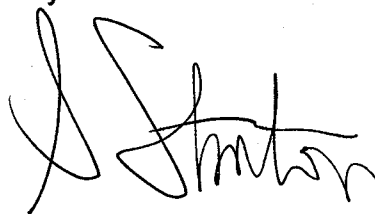
violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

- Del **1.** A minimum 40-foot landscape setback shall be required along the east property line and shall mimic natural desert landscape, as approved by the Planning and Development Department.
2. The applicant shall submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
3. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. 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.

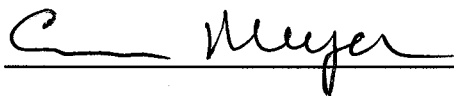
SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of December, 2016.



MAYOR

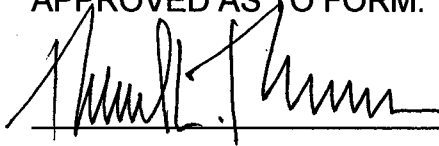
ATTEST:



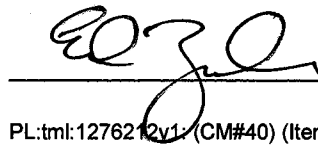
City Clerk



APPROVED AS TO FORM:

 Acting City Attorney *pml*

REVIEWED BY:

 City Manager

PL:tml:1276212v1 (CM#40) (Item #38) – 12/7/16

Attachments:

A - Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-56-16-3

THE WEST 690 FEET OF THE NORTH HALF (1/2) OF THE G.L.O. LOT 1, SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 280 FEET; AND

EXCEPT THE WEST 65 FEET THEREOF; AND

EXCEPT THAT PART OF SAID WEST 690 FEET, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 280 FEET OF SAID NORTH HALF OF LOT 1, WHICH IS 490 FEET EAST OF THE WEST LINE THEREOF;

THENCE NORTHWESTERLY TO THE INTERSECTION OF THE EAST LINE OF THE WEST 430 FEET OF SAID LOT 1 WITH THE SOUTH LINE OF THE NORTH 140 FEET THEREOF;

THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 450 FEET EAST OF THE NORTHWEST CORNER THEREOF AND THE TERMINUS OF SAID LINE.

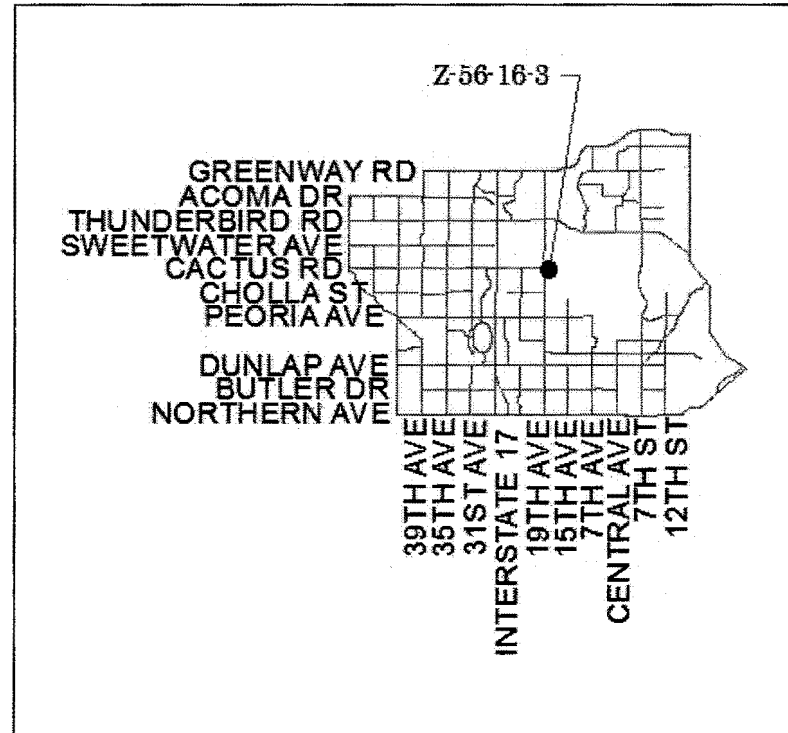
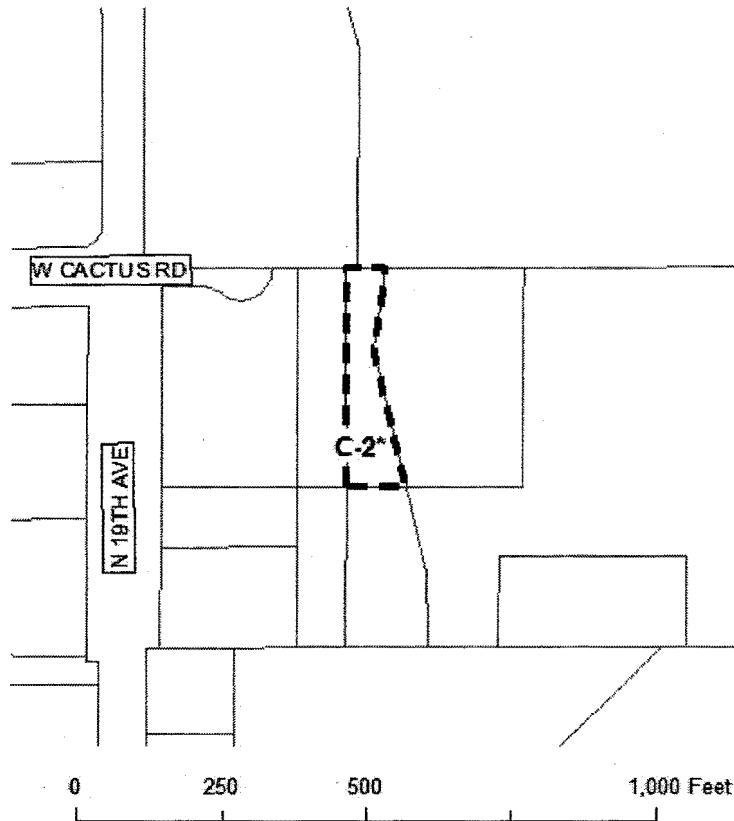


# ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-56-16-3  
Zoning Overlay: N/A  
Planning Village: North Mountain

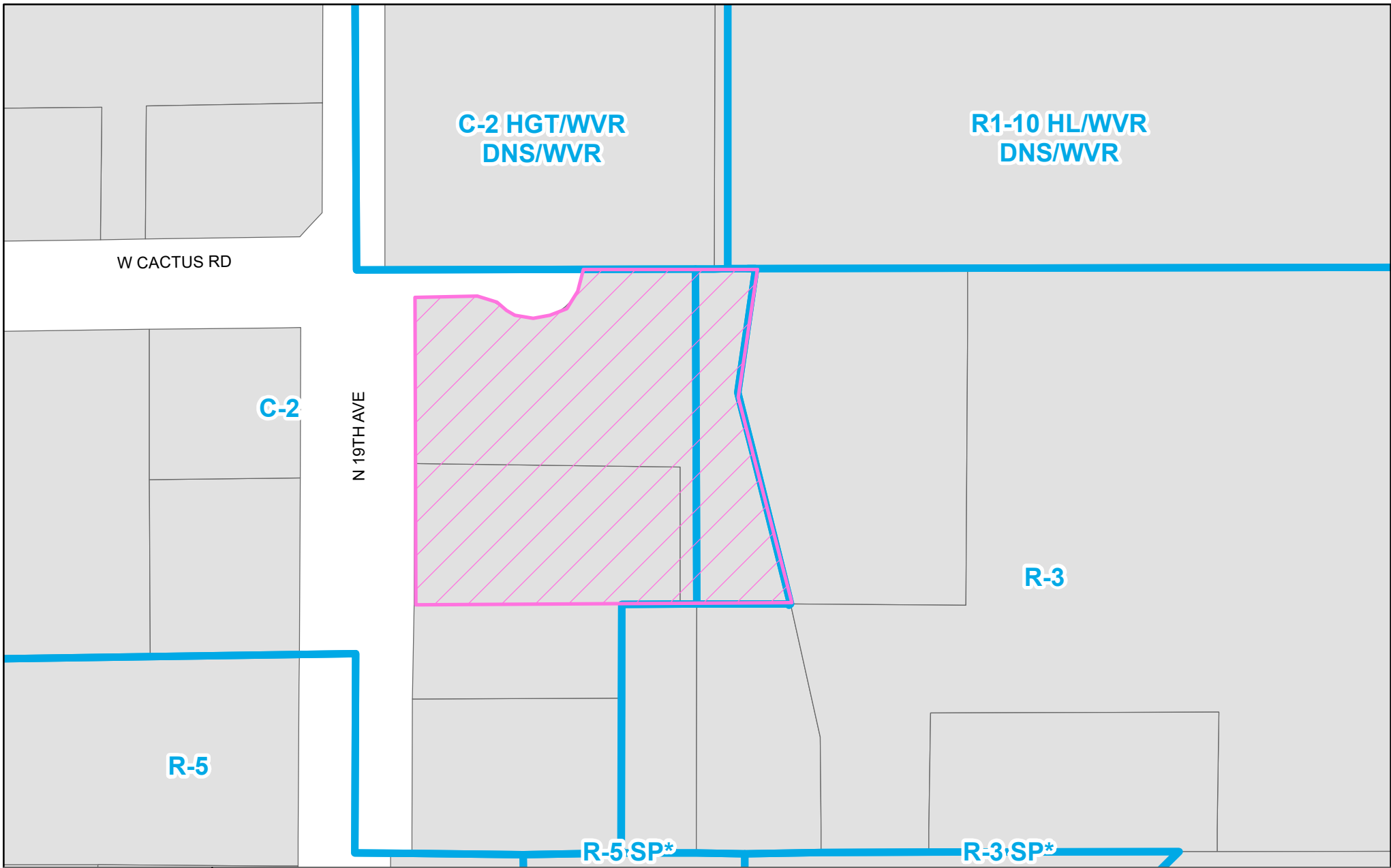


NOT TO SCALE



Drawn Date: 11/14/2016

R:\IS\_Team\Core\_Functions\Zoning\SuppMaps\_OrdMaps\2016 Ord\12\_7\_16\Z-56-16-3.mxd



PHO-1-24--Z-56-16-3

Property Location: Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road



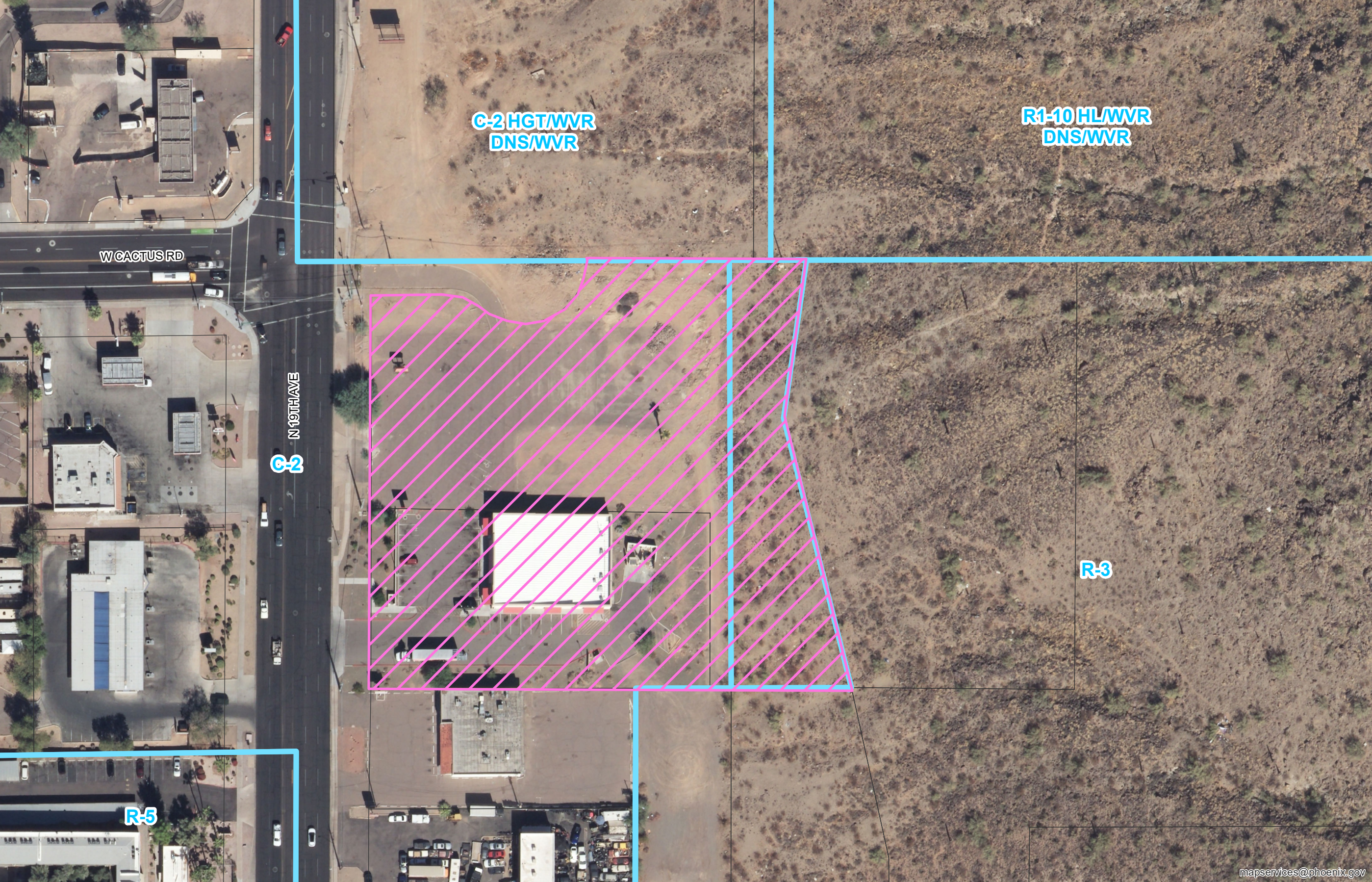
City of Phoenix  
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 70 140 280 Feet







C-2 HGT/WVR  
DNS/WVR

R1-10 HL/WVR  
DNS/WVR

W CACTUS RD

N 19TH AVE

C-2

R-3

R-5



PROJECT NARRATIVE DESCRIPTION:

THE REZONE AND REDEVELOPMENT OF A 3.5019 ACRE PROPERTY CURRENTLY ZONED C-2/R-3 TO R-3 (TABLE B, OPTION C) AND CONSISTING OF 26 MINI HOMES.

LEGEND:

---	EXISTING BOUNDARY
- - -	EXISTING RIGHT-OF-WAY
---	SECTION LINE
10%	10% AVERAGE SLOPE LINE
S-O-S	PROPOSED SEWER LINE & MANHOLE
W-W	PROPOSED DOMESTIC WATER LINE
FL-FL	PROPOSED FIRE LINE
30	PROPOSED FIRE HYDRANT
---	EX. EASEMENT
(1285)	EX. MAJOR CONTOUR
(1286)	EX. MINOR CONTOUR
SD-SD	EX. STORM DRAIN LINE
W-W	EX. WATER LINE
S-S	EX. SANITARY SEWER LINE
OHE	EX. OVERHEAD ELECTRIC LINE
---	EX. EDGE OF PAVEMENT
---	EX. CATCH BASIN
---	EX. WATER CHECK VALVE
---	EX. DOWN GUY
---	EX. DRY WELL
---	EX. ELECTRIC JUNCTION BOX
---	EX. FIRE HYDRANT
---	EX. STORM DRAIN MANHOLE
---	EX. SEWER MANHOLE
---	EX. WATER METER
---	EX. WATER VALVE
---	EX. FIRE DEPARTMENT CONNECTION
---	EX. LIGHT POLE
---	EX. SIGN
---	EX. TRAFFIC SIGNAL
---	EX. TRAFFIC SIGNAL W/MAST
---	EX. TRAFFIC SIGNAL JUNCTION BOX
---	EX. UTILITY POLE
---	PRIVATE ACCESSWAY
---	BUILDING SETBACK LIMITS
---	LANDSCAPE SETBACK LIMITS
P.A.W.	
BSL	
LSL	

NOTES:

- TRACT "A" IS A PROPOSED MINIMUM 29.16' PRIVATE ACCESSWAY, UTILITY, INGRESS/EGRESS, REFUSE COLLECTION, EMERGENCY VEHICLE, & PARKING EASEMENT.
- NET ACREAGE IS GROSS ACREAGE MINUS THE EXISTING 25' ROADWAY EASEMENT ALONG THE SOUTH PROPERTY LINE. SAID 25' ROADWAY EASEMENT IS TO BE ABANDONED.
- BUILDINGS REQUIRE NFPA 13D SPRINKLER SYSTEMS.

REQUIRED PARKING:

DWELLING UNIT, MULTI-FAMILY  
1.5 SPACES PER UNIT (25 x 1.5) = 38 PARKING SPACES  
(RESERVED ON INDIVIDUAL DRIVEWAY)  
+ 0.5 SPACES PER UNIT (25 x 0.5) =  
13 GUEST PARKING SPACES PROVIDED WITH  
ONE BEING AN ACCESSIBLE PARKING SPACE

LEGAL DESCRIPTION

PARCEL NO. 1:

LOT ONE (1), OF CACTUS ROAD & 19TH AVENUE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1297 OF MAPS, PAGE 38.  
PARCEL NO. 2:

THE EAST 85 FEET OF THE WEST 385 FEET OF THE NORTH HALF (N 1 /2) OF G.L.O. LOT 1, SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 380 FEET THEREOF.

PARCEL NO. 3:

THE NORTH ONE-HALF OF LOT 1, SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPTING THE WEST 300 FEET THEREOF; AND, ALSO DESCRIBED AS MARICOPA COUNTY AND, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19 BEING MARKED WITH A BRASS CAP IN A HAND HOLE;

THENCE SOUTH 00 DEGREES 03 MINUTES 20 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 19, SAID LINE BEING THE BASIS OF BEARING, A DISTANCE OF 658.17 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 53 SECONDS EAST 384.96 FEET TO THE TRUE POINT OF BEGINNING BEING MARKED WITH A 1/4 INCH REBAR;  
THENCE NORTH 00 DEGREES 03 MINUTES 51 SECONDS EAST 280.16 FEET TO THE NORTHWEST CORNER OF THIS PARCEL BEING MARKED WITH A HEXAGONAL IRON BAR MARKED "A"-TEAM L.S. 21765";

THENCE NORTH 89 DEGREES 49 MINUTES 20 SECONDS EAST 105.02 FEET TO THE NORTHEAST CORNER OF THIS PARCEL BEING MARKED WITH AN ALUMINUM CAP FLUSH WITH THE EARTH MARKED "95";

THENCE SOUTH 13 DEGREES 06' MINUTES 10 SECONDS EAST 153.86 FEET TO AN ANGLE POINT OF THE EASTERLY PROPERTY LINE TO AN ALUMINUM CAP FLUSH WITH THE EARTH MARKED "CITY OF PHOENIX MOUNTAIN PRESERVE";

THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 130.07 FEET TO THE SOUTHEAST CORNER OF THIS PARCEL BEING MARKED WITH AN ALUMINUM CAP FLUSH WITH THE EARTH;

THENCE SOUTH 89 DEGREES 46 MINUTES 18 SECONDS WEST 140.12 FEET TO THE TRUE POINT OF BEGINNING.

PRELIMINARY SITE PLAN  
FOR  
19TH COVE

(12021 & 12115 N. 19th AVENUE)

APN: 159-04-004, 159-04-002M, & 159-04-002Q

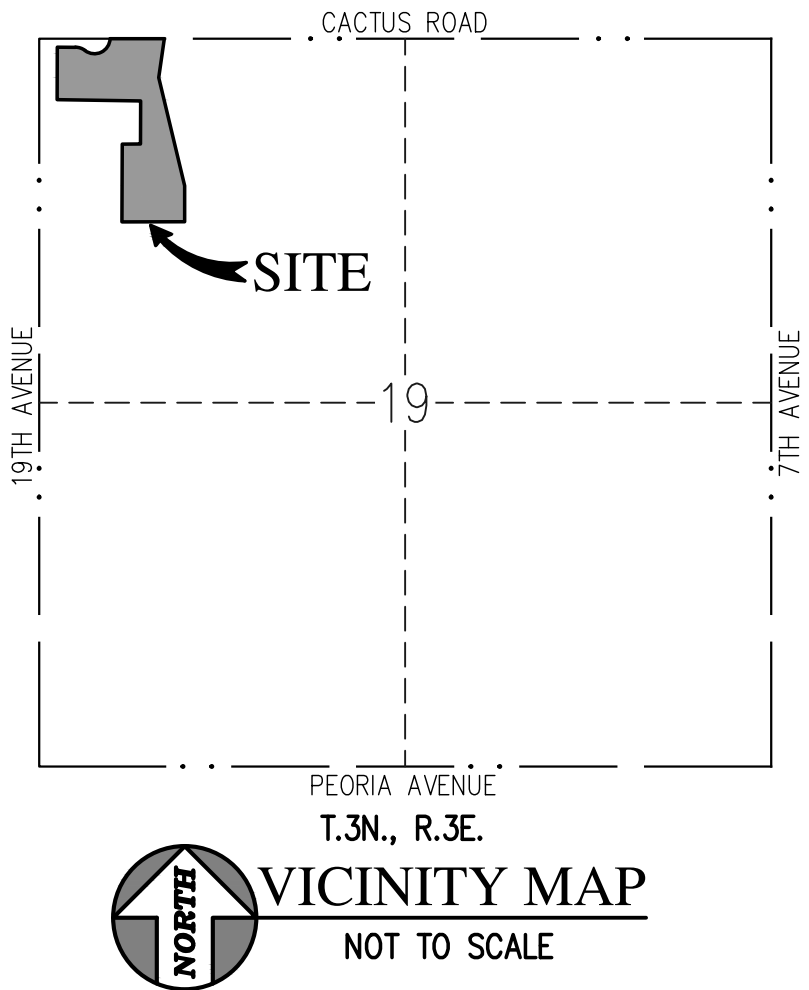
A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APPLICANT:

PHNXLAND, LLC  
7114 E. STETSON DRIVE, #350  
SCOTTSDALE, ARIZONA 85226  
PHONE: (480) 707-8422  
CONTACT: GARY JONES

ENGINEER:

UNITED ENGINEERING GROUP  
3205 WEST RAY ROAD, SUITE 1  
CHANDLER, ARIZONA 85226  
PHONE: (480) 705-5372  
FAX: (480) 705-5376  
CONTACT: CHRISTOPHER F. LENZ, P.E.  
EMAIL: clenzt@unitedeng.com



SITE DATA:

GROSS ACREAGE:  
NET ACREAGE:  
EXISTING ZONING:

152,544 SF, 3.5019 ACRES  
146,919 SF, 3.3728 ACRES  
C-2 (APN: 159-04-004) &  
R-3 (APN: 159-04-002M &  
159-04-002Q)

LOT COVERAGE:

MAXIMUM COVERAGE = 80,805 SF  
BUILDING FOOTPRINT = 864 SF  
NUMBER OF BUILDINGS = 25  
TOTAL BUILDING AREA = 21,600 SF  
PERCENT OF BUILDING COVERAGE = 14.7%

PROPOSED ZONING:

TOTAL NUMBER OF UNITS: 25  
GUEST PARKING SPACES: 13  
RESIDENTIAL DENSITY: 7.42 DU/AC  
LOT SALES PROPOSED: YES ☐ NO ☒  
REQUIRED OPEN SPACE: 7,627.14 SF, 0.1751 ACRES  
PROPOSED OPEN SPACE: 87,111.29 SF, 1.9998 ACRES  
BUILDING DIMENSIONS: 47.5' x 16'  
AREA OF BUILDINGS: 19,760 SF  
MAX. BUILDING HEIGHT: 2 STORIES OR 30'

COMMON AREA:

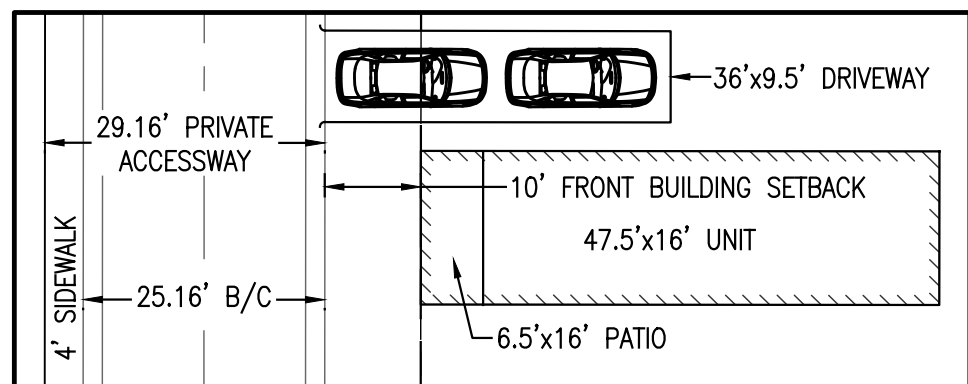
AREA REQUIRED = 7,627 SF  
AREA PROVIDED = 7,726 SF  
USAGE = RECREATION, PERGOLA/BBQ GRILL/PICNIC TABLE AREA

PARKING LOT LANDSCAPE CALCULATION:  
PARKING AREAS = 2,061 SF  
5' LANDSCAPE BUFFERS AROUND  
PARKING AREAS PROVIDED = 1,258 SF

TRACT USAGE:

TRACT A 0.6206 AC. PRIVATE ACCESSWAY, SEWER, WATER, REFUSE COLLECTION, DRAINAGE, EMERGENCY SERVICE VEHICLE AND PARKING EASEMENT

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	55.00'	37.82'	039°24'02"
C2	55.00'	124.22'	129°24'02"



TYPICAL UNIT LAYOUT

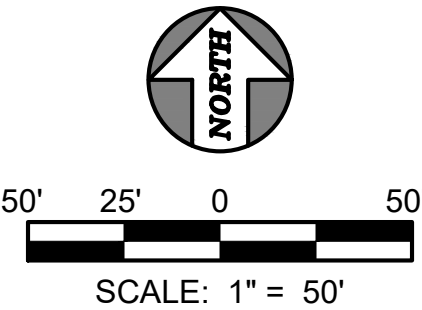
SCALE: 1"=20'

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

*Christopher F. Lenz*  
SIGNATURE OF COPYRIGHT OWNER

CHRISTOPHER F. LENZ, P.E.  
PRINTED NAME OF COPYRIGHT OWNER

3-5-2024  
DATE



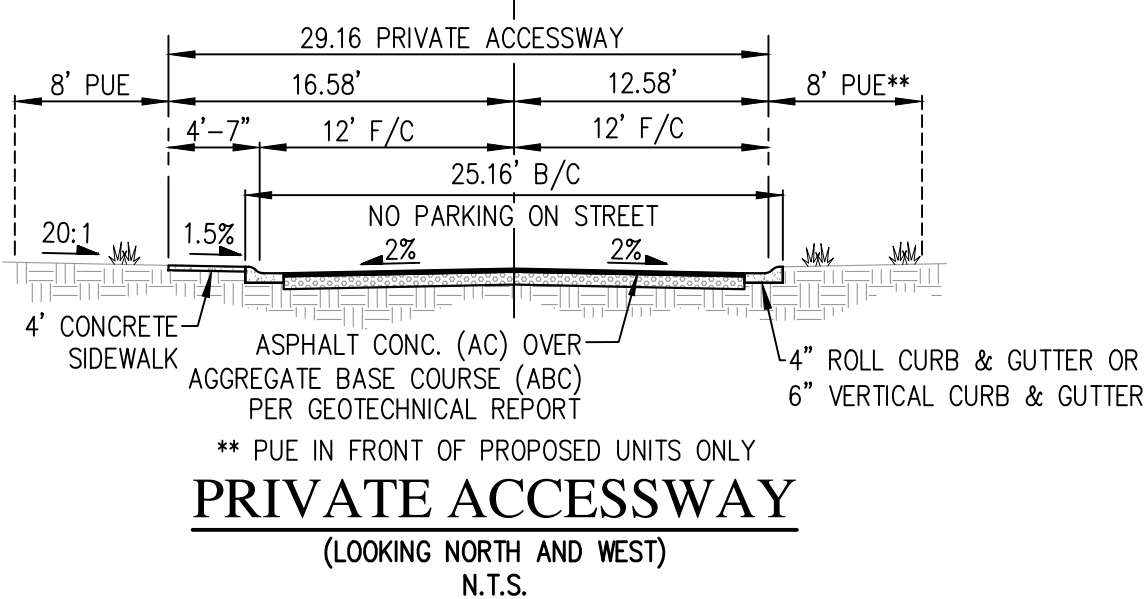
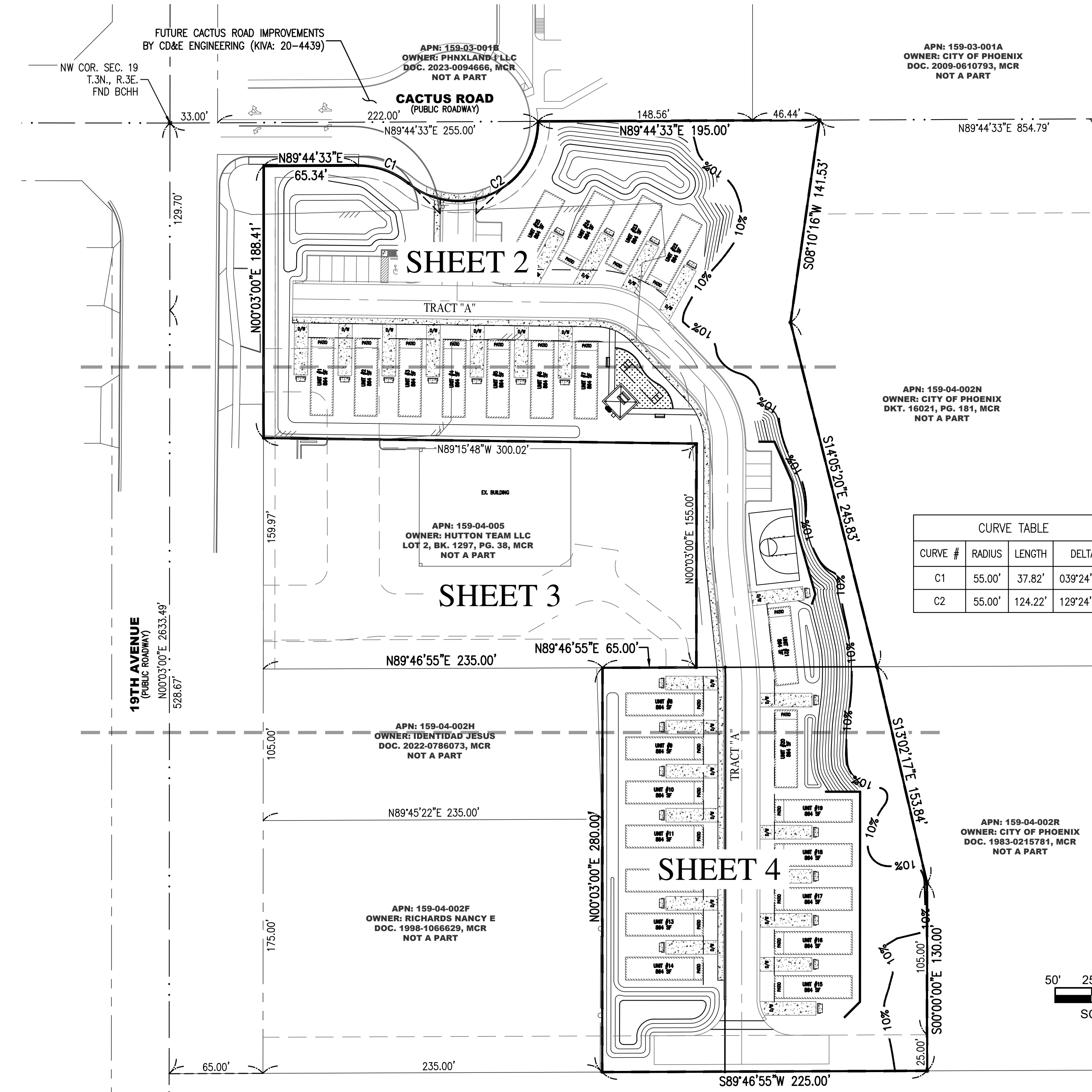
SITE PLAN NOTES:

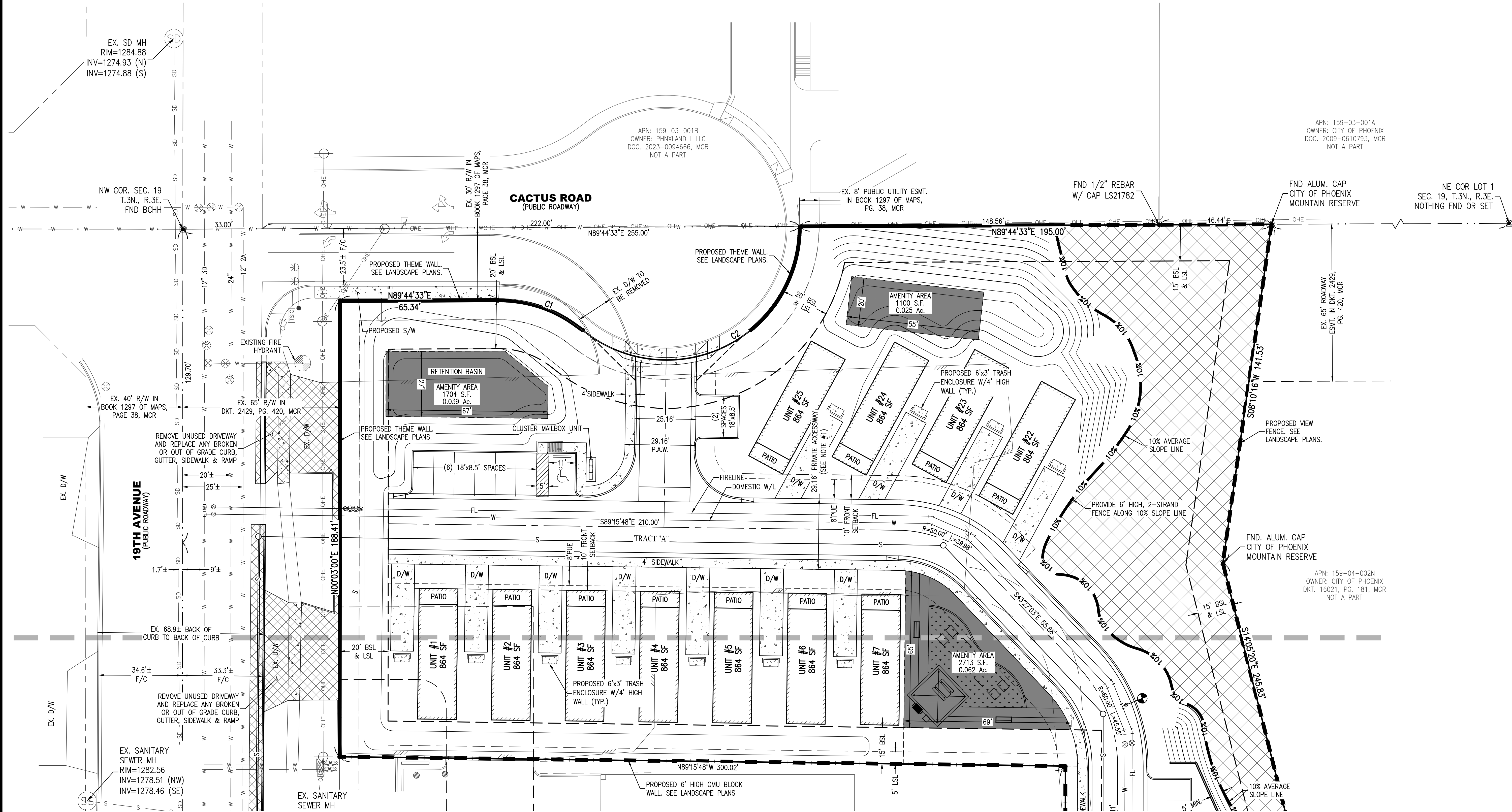
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF \_\_\_\_\_ AND \_\_\_\_\_.

PROPOSED DRAINAGE:

THIS DEVELOPMENT WILL COMPLY WITH THE 100-YEAR, 2-HOUR REQUIREMENT, AS WELL AS THE DRAINAGE REQUIREMENTS FOR REDEVELOPMENT AREAS AND HILLSIDE AREAS.

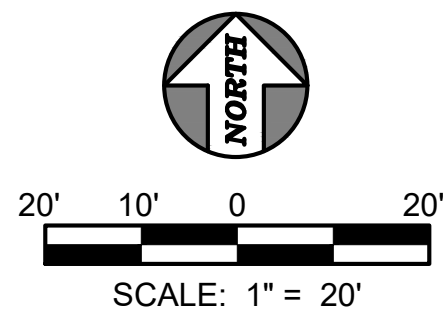
HILLSIDE PRESERVATION#: H23026  
KIVA#: 23-1178  
SPAD#: 2303014  
PAPPP#: 2304330  
SDEV#: 2300290  
LSLO#: 2306026  
CITY Q.S.#: Q30-25  
CURRENT ZONING: C-2 / R-3  
REZONE CASE NUMBERS: Z-59-08, ZA-733-03





MATCH SHEET 3

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	55.00'	37.82'	039°24'02"
C2	55.00'	124.22'	129°24'02"



united engineering group

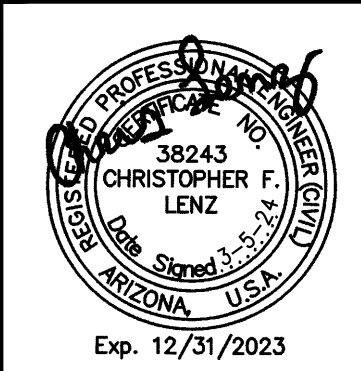
REVISIONS	
NO.	DESCRIPTION

PRELIMINARY SITE PLAN

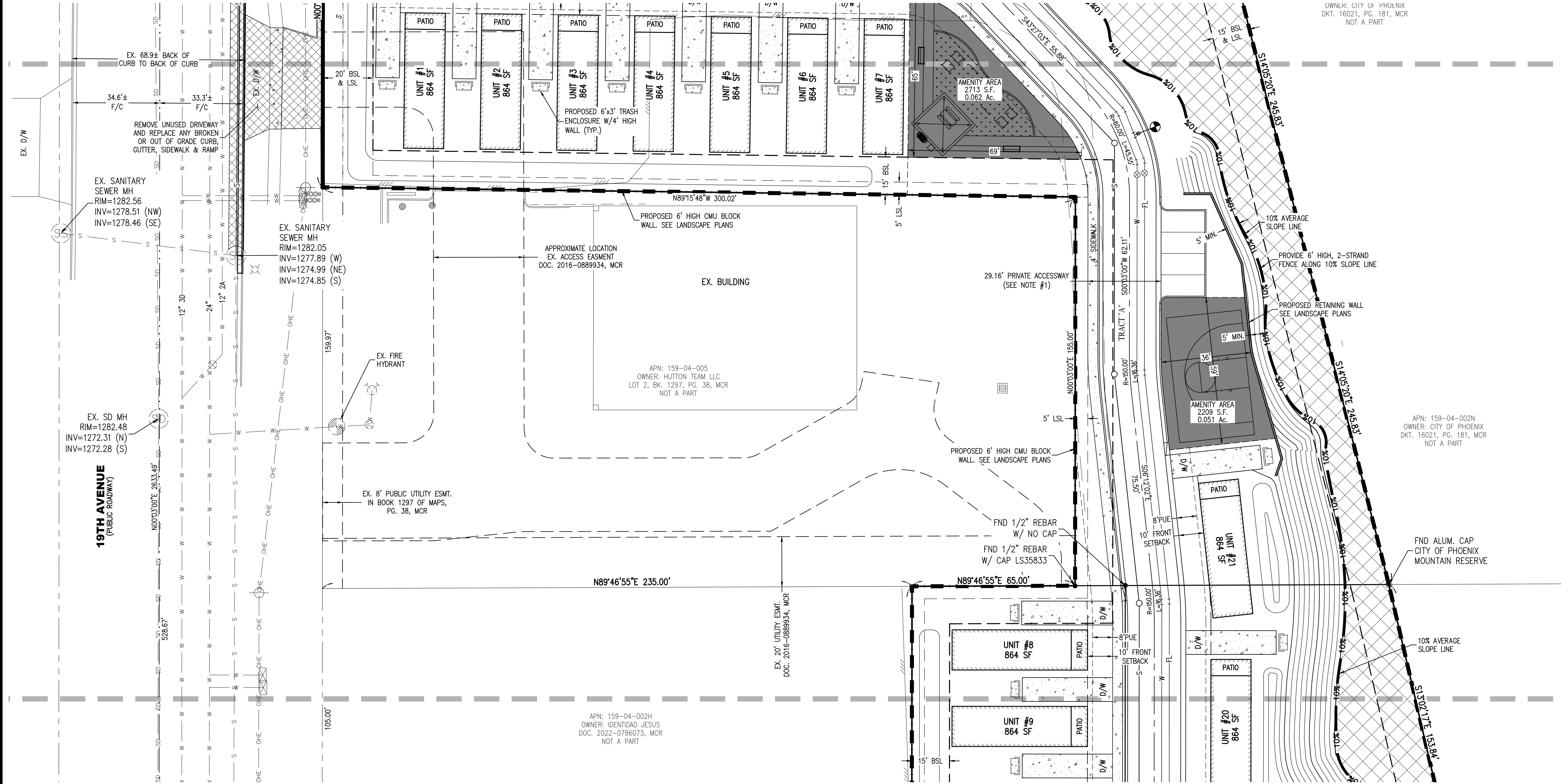
19TH COVE

PHOENIX, ARIZONA 85014

SUBMITTALS:	
DESIGNED BY:	SRT
DRAWN BY:	SRT
CHECKED BY:	DMJ

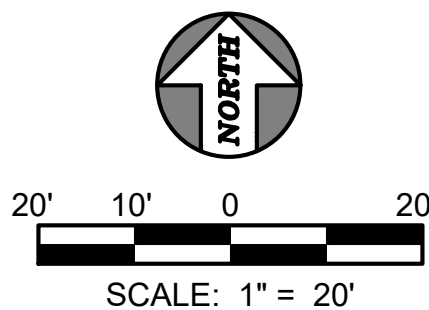






MATCH SHEET 2

MATCH SHEET 4



OWNER: CITY OF PHOENIX  
DKT. 16021, PG. 181, MCR  
NOT A PART

APN: 159-04-002N  
OWNER: CITY OF PHOENIX  
DKT. 16021, PG. 181, MCR  
NOT A PART

APN: 159-04-002H  
OWNER: IDENTIDAD JESUS  
DOC. 2022-0786073, MCR  
NOT A PART

EX. 20' UTILITY ESMT.  
DOC. 2016-0889934, MCR

APPROXIMATE LOCATION  
EX. ACCESS EASEMENT  
DOC. 2016-0889934, MCR

APN: 159-04-005  
OWNER: HUTTON TEAM LLC  
LOT 2, BK. 1297, PG. 38, MCR  
NOT A PART

PROPOSED 6' HIGH CMU BLOCK  
WALL. SEE LANDSCAPE PLANS

FND 1/2" REBAR  
W/ NO CAP  
FND 1/2" REBAR  
W/ CAP LS35833

29.16' PRIVATE ACCESSWAY  
(SEE NOTE #1)

PROPOSED 6'x3' TRASH  
ENCLOSURE W/4' HIGH  
WALL (TYP.)

AMENITY AREA  
2713 S.F.  
0.062 Ac.

AMENITY AREA  
2209 S.F.  
0.051 Ac.

FND ALUM. CAP  
CITY OF PHOENIX  
MOUNTAIN RESERVE

PROVIDE 6' HIGH, 2-STRAND  
FENCE ALONG 10% SLOPE LINE

PROPOSED RETAINING WALL  
SEE LANDSCAPE PLANS

10% AVERAGE  
SLOPE LINE

15' BSL  
& LSL

10% AVERAGE  
SLOPE LINE

PRELIMINARY SITE PLAN

19TH COVE  
PHOENIX, ARIZONA 85014

NO.	REVISIONS	DESCRIPTION	DATE

SUBMITTALS:	
DESIGNED BY:	SRT
DRAWN BY:	SRT
CHECKED BY:	DMJ



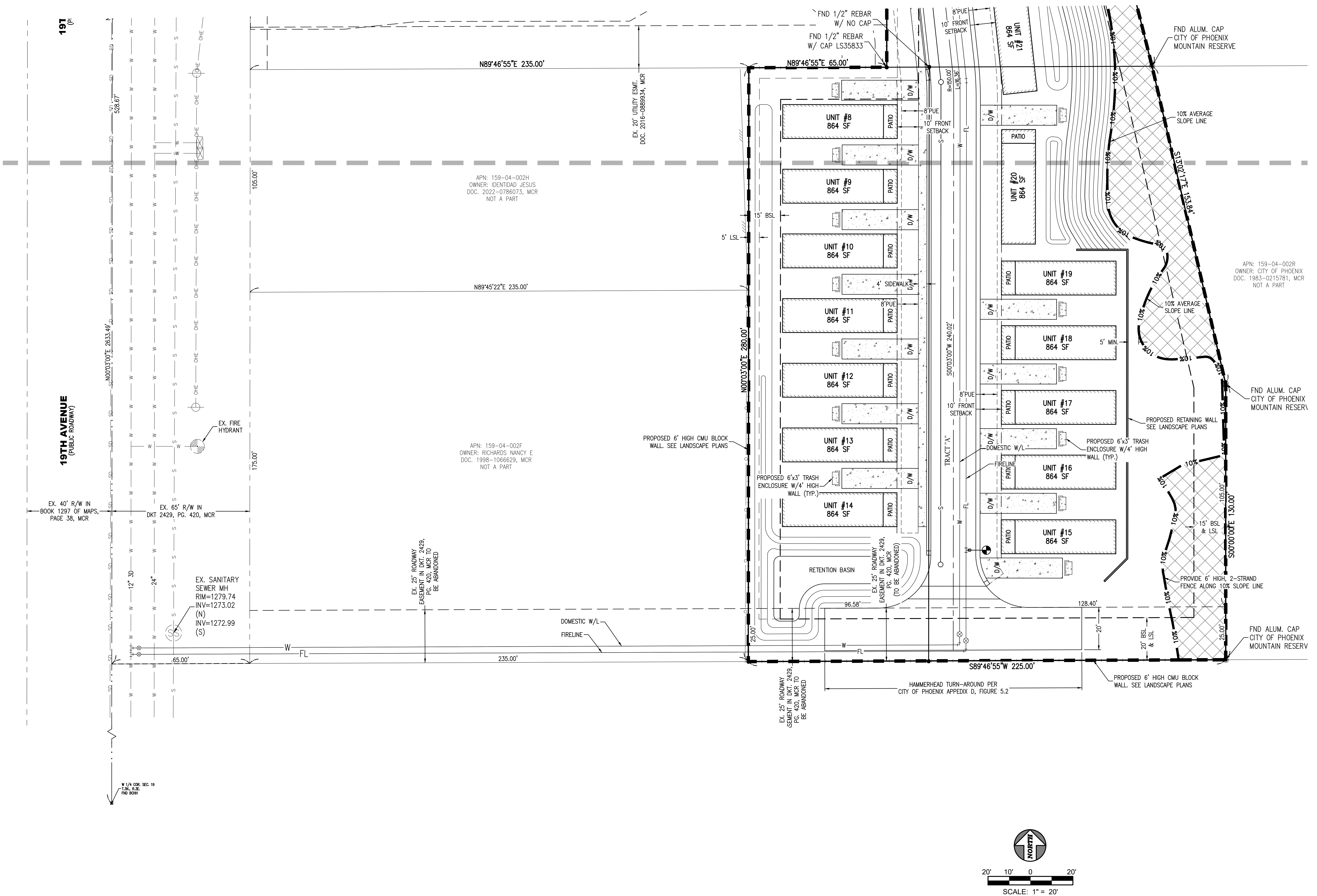
3  
SHEET 3 OF 4  
PROJECT NUMBER  
20429



3205 W. Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
www.unitedeng.com

united engineering group

MATCH SHEET 3



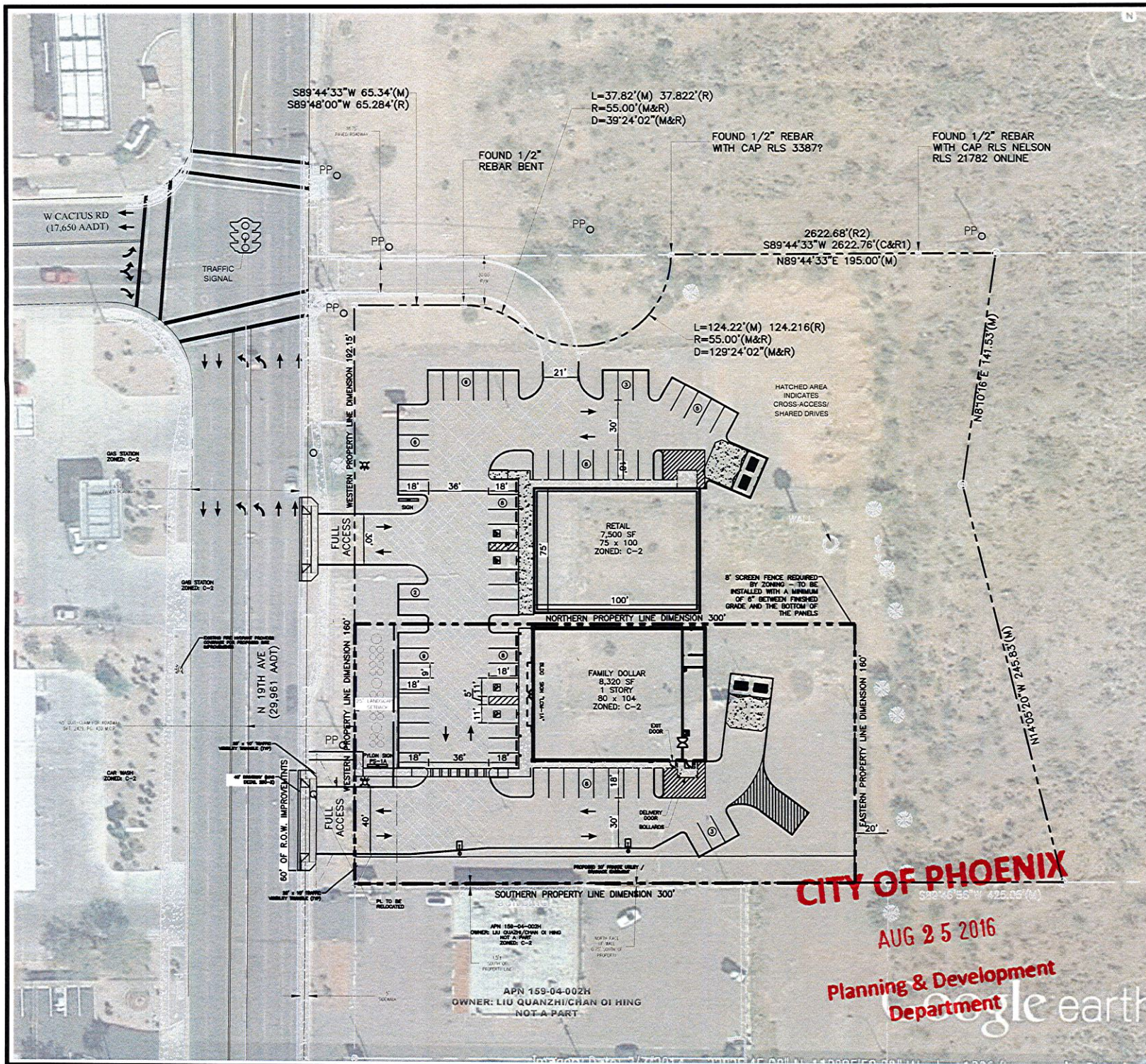
REVISIONS	
NO.	DESCRIPTION

PRELIMINARY SITE PLAN  
19TH COVE  
PHOENIX, ARIZONA 85014

SUBMITTALS:	
DESIGNED BY:	SRT
DRAWN BY:	SRT
CHECKED BY:	DMJ







APPROVAL STAMP

SCALE: 1" = 80'

## AZ - Phoenix Cactus Rd & 19th Ave

### SITE PLAN

#### Site Data Summary

**Existing Zoning:** C-2

#### Area Summary:

Site Area FD: 47,579 SF 1.09 AC  
FD Building: 8,320 SF  
Spaces: 28

Site Area Retail: 92,707 SF 2.13 AC  
Retail Building: 7,500 SF  
Spaces: 38

#### Landscape Requirements / Notes:

( If Necessary )

#### Notes:

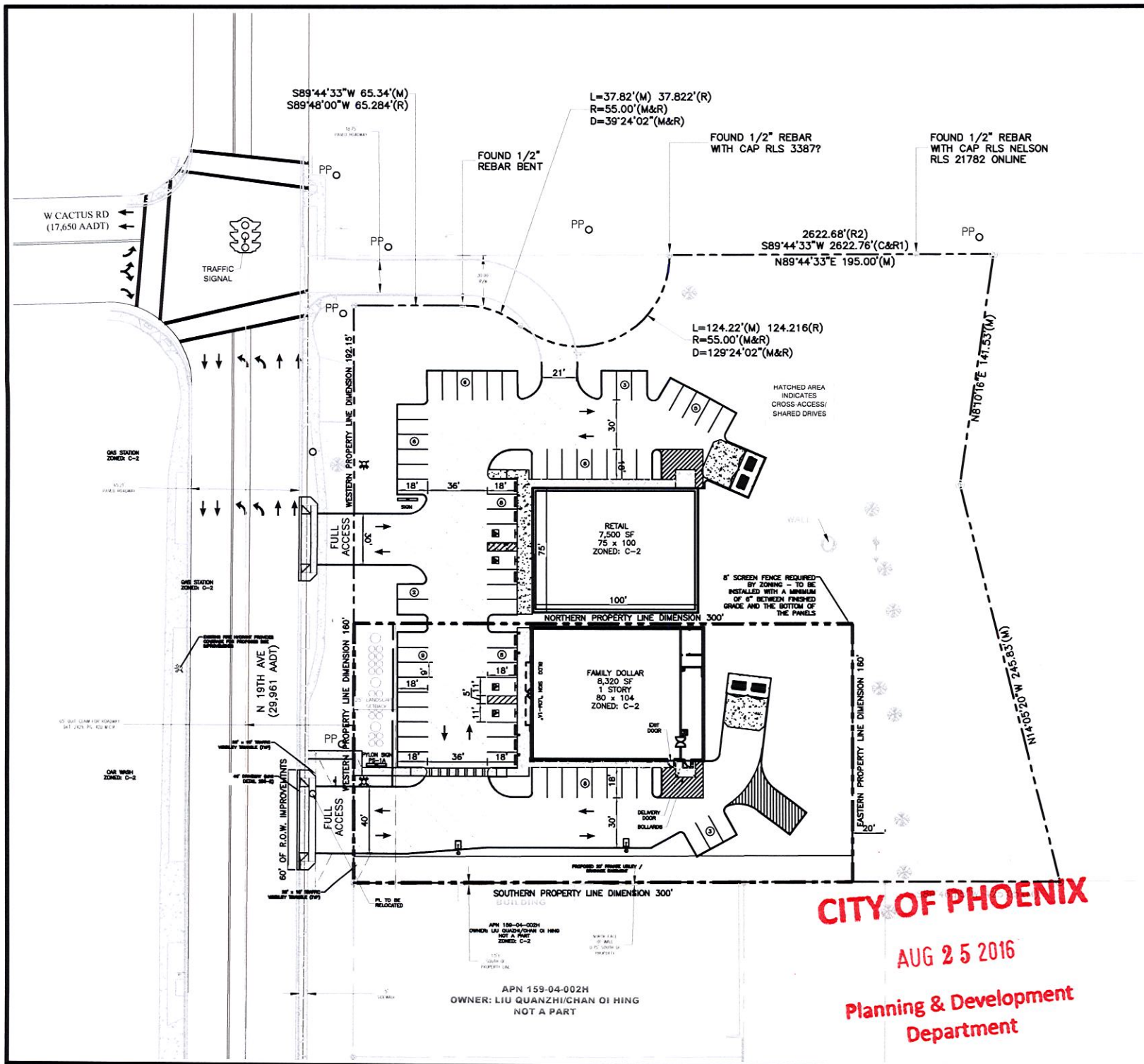
Date Prepared: 08/10/2016  
Rev #1: 00/00/2016  
Rev #2: 00/00/2016  
Rev #3: 00/00/2016

Drawn By:  
VH

Prepared For:

**SITE**  
**Hutton**  
REAL ESTATE DEVELOPMENT CONSTRUCTION  
736 Cherry St.  
Chattanooga, TN 37402





APPROVAL STAMP

SCALE: 1" = 80'

## AZ - Phoenix Cactus Rd & 19th Ave

### SITE PLAN

#### Site Data Summary

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#### Landscape Requirements / Notes:

(If Necessary)

#### Notes:

Date Prepared: 08/10/2016  
Rev #1: 00/00/2016  
Rev #2: 00/00/2016  
Rev #3: 00/00/2016

Drawn By:  
VH

Prepared For:

SITE

**Hutton**  
REAL ESTATE DEVELOPMENT CONSTRUCTION

736 Cherry St.  
Chattanooga, TN 37402

December 7, 2016

**MOTION** was made by Vice Mayor Gallego, **SECONDED** by Councilwoman Pastor, that Items 13-46 be adopted, except Items 13(B), 13(R), 13(S), 13(AB), 14, 15, 18, 20, 27 and 46; and noting that Item 23 be adopted as corrected, Items 33 and 44 were withdrawn, Item 43 was continued to 6/7/17, and Item 45 was previously heard.

The following individuals submitted speaker comment cards on the following items, not wishing to speak:

**In favor:**

Marty Aronson	Item 23
Ben Patton (Applicant)	Item 39
Nick Wood – Snell & Wilmer	Item 42
Wesley James	Item 43

**Neutral:**

Leonard Clark	Item 43
---------------	---------

Roll Call:	Ayes:	Nowakowski, Pastor, Stark, Valenzuela, Waring, Williams, Vice Mayor Gallego, Mayor Stanton
	Nays:	None
	Absent:	DiCiccio

**MOTION CARRIED UNANIMOUSLY**, noting Item 13 was adopted in part.

**ITEM 13**

**CITYWIDE**

**ORDINANCE S-43058 -  
PAYMENT ORDINANCE  
\$13,930,588.53**

---

The Council heard request to authorize the City Controller to disburse funds in an aggregate amount not to exceed \$13,930,588.53 for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts.

December 7, 2016

**ITEM 37**

**DISTRICT 1**

**ORDINANCE G-6243 -  
REZONING APPLICATION  
Z-SP-7-16-1 –  
APPROXIMATELY 255 FEET  
NORTH AND 374 FEET WEST  
OF THE NORTHWEST CORNER  
OF 17TH AVENUE AND HAPPY  
VALLEY ROAD**

---

The Council heard request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-7-16-1 for the C-2 SP (Intermediate Commercial, Special Permit) zoning district located approximately 255 feet north and 374 feet west of the northwest corner of 17th Avenue and Happy Valley Road to allow self-storage facility and all underlying C-2 uses.

**ITEM 38**

**DISTRICT 3**

**ORDINANCE G-6244 -  
REZONING APPLICATION  
Z-56-16-3 – APPROXIMATELY  
320 FEET EAST OF THE  
SOUTHEAST CORNER OF  
19TH AVENUE AND CACTUS  
ROAD**

---

The Council heard request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-16-3 for the C-2 (Intermediate Commercial) zoning district located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road to allow commercial retail.

**ITEM 39**

**DISTRICT 6**

**ORDINANCE G-6245 -  
REZONING APPLICATION  
Z-42-16-6 – SOUTHEAST  
CORNER OF 44TH STREET  
AND DEVONSHIRE AVENUE**

---

The Council heard request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-42-16-6 for the R-O (Residential Office) zoning district located at the southeast corner of 44th Street and Devonshire Avenue to allow an office.

Item #: 5  
Application #: Z-56-16-3  
From: R-3  
To: C-2  
Acreage: 0.60  
Location: Approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road  
Proposal: Commercial Retail  
Applicant: Todd Kimling  
Owner: Lorraine Joan Randle Living Trust  
Representative: Berry Riddell LLC; Wendy Riddell, Esq

Mr. Xandon Keating presented Z-56-16-3, a request to rezone 0.60 acres located approximately 320 feet east of the southeast corner of 19<sup>th</sup> Avenue and Cactus Road from R-3 to C-2 for commercial retail. The North Mountain Village Planning Committee recommended approval 10-0 per staff stipulations with a modification. Staff recommended approval per the recommendation of the North Mountain Village Planning Committee with an additional stipulation as follows:

3. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

Commissioner Johnson made a MOTION to approve Z-56-16-3 as recommended by the North Mountain Village Planning Committee with an additional stipulation as read into the record.

Commissioner Shank SECONDED.

There being no further discussion, Chairwoman Katsenes called for a vote and the MOTION PASSED 6-0. (Whitaker, Montalvo and Davis absent)

\* \* \*

Stipulations:

1. A minimum 50 40-foot landscape setback shall be required along the east property line and shall mimic natural desert landscape, as approved by the Planning and Development Department.
2. The applicant shall submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

3. **PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.**

## NORTH MOUNTAIN VILLAGE PLANNING COMMITTEE

## MEETING MINUTES

October 19, 2016

Sunnyslope Community Center  
802 E Vogel Avenue Phoenix, Arizona2016 NOV 17 AM 8:51  
CITY CLERK DEPT.**PRESENT**Larry Herrera, Chair  
Bret Aldieri  
Ted Donley  
Jennifer Harris  
Fred Hepperle  
Jim Larson  
Shannon McBride  
Barbara Snyder  
Marcia Veidmark  
Jeff Winney  
Glennis Zeeb**ABSENT**Jason Barraza, Vice Chair (excused)  
Tyler Carrell (excused)  
Randy McLaughlin (excused)  
Warren Whitney (excused)  
Candy Berkner-Frogozo  
Pam Doan  
Donna Wiedoff**STAFF**

Hannah Oliver

1. Call to Order.

**Chairman Larry Herrera** called the meeting to order at 6:05 PM with a quorum of ten members present (10 needed for a quorum).

2. Review and approval of the September 21, 2016 meeting minutes.

**Ms. Shannon McBride** motioned to approve the September 21, 2016 minutes. **Mr. Ted Donley** seconded. The motion was approved by a vote of **10-0**.

3. Z-56-16-3: Presentation, discussion and possible recommendation regarding a request to rezone a 0.6 acre site located approximately 320 feet east of the southeast corner of 19th Avenue and Cactus Road. The request is to rezone from R-3 to C-2 to allow for commercial. Presentation by Wendy Riddell, Berry Riddell LLC.

**Ms. Hannah Oliver** provided an overview of the request and surrounding land use and zoning. In addition, she noted that staff is supportive of reducing the stipulation regarding the landscape setback from 50 feet to 40 feet, as it still provides a significant buffer for the preserve.

**Ms. Wendy Riddell**, the representative of the applicant, provided an overview of the rezoning request, the proposed use, and the surrounding land uses and zoning designations.

**DISCUSSION:**

**Chairman Herrera** opened up the floor to committee questions.

**Ms. Barbara Snyder** asked about the heights allowed in R-3 and C-2. **Ms. Oliver** noted that the maximum heights are 2 stories or 30 feet for both zoning districts.

**Chairman Herrera** asked about the drainage in the location with the hillside location. **Ms. Riddell** explained that would be discussed and worked out in the site plan review.

**Ms. Marcia Veidmark** asked if there is opposition from the adjacent property owners or businesses. **Ms. Riddell** noted they had any opposition on the case.

**MOTION:**

**Ms. Marcia Veidmark** made a motion to approve the rezoning request with the modification of the stipulation regarding landscape setbacks to be reduced from 50 feet to 40 feet.

**Ms. Glennis Zeeb** seconded.

**VOTE:**

The motion was approved by a vote of **10-0**.

*At this point in the meeting, Fred Hepperle arrived bringing the quorum to 11 members.*

4. Discussion and possible recommendation regarding the 2017 meeting schedule for the North Mountain Village Planning Committee.

The committee discussed the 2017 meeting schedule and the location of the meetings.

**MOTION:**

**Ms. Marcia Veidmark** made a motion to approve the meeting schedule as presented.

**Ms. Glennis Zeeb** seconded.

**VOTE:**

The motion was approved by a vote of **11-0**.

5. Presentation and discussion on the North Mountain Village Character Plan. Presentation by staff.

**Ms. Oliver** provided a presentation on the North Mountain Village Character Plan and reviewed the content that was added from the last meeting.

The committee discussed the General Plan land use and design principles.

6. Announcements and public comments. (NOT FOR DISCUSSION)

No announcements or public comments were made.

7. Staff update on cases recently reviewed by the committee. (NOT FOR COMMITTEE DISCUSSION)

**Ms. Oliver** gave an update about recently reviewed cases.

8. Committee member requests for information, follow up or future agenda items. (NOT FOR COMMITTEE DISCUSSION)

The committee requested information regarding the water pipeline and its status.

9. Adjournment.

The meeting adjourned at 6:49pm.