

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report: Z-34-23-5 The Plaza on 32nd PUD December 15, 2023

[Alhambra Village Planning Committee](#) Meeting Date:

December 19, 2023

[Planning Commission](#) Hearing Date

January 4, 2024

Request From:

[R1-6](#) (Single-Family Residence District)  
(0.49-acres)

Request To:

[PUD](#) (Planned Unit Development)  
(0.49-acres)

Proposal:

Planned Unit Development to allow retail and office

Location:

Northeast corner of 32nd Avenue and Glendale Avenue

Owner:

KE Investment, LLC

Applicant/Representative:

Taylor Earl, Earl & Curley, PC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
<a href="#">General Plan Land Use Map Designation</a>		Residential 3.5 to 5 dwelling units/acre	
<a href="#">Street Map Classification</a>	32nd Avenue	Local	25-foot east half street
	Glendale Avenue	Major Arterial	44-foot north half street
<b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b> The PUD narrative proposes adaptive reuse of the existing buildings on site and limits the allowed uses to ensure the development is compatible with the surrounding neighborhoods.			

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

The proposal includes a minimum number of bicycle parking spaces to encourage bicycling and transit use.

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

The proposal will provide shade trees along Glendale Avenue and 32nd Avenue which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

**Applicable Plan, Overlays, and Initiatives**

[Community Safety Plan \(CSP\) Area, Glendale Avenue from 35th Avenue to 15th Avenue](#) – See Background Item No. 13

[Tree and Shade Master Plan](#) – See Background Item No. 14.

[Complete Streets Guiding Principles](#) – See Background Item No. 15.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 16.

[Housing Phoenix](#) – See Background Item No. 17.

[Zero Waste PHX](#) – See Background Item No. 18.

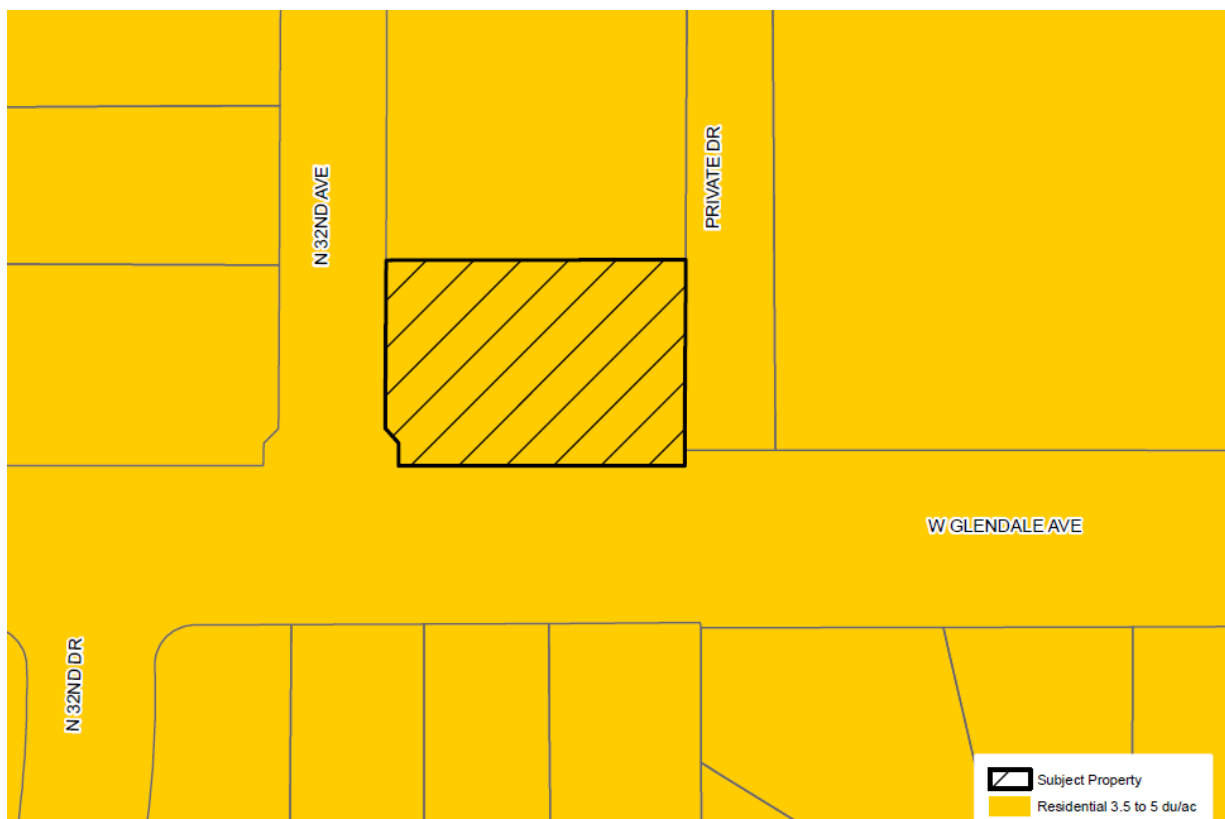
**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Retail and commercial services	R1-6
<b>North</b>	Church	R1-6
<b>South (across Glendale Avenue)</b>	Single-family residential	R1-6
<b>East</b>	Mobile home development	R1-6 SP
<b>West (across 32nd Avenue)</b>	Vacant land	C-O

## **Background/Issues/Analysis**

### **SUBJECT SITE**

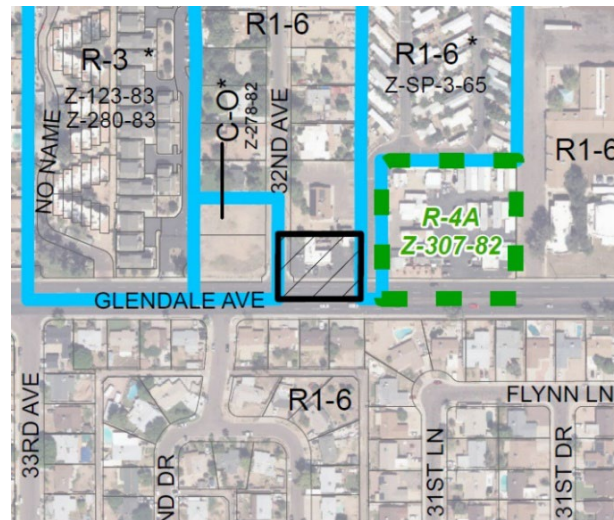
1. This request is to rezone a 0.49 acre site located at the northeast corner of 32nd Avenue and Glendale Avenue from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) for the Plaza on 32nd PUD to allow retail and office. This proposal is intended to permit commercial uses on a site that historically has been used commercially.
2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. This request is not consistent with the General Plan Land Use Map designation however a general plan amendment is not required as the site is under 10 acres in size. The Land Use Map designations to the north, east, west (across 32nd Avenue) and south (across Glendale Avenue) of the subject site are Residential 3.5 to 5 dwelling units per acre.



*General Plan Land Use Map; Source: City of Phoenix Planning and Development Department.*

## EXISTING CONDITIONS & SURROUNDING ZONING

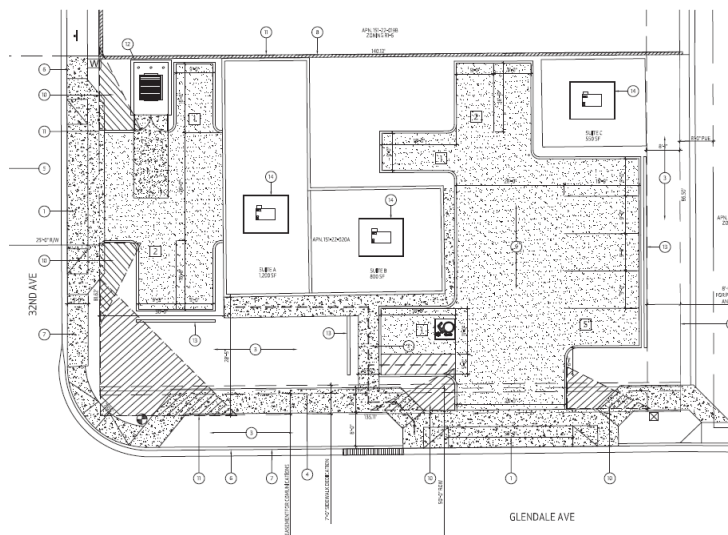
3. The subject site is zoned R1-6 (Single-Family Residence District) and is currently a retail plaza. To the north is a church zoned R1-6; to the west, across 32nd Avenue, is vacant land zoned C-O (Restricted Commercial); to the east is a mobile home development zoned R1-6 SP (Single-Family Residence District, Special Permit); and to the south, across Glendale Avenue, are single-family residential homes zoned R1-6.



Zoning Map, Source: City of Phoenix Planning and Development Department

## PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. Site Plan  
The proposal is for a three-suite retail and office development. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of Suites A, B, and C, the parking location, landscape areas, pedestrian circulation, and the trash enclosure. The site has two points of access with one access point on Glendale Avenue and the other on 32nd Avenue. The development narrative requires two bicycle parking spaces.



Conceptual Site Plan, Source: Tomecak Design

The proposal is to use the existing structures on site, no new construction is proposed.

6. **Land Use**

The PUD proposes office and retail uses. The development narrative List of Uses allows for a variety of uses separated into assembly uses, animal care, general retail, and services. The development narrative prohibits auto repair, pawn shops, drive throughs, department stores, bars, environmental remediation facilities, family game centers, gas stations, and hospitals/urgent care. The limited number of uses allowed will be compatible with the area, considering the size of the site and proximity to residential properties.

7. **Development Standards**

The development narrative allows for a maximum of one live/work unit. The PUD will go above and beyond the Zoning Ordinance standards by reducing the maximum allowed density and by increasing the required setback on the south and west sides of the development. Twelve parking spaces are provided on site in parking areas located on the east and west portions of the site, any development or redevelopment of the site will need to meet the Zoning Ordinance parking standards. The proposed development standards are listed below.

<b><u>Development Standards</u></b>	
<b><u>Standard</u></b>	<b><u>Proposed</u></b>
<i>Density</i>	1 live/work unit
<i>Maximum Building Height</i>	1 story / 20 feet
<i>Maximum Lot Coverage</i>	18.2%
<i>Minimum Building Setbacks</i>	
<i>North</i>	0 feet
<i>East</i>	8 feet
<i>South (Glendale Avenue)</i>	28 feet 5 inches
<i>West (32nd Avenue)</i>	30 feet
<i>Minimum Landscape Setbacks</i>	
<i>North</i>	0 feet
<i>East</i>	8 feet
<i>South (Glendale Avenue)</i>	12 feet
<i>West (32nd Avenue)</i>	7 feet
<i>Streetscape Standards</i>	Glendale Avenue: 6-foot-wide sidewalk with 8-foot-wide landscape strip located between back of curb and sidewalk  Landscape strip to be planted with groundcover  32nd Avenue: 5-foot attached sidewalk

8. **Landscape Standards**

The PUD requires landscape setbacks on the south, east, and west sides of the property that exceed zoning ordinance standards. Additionally, the PUD will go above and beyond the Zoning Ordinance standards by requiring minimum two-inch caliper trees be planted within the required landscape setbacks.

9. **Parking:** The PUD requires 12 parking spaces for the existing buildings, any development or redevelopment of the site will have to comply with Zoning Ordinance parking requirements. Additionally, the PUD will exceed the Zoning Ordinance standards by requiring a minimum of two bicycle parking spaces.

10. **Shade:** The PUD will go above and beyond the Zoning Ordinance standards by requiring two-inch caliper trees be planted along the east property line, and that four trees be provided within the surface parking area.

11. **Lighting:** It is the intent of the PUD Narrative to require the provision of site lighting at building entrances/exits, parking areas, walkways, and public areas to increase crime prevention through environmental design. Stipulation No. 1.b requires that the site lighting requirements be moved to the Design Guidelines and Standards Section. Additionally, lighting will meet City Code and Zoning Ordinance standards.

12. **Design Guidelines**

The PUD proposes enhanced design guidelines to ensure the building is compatible with the surrounding area. The PUD sets forth the following requirements for building design:

<b><u>Design Guidelines</u></b>	
Primary Building Finishes	<ul style="list-style-type: none"><li>• South elevation (street side)<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ At least three materials (one of which shall be glazing).</li><li>○ Minimum 25% of linear footage shall include glazing.</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li><li>• West elevation (street side)<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ At least three materials (one of which shall be glazing).</li><li>○ Minimum 25% of linear footage shall include glazing.</li></ul></li></ul>

	<ul style="list-style-type: none"><li><ul style="list-style-type: none"><li>○ Parapet wall to screen mechanical equipment.</li></ul></li><li>• North elevation<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li><li>• East elevation<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li></ul>
<i>Secondary Building Finishes</i>	<ul style="list-style-type: none"><li>• South elevation (street side)<ul style="list-style-type: none"><li>○ New stucco treatment or masonry veneer.</li><li>○ Three materials (one of which shall be glazing).</li><li>○ Minimum 25% of linear footage shall include glazing.</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li><li>• West elevation<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li><li>• North elevation<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li><li>• East elevation<ul style="list-style-type: none"><li>○ New stucco treatment</li><li>○ Parapet wall to screen mechanical equipment.</li></ul></li></ul>





*Conceptual Building Renderings; Source: Tomecak Design*

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 13. [Community Safety Plan \(CSP\) Areas](#)

In 2022, the City Council approved two pilot projects to address community safety through a multidepartment, collaborative manner leveraging technology as well as



community-based resources. The Neighborhood Services, Police, Street Transportation, and Parks and Recreation departments, along with the Office of Homeless Solutions, Public Health Adviser, and Prosecutor's Office, are working together to improve the safety and quality of life along 19th Avenue, 27th Avenue, Hatcher Road, and the I-17 freeway. To support these efforts, the Planning and Development Department promotes Crime Prevention Through Environmental Design (CPTED) principles to enhance neighborhood safety in these Community Safety Plan areas. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, a Crime Prevention Through Environmental Design section has been provided within the PUD narrative that includes standards for natural surveillance, natural access control, environmental maintenance, and target hardening. Stipulation No. 1.b requires that these requirements be moved to the Design Guidelines and Standards Section.

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

The PUD narrative aligns with the Tree and Shade Master Plan by requiring landscape requirements along the Glendale Avenue and 32nd Avenue street frontages, and along the east side of the site. Enhanced landscaping will be provided along the east side of the site and a detached sidewalk will be provided along Glendale Avenue.

15. **Complete Streets Guiding Principles**

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

The development will provide a detached sidewalk along Glendale Avenue. This is addressed in the PUD Narrative.

16. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The PUD narrative requires a minimum of two bicycle parking spaces.

17. **Housing Phoenix**

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion. The PUD narrative provides provisions for one live/work unit.

18. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The provision of recycling containers is not addressed in the PUD narrative.

COMMUNITY INPUT SUMMARY

19. At the time this staff report was written, staff has received no letters of support or opposition for this request.

INTERDEPARTMENTAL COMMENTS

20. The Street Transportation Department requested that a detached sidewalk be provided along Glendale Avenue, that the developer dedicate the north half of Glendale Avenue, and that the developer construct all streets with all required elements. This is addressed in the PUD narrative and in Stipulation Nos. 2 and 3.

OTHER

21. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 4.
22. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 5.

23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The site is appropriately located along a major arterial street.
2. The proposal incorporated standards for Crime Prevention Through Environmental Design in alignment with the Community Safety Plan objectives.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design with the provision of a detached sidewalk on Glendale Avenue for a safer walking environment and the provision of bicycle parking to promote a multimodal environment.

### **Stipulations**

1. An updated Development Narrative for The Plaza on 32nd PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 1, 2023, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: December 1, 2023; City Council adopted: [Add adoption date].
  - b. Pages 4, 12, and 13; Move the Crime Prevention Through Environmental Design Section on page 4 to pages 12 and/or 13 Section E. Design Guidelines, under the Site Lighting section.
2. A minimum 50-feet of right-of-way shall be dedicated for the north side of Glendale Avenue, adjacent to the development.
3. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot

radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

5. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

**Writer**

Samuel Rogers

December 15, 2023

**Team Leader**

Racelle Escolar

**Exhibits**

Sketch Map

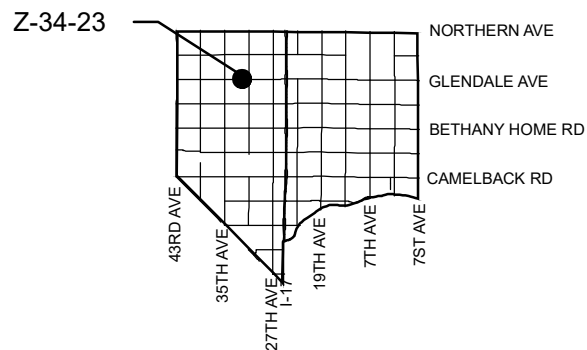
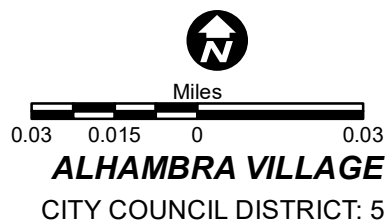
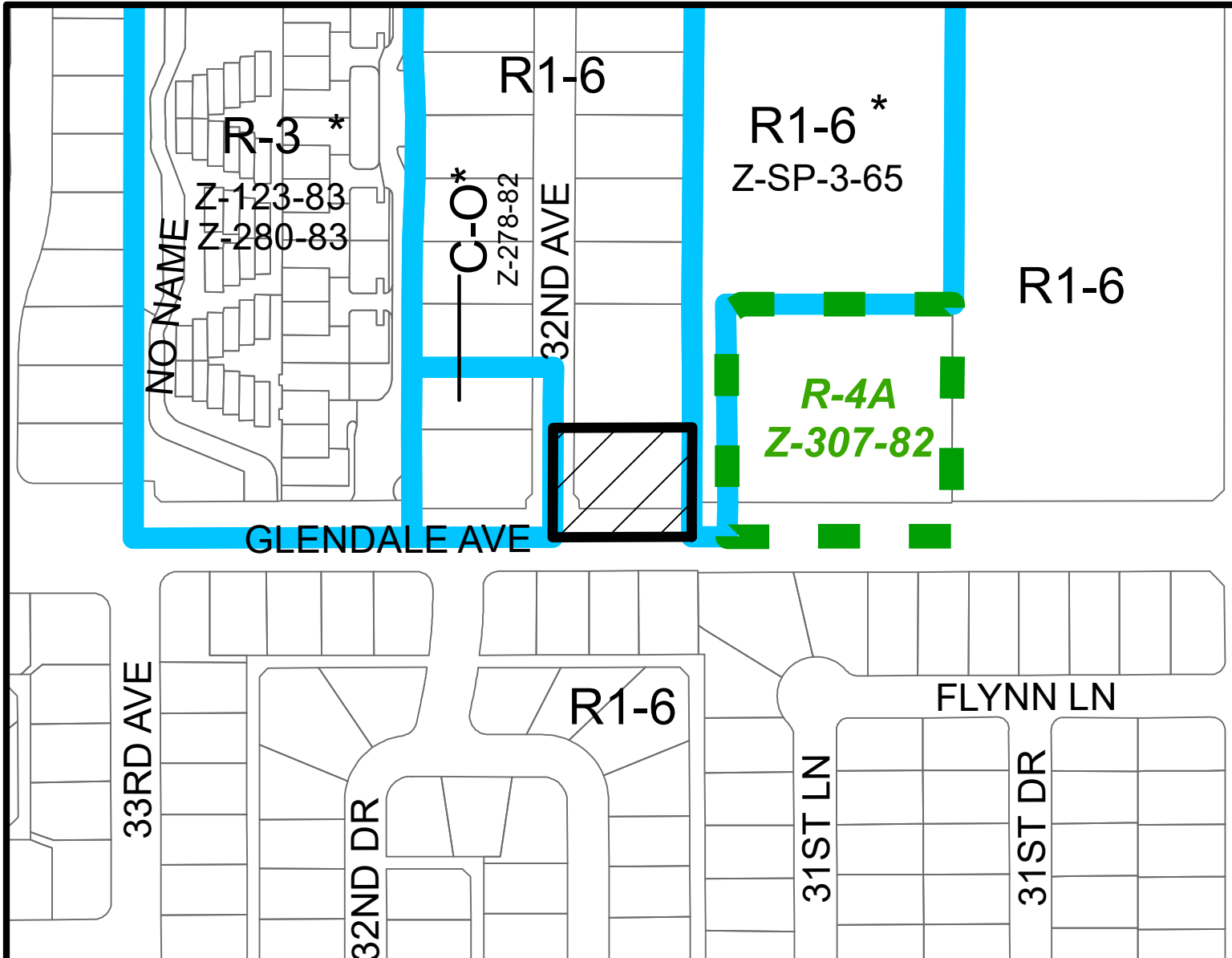
Aerial Map

Conceptual Site Plan date stamped December 1, 2023

Conceptual Elevations date stamped December 1, 2023 (2 pages)

Conceptual Renderings date stamped December 1, 2023

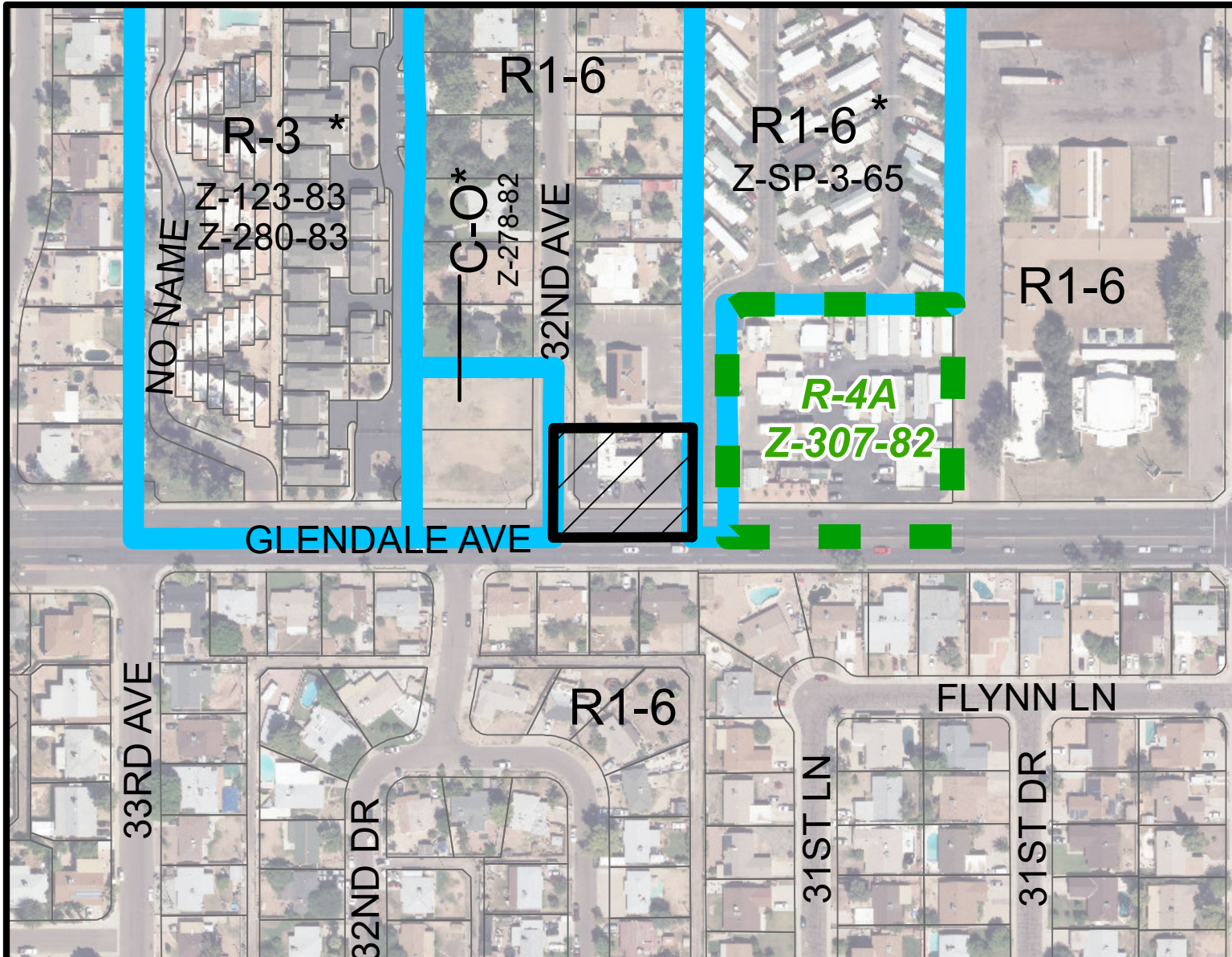
[Plaza on 32nd PUD](#) development narrative date stamped December 1, 2023



<b>APPLICANT'S NAME:</b> Taylor Earl, Earl and Curley PC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-34-23	<b>DATE:</b> 6/08/2023 <b>REVISION DATES:</b>	<b>FROM:</b> R1-6 ( 0.49 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>0.49 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 23-21 <b>ZONING MAP</b> I-6	<b>TO:</b> PUD ( 0.49 a.c.)	
<b>MULTIPLES PERMITTED</b> R1-6 PUD	<b>CONVENTIONAL OPTION</b> 2 1	<b>* UNITS P.R.D. OPTION</b> 3 N/A	

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





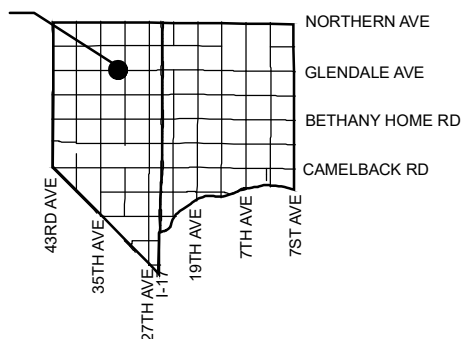
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**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-34-23



**APPLICANT'S NAME:** Taylor Earl, Earl and Curley PC

**REQUESTED CHANGE:**

FROM: R1-6 ( 0.49 a.c.)

TO: PUD ( 0.49 a.c.)

**APPLICATION NO.** Z-34-23

**DATE:** 6/08/2023  
**REVISION DATES:**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

0.49 Acres

**AERIAL PHOTO &  
QUARTER SEC. NO.**  
QS 23-21

**ZONING MAP**  
I-6

**MULTIPLES PERMITTED**

R1-6  
PUD

**CONVENTIONAL OPTION**

2  
1

**\* UNITS P.R.D. OPTION**

3  
N/A

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

SITE PLAN FOR "PLAZA ON 32ND" PROJECT

SITE PLAN NOTES:

1. INTERIOR EXTERIOR WALLS OF BUILDING SHALL BE FINISHED TO PUBLIC HEIGHT OF WALL.
2. LANDSCAPE AREA.
3. EXTERIOR WALLS OF BUILDING SHALL BE FINISHED TO PUBLIC HEIGHT OF WALL.
4. EXTERIOR WALLS OF BUILDING SHALL BE FINISHED TO PUBLIC HEIGHT OF WALL.
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12. EXTERIOR WALLS OF BUILDING SHALL BE FINISHED TO PUBLIC HEIGHT OF WALL.
13. EXTERIOR WALLS OF BUILDING SHALL BE FINISHED TO PUBLIC HEIGHT OF WALL.
14. EXTERIOR WALLS OF BUILDING SHALL BE FINISHED TO PUBLIC HEIGHT OF WALL.

LEGAL DESCRIPTION

LOT ONE HUNDRED SEVENTY FOUR (174) AND THE SOUTH 3/4 OF LOT ONE HUNDRED SEVENTY FIVE (175), NORTH 1/4 OF SECTION 16, T11N, R11E, S11W, MARICOPA COUNTY, ARIZONA.

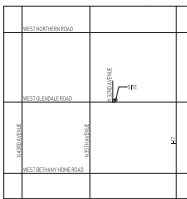
AND SUBJECT TRACT PART OF SAID LOT 174, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 174 WITH THE NORTH LINE OF THE SOUTH 1/4 SECTION 16, T11N, R11E, S11W, MARICOPA COUNTY, ARIZONA, AND THENCE SOUTHEASTERLY TO A POINT IN SAID NORTH LINE WHICH IS 8 FEET EAST OF THE POINT OF BEGINNING.

PARKING SUMMARY

USE	AREA	REQUIREMENT	TOTAL REQUIRED
RETAIL	2,410 SF	1/350	80 SPACES
TOTAL REQUIRED			80 SPACES
PARKING PROVIDED			
PARKING			110 SPACES
ADA PARKING			12 SPACES
TOTAL PROVIDED			122 SPACES

VICINITY MAP



CITY OF PHOENIX NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BY 10' UP ALONG THE PROPERTY LINE AND 10' DOWN ALONG THE PROPERTY LINE AND 10' DOWN ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 10'.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK TO FROM THE PROPERTY LINE AND 10' DOWN ALONG THE PROPERTY LINE AND 10' DOWN ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 10'.
4. ALL ASSIGNED INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS TRACTS OR VARIATIONS INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRIVEWAY PAVEMENTS IN ACCORDANCE WITH APPROVED PLANS.
5. ANY LIGHTING WILL BE PLACED SO AS TO BE AT LEAST 10' AWAY FROM ADJACENT NEIGHBORHOODS AND SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. LIGHTS SHALL BE SHIELDED OR SHUT OFF AT NIGHT, EXCEPT THE GENERAL LEVEL OF LIGHT, LIGHT, OR ILLUMINATION SHOWN BY LIGHTS IN THE AREA OUTSIDE THE SITE.
6. OWNERS OF THE PROPERTY ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT OF WAY IN ACCORDANCE WITH APPROVED PLANS.
7. ALL SIGNAGE INCLUDING SEPARATE REQUIREMENTS, APPROVALS, AND PERMITS, NO SIGN ARE APPROVED BY THE CITY.
8. ADDITIONAL ADDITIONAL LOT REQUIREMENTS, APPROVALS, AND PERMITS, NO SIGN ARE APPROVED BY THE CITY.
9. THE PROJECT IS LOCATED IN THE CITY OF PHOENIX, WHICH IS A CITY AND HAS BEEN DESIGNATED AS A MAJOR METROPOLITAN AREA.
10. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BY 10' UP ALONG THE PROPERTY LINE AND 10' DOWN ALONG THE PROPERTY LINE AND 10' DOWN ALONG THE PROPERTY LINE SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 10'.
11. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
12. ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE VALLEY EQUIPMENT.
13. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH COMPACTORS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL PUBLIC STREETS.
14. BARBED WIRE OR CONCRETE WALL SHALL NOT BE USED ON THIS SITE.
15. SITES ARE TO REMAIN OPEN OR ARE TO OPEN AUTOMATICALLY BETWEEN THE HOURS OF 6 AM AND 6 PM.

SETBACK LINES

	REAR YARD (HARDY)	REAR YARD (HARDY)	REAR YARD (HARDY)
REAR YARD (HARDY)	10'-0"	10'-0"	10'-0"
STREET (SIDE) (HARDY)	10'-0"	10'-0"	10'-0"
STREET (SIDE) (HARDY)	10'-0"	10'-0"	10'-0"
STREET (SIDE) (HARDY)	10'-0"	10'-0"	10'-0"
STREET (SIDE) (HARDY)	10'-0"	10'-0"	10'-0"

CODE REVIEW

AUTHORITY	CITY OF PHOENIX, ARIZONA
CODE	2008 INTERNATIONAL BUILDING CODE (W/AMENDMENTS)
	2008 INTERNATIONAL FIRE CODE
	2008 INTERNATIONAL MECHANICAL CODE
	2008 INTERNATIONAL PLUMBING CODE
	2007 NATIONAL ELECTRICAL CODE
	2008 INTERNATIONAL ENERGY CONSERVATION CODE
	2008 ARIZONA ENERGY CONSERVATION ACT
OCCUPANCY	PROPOSED
OCCUPANCY USE	NON-RESIDENTIAL
CONSTRUCTION TYPE	III-B

PROJECT INFORMATION

PROJECT NAME	PLAZA ON 32ND
ADDRESS	3200 WEST GLENDALE AVENUE PHOENIX, ARIZONA 85018
APN	754-04-004
ZONING	CMU
PROPOSED USE	COMMERCIAL
STORIES	ALLOWED: PROPOSED: 10 PROPOSED: 10
HEIGHT	ALLOWED: PROPOSED: 35'-0" (10.7M) PROPOSED: 35'-0" (10.7M)
LOT AREA	10,000 SQ. FT. (2,942 SQ. M)
BUILDING FOOTPRINT	2,000 SQ. FT. (577 SQ. M)
BUILDING FOOTPRINT	2,000 SQ. FT. (577 SQ. M)
TOTAL FOOTPRINT	2,000 SQ. FT. (577 SQ. M)
LOT COVERAGE	ALLOWED: 20% PROPOSED: 20%
FIRE PROTECTION	NO FIRE ALARMS FIRE EXTINGUISHERS
REFUSE	NO COMPOSTING

PROJECT DIRECTORY

OWNER	REBECCA ROBERTS 3200 WEST GLENDALE AVENUE PHOENIX, ARIZONA 85018
ARCHITECT	TOMCAK DESIGN, P.C. 4000 NORTH CENTRAL AVENUE, SUITE 100 SCOTTSDALE, ARIZONA 85251
PHONE	602.959.7700
CONTACT	MARK TOMCAK

**CITY OF PHOENIX**  
DEC 01 2023  
Planning & Development  
Department



**TOMCAK  
DESIGN**  
4000 North Central Avenue  
Suite 100  
Scottsdale, Arizona 85251  
P 602.959.7700  
F 480.280.8887  
E mark@tomcakdesign.com



PROJECT: PLAZA ON 32ND  
3200 WEST GLENDALE AVENUE  
PHOENIX, ARIZONA 85018  
REVISED: 12/01/2023  
DATE: 12/01/2023  
CONTRACT: SEE PLAN  
SHEET NO: A1.00





**TOMECACK  
DESIGN**

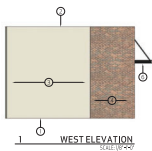
4364 North Grand Canyon Plaza  
Suite 200  
Scottsdale, Arizona 85251  
T 480.428.7750  
F 480.788.8367  
E [info@tomecakdesign.com](mailto:info@tomecakdesign.com)

#### GENERAL NOTES:

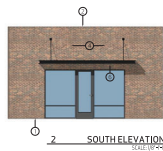
- ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- GRADE OF OTHERS < UNDER SEPARATE REVIEW AND PERMIT BUILDING ADDRESS IS TO BE PROVIDED PER PER DEPARTMENT REQUIREMENTS AND SUBJECT TO ARCHITECT'S APPROVAL.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY SCREEN WALLS.
- NO WALL OR MATERIALS SHALL BE PERMANENTLY APPLIED TO THE BUILDING.
- ALL ROOF TERMINALS SHALL BE INTERNALLY FINISHED.
- ROOF ACCESS SHALL BE PROVIDED FROM INTERIOR OF BUILDING. ROOF ACCESS SHALL NOT BE EXPOSED TO PUBLIC VIEW.

#### ELEVATION KEYNOTES:

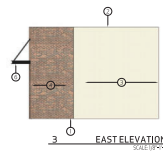
1. FINISH GRADE: SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE.
2. PARAPET WALL.
3. VERTICAL FINISH: SEE MATERIAL SCHEDULE FOR MORE INFORMATION.
4. WINDY VENTILATION.
5. LOWE WINDOW/DOOR.
6. METAL CANOPY.



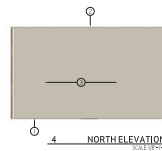
1 WEST ELEVATION  
SCALE 1/4" = 1'-0"



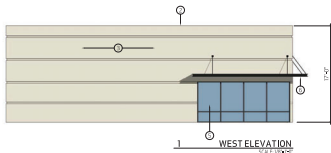
2 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



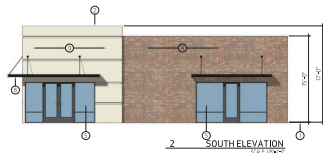
3 EAST ELEVATION  
SCALE 1/4" = 1'-0"



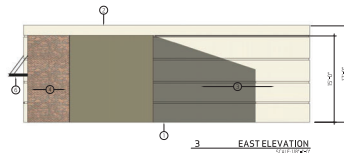
4 NORTH ELEVATION  
SCALE 1/4" = 1'-0"



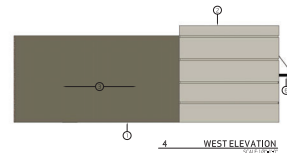
1 WEST ELEVATION  
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE 1/4" = 1'-0"

DATE	2/20/2019
REV	2/20/2019
BY	2/20/2019
CHK	2/20/2019
DES	2/20/2019
APP	2/20/2019
PRO	2/20/2019

**CITY OF PHOENIX**

DEC 01 2023

Planning & Development  
Department



PROJECT:  
PLAZA ON 32ND  
3200 WEST GLENDALE AVENUE  
PHOENIX, ARIZONA

REVISION:  
DATE: 2/14/2023  
CONTRACT: BUILDING ELEVATIONS  
COLORS  
SHEET NO: A2.00



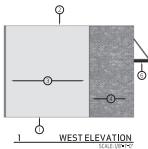
**TOMECAK  
DESIGN**  
4360 North Grant Center Plaza  
Suite 200  
Scottsdale, Arizona 85251  
T 480.628.7750  
F 480.788.8867  
E [info@tomecakdesign.com](mailto:info@tomecakdesign.com)

**GENERAL NOTES:**

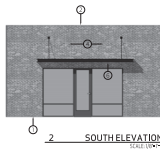
- ALL MATERIAL NOTE CALLOUTS ARE TYPICAL UNLESS NOTED OTHERWISE.
- SEPARATE BY OTHERS - UNDER SEPARATE REVIEW AND PERMIT.
- BUILDING ACCESSORIES TO THIS PROJECT ARE SEPARATELY REVIEWED AND SUBJECT TO ARCHITECT'S APPROVAL.
- ALL ROOF ACCESSORIES SHALL BE FULLY SCREENED BY SCREENING.
- INSTALL ALL MATERIALS PER MANUFACTURER'S INSTRUCTIONS.
- ALL ROOF ACCESSORIES SHALL BE INTERNALLY FINISHED.
- ROOF ACCESS SHALL BE PROVIDED FROM PROTECTION OF BUILDING. ROOF ACCESS SHALL NOT BE EXPOSED TO PUBLIC VIEW.

**ELEVATION KEYNOTES:**

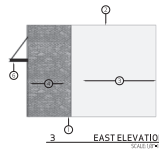
- FINISH GRADE: SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE.
- PRIVATE WALL.
- FINISHED FINISH: SEE MATERIAL SCHEDULE FOR MORE INFORMATION.
- FINISH VENEER.
- LOOKING THROUGH DOOR.
- METAL CANOPY.



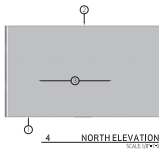
1 WEST ELEVATION  
SCALE 1/8" = 1'-0"



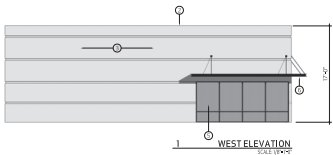
2 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



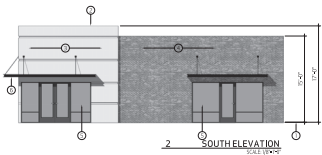
3 EAST ELEVATION  
SCALE 1/8" = 1'-0"



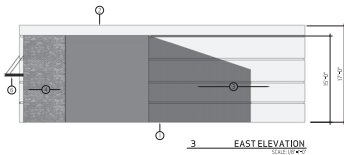
4 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



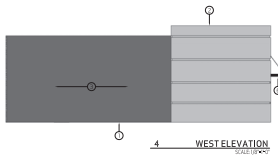
1 WEST ELEVATION  
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE 1/8" = 1'-0"

DATE: 2/20/2019  
DRAWN: 22010199  
CHECKED: 22010199  
BY: JCS  
FILE: 22010199  
LAYOUT: 22010199  
PROJECT: 22010199

**CITY OF PHOENIX**  
**DEC 01 2023**  
**Planning & Development**  
**Department**



PROJECT:  
PLAZA ON 32ND  
3200 WEST GLENDALE AVENUE  
PHOENIX, ARIZONA

REVISION:

DATE: 2/20/2019

DATE: 2/20/2019

CONTRACT: BUILDING ELEVATIONS  
BLACK AND WHITE

PROJECT NO: A2.00



4/14 22-0020  
10EV 2200129  
PUMP 2200363  
SCSR  
OLE 23-01  
PRIC  
SPR  
ADOR  
PLD

**CITY OF PHOENIX**

**DEC 01 2023**

**Planning & Development  
Department**



**TOMECAK  
DESIGN**

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SCOTTSDALE, ARIZONA 85251

T 602.619.7750  
F 480.738.8387  
E [info@tomecakdesign.com](mailto:info@tomecakdesign.com)

PROJECT:  
**PLAZA ON 32ND**  
3206 WEST GLENDALE AVENUE  
PHOENIX, ARIZONA

REVERSE

DOI: 10.1002/for

DATE: 2.14.2023

CONTENTS:                      RENDERINGS

**A3.00**