

PLEASE RESPOND ELECTRONICALLY TO BRAD WYLAM 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: June 23, 2021
Subject: **P.H.O. APPLICATION NO. PHO-2-21--Z-63-05-8** – 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 **July 21, 2021**.
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 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 **June 30, 2021**.

DISTRIBUTION

Mayor's Office (Lisa Fernandez), 11th Floor
City Council (Matthew Heil), 11th Floor
Aviation (Sheldon Daisley)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Aaron Conway), 2nd Floor
Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Kathryn Boris)
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Alan Stephenson, Joshua Bednarek), 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 (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Enrique Bojorquez-Gaxiola, South Mountain Village)
Village Planning Committee Chair (Tamala Daniels, South Mountain Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-21--Z-63-05

Council District: 8

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance to the site plan and elevations date stamped February 19, 2016. Deletion of Stipulation 2 regarding maximum one access point on 25th Street. Deletion of Stipulation 3 regarding cross access to the commercial site to the west.

Owner	Applicant	Representative
Vahik Sahakian	Cassandra Ayres, Beus Gilbert McGroder	Paul Gilbert, Beus Gilbert McGroder
14952 Braemar Avenue East Noblesville IN 46062 (616) 581-3800 kskinner3800@gmail.com	701 North 44th Street Phoenix AZ 85008 (480) 429-3010 cayres@beusgilbert.com	701 North 44th Street Phoenix AZ 85008 P: (480) 429-3010 F: pgilbert@beusgilbert.com

Property Location: Approximately 820 feet east of the northeast corner of 24th Street and Baseline Road

Zoning Map: <u>D-9</u>	Quarter Section: <u>1-33</u>	APN: <u>122-95-005C</u>	Acreage: <u>4.17</u>
Village: <u>South Mountain</u>			
Last Hearing: <u>CC HEARING</u>			
Previous Opposition: <u>No</u>			
Date of Original City Council Action: <u>08/31/2005</u>			
Previous PHO Actions: <u>05/18/2016</u>			
Zoning Vested: <u>C-1 BAOD</u>			
Supplemental Map No.: _____			
Planning Staff: <u>074549</u>			

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.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,725.00	\$0.00	05/28/2021	21-	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>07/21/2021 10 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____

BEUS GILBERT MCGRODER
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

PAUL E. GILBERT
DIRECT (480) 429-3002

E-MAIL: PGILBERT@BEUSGILBERT.COM

100512.01

June 21, 2021

Via Hand Delivery

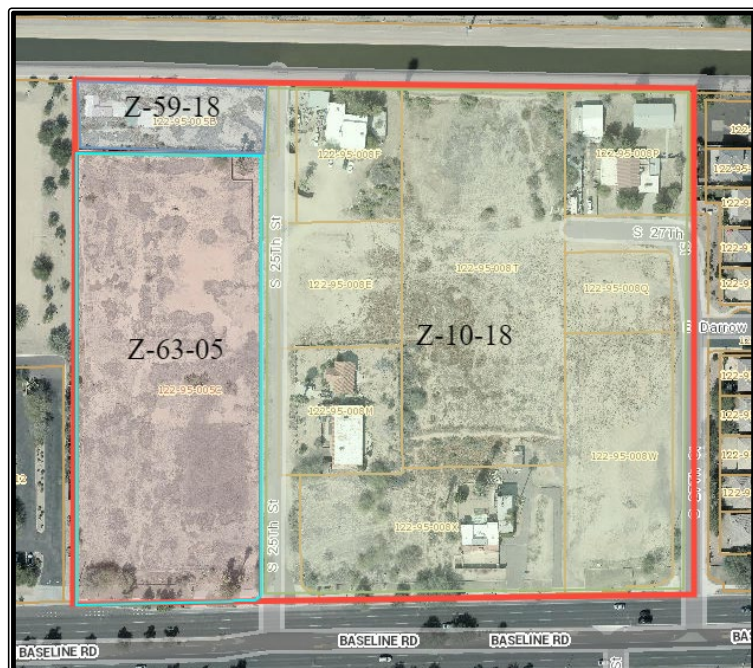
City of Phoenix
Planning and Development Department
2nd Floor – Zoning Counter
200 West Washington Street
Phoenix, AZ 85003

Re: Stipulation Modification Request (Case Nos. PHO-2-21 – Z-63-05-8, PHO-1-21 – Z-59-18-8, and PHO-1-21 – Z-10-18-8) - Amended

This application seeks to modify stipulations from three separate zoning cases (Z-63-05, Z-59-18, and Z-10-18) for properties located at the northwest corner of 27th Street and Baseline Road. The developers intend to assemble the ten parcels (collectively, the “Property”) subject to the above zoning cases and develop them as an integrated unit with commercial uses along Baseline Road and residential uses adjacent to the canal.

Proposed Project

The Applicant, Beus Gilbert McGroder, PLLC, is representing Baseline 25, LLC (“Baseline 25”), Baseline RITD, LLC, Vahik Sahakian, and LG Acquisitions, LLC (“LGA”) in this application. Baseline 25 is developing a retail component on the southern half of



the Property, and LGA is developing a residential component on the northern half of the Property. Importantly, this application does not seek to rezone the Property. All the uses are allowed under their current zoning (i.e., C-1). However, as there were three separate zoning cases with three separate sets of stipulations, the developers need to modify some of the stipulations in the previous cases in order to develop the Property as a whole. Additional background on the developers and reasons underlying this application to modify certain stipulations are described in greater detail herein.

Baseline 25, the developer of the retail portion adjacent to Baseline Road, is led by Randy Raskin, a long-time local developer of various commercial and residential projects in the south and southwest Valley. Previous examples of some Mr. Raskin's projects include, among others:

- Estrella Mountain Village Center, a mixed use 85-acre project with a 13-acre LA Fitness-anchored retail development at the northwest corner of 51st Avenue and Baseline Road;
- A Walmart Super Center and 60,000 square feet of shops at the southwest corner of 35th Avenue and Southern Avenue;
- A Walgreens-anchored development with 65,000 square feet of shops at the northeast corner of 35th Avenue and Southern Avenue;
- A mini-storage and Dunkin Donuts development at southwest corner of 19th Avenue and Baseline Road;
- A 40-acre mixed-use development at the northwest corner of Dobbins and 51st Avenue; and
- A Big Lots-anchored 103,000 square foot retail center redevelopment at the northwest corner of 35th Avenue and Baseline Road.

LGA, which is helmed locally by Jay Ramos, develops industrial, retail, self-storage, single family projects, but focuses on Class A rental communities. LGA has developed over 3,000 units since 2015 and currently has 4,700 units in development or construction. LGA Multifamily was recognized as one the nation's leading developers in 2019 by the National Multi Housing Council. LGA's markets include Dallas, Austin, Raleigh, and Phoenix. Each of LGA's products is designed specifically for the environment and neighborhood in which it is developed. LGA believes that good design, focused on each location, yields better neighborhoods.

The image of the proposed site plan below, a larger version of which is included in this application packet, represents the mix of retail and multifamily uses the developers are proposing. Importantly, the proposed development complies with material aspects of Section 651 of the Zoning Ordinance, the Baseline Area Overlay District ("BAOD") that governs development of the properties. In particular as described herein, the proposed development fulfills the purpose of the BAOD in that it "protects the rural, agricultural character of the area while allowing development in accord with the Baseline Area Master Plan."



Multifamily – The properties are zoned C-1, which allows multifamily development under the R-3 zoning category (Section 615 of the Zoning Ordinance). Specifically, LGA is proposing to utilize the Planned Residential Development (“PRD”) option of the R-3 zoning category to construct 138 total units comprised of 1-, 2-, and 3-bedroom units with a mix of surface parking and tuck-under garages. The maximum density on the site using the PRD option is 17.40 dwelling units per acre with the bonus (15.23 without). The multifamily portion is 8.12 gross acres with a unit count of 138, which results in a density of 16.99 dwelling units per acre. Section 608.I.2 of the Zoning Ordinance provides guidance on additional amenities a developer can provide in order to achieve bonus density. LGA needs 32 bonus points in order to achieve an additional 1.76 dwelling units per acre. However, as shown on the proposed site plan, LGA is providing amenities that achieve 60 bonus density points, including but not limited to, a major entry feature into the multifamily development, accent material at the drive entry, furniture along the multi-use trail from Baseline to the Western Canal and along the Western Canal, and recreational amenities for the development.

The multifamily portion complies with the BAOD, but in particular, the multifamily portion maintains the overall BAOD requirement that no structures exceed two-stories or 30 feet, and the BAOD requirement specific to multifamily development that a minimum of one-third of the buildings do not exceed one-story or 15 feet. Three of the four buildings in the multifamily portion that abut the Western Canal are single story buildings. The multifamily development includes a dog park, shaded seating along the Western Canal, exterior view fencing, pedestrian connectivity to both the retail portion and the Western Canal, appropriate landscaping, clubhouse

amenities, and maintains the multiuse trail easement along the eastern portion of the site that will provide pedestrian and equestrian connectivity between the Western Canal and Baseline Road. LGA is proposing a “prairie ranch house” architectural style as an homage to the rural, agricultural, and equestrian nature of the area.

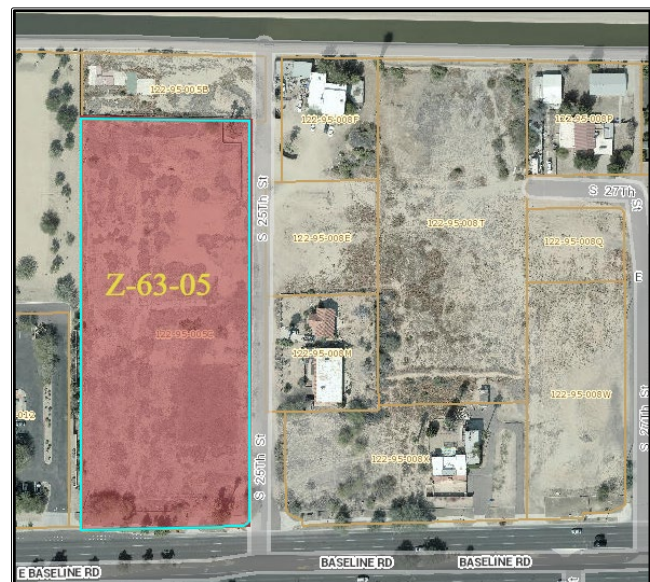
Retail – The retail portion of the site is intended to be developed with five pad sites that are compatible with the needs of the community, including a mix of service retail and restaurants, all of which are allowed in C-1. Baseline 25 is in negotiations for development of four of the five pad sites. Thus, upon approval of this application, four of the pad sites will be in a position to file their own site-specific development applications. The developers are seeking a site plan substitution in connection with this application and are submitting proposed elevations for the multifamily portion. However, since the individual pad sites will need to file their own site-specific design and/or construction applications, the developers are not submitting proposed elevations in connection with this application in order to avoid a bombardment of stipulation modification requests. Such an approach would not be a productive use of either the City’s or the neighbors’ time and resources.

As stated above, since the properties are governed by three separate zoning cases, each with their own stipulations, the developers must seek a modification of some of the stipulations in each case in order to develop the site as an integrated, cohesive unit. The stipulations the developers are seeking to modify from each case are discussed below.

Case PHO-2-21 – Z-63-05-8

Introduction

On August 31, 2005, the then owner received approval from the City Council to rezone the property from R1-14 to C-1 to allow a neighborhood commercial shopping center. On June 10, 2016, in case PHO-1-16 – Z-63-05-8, the owner received approval to modify certain stipulations from the 2005 zoning approval. Although the property was rezoned over 15 years ago, it remains vacant to this day. As the property will now be part of a larger development comprised of the small piece immediately to the north and the property to the east, the developers must modify the following stipulations from PHO-1-16 – Z-63-05.



Requests

Stipulation No. 1 - Modification – “That the ~~subject property~~ DEVELOPMENT shall be developed in general conformance to WITH the CONCEPTUAL site plan and elevations date stamped ~~February 19, 2016~~ MAY 28, 2021, as modified by the following stipulations and as approved by the ~~Development Services Department~~ PLANNING AND DEVELOPMENT DEPARTMENT.”

- Rationale – As the developers are seeking to incorporate the above property into a larger development, the February 19, 2016, site plan and elevations are no longer applicable. The developers are merely seeking to substitute the existing approved site plan for one that will be approved in this application.

Stipulation No. 2 - Deletion – “~~That the subject property be developed with only one access on 25th Street as approved by the Development Services Department.~~”

- Rationale - Limiting access from 25th Street was only necessary because of the narrow frontage on Baseline Road when the property was going to be developed independently. As shown on the above site plan, the property will now be part of the larger development that will have primary access from 25th Street as well as a driveway between 25th Street and 27th Street for the retail portion, and primary access from 27th Street for the multifamily portion. The multifamily portion will have secondary access from where 25th Street intersects with Baseline Road. In addition to the foregoing, deleting Stipulation No. 3 is consistent with the abandonment of 25th Street as required in Case No. Z-10-18.

Stipulation No. 3 - Deletion – “~~That the developer provide one point of cross access from the subject property to the commercial site located to the west of the site, as approved by the Planning and Development Department.~~”

- Rationale – Providing cross access to the west was only necessary because of the narrow frontage on Baseline Road when the property was going to be developed independently. As shown on the above site plan, the property will now be part of the larger development that will have cross access easements for all pad sites as well as the multifamily portion providing for optimum circulation within the site. In addition, although not required, the developers intend to seek the ability to use the private street to the west (yellow arrow in image to the left) that could provide an



additional point of ingress and egress that will mitigate traffic impacts on Baseline Road.

Case PHO-1-21 – Z-59-18-8

Introduction

On January 9, 2019, the owner of the small residential piece just north of the above zoning case received approval from the City Council to rezone the property from R1-14 to C-1 to combine the northern piece and the southern piece and incorporate the two into one commercial retail center. The owner of this property had also previously acquired the property to the south so they are now owned by a single owner. Although both rezoning cases were approved, no development has since occurred. This zoning case included a site plan that ostensibly replaced and superseded the site plan and elevations from the 2005 rezoning case. However, as no specific finding was made regarding the 2005 site plan, the Applicant is seeking the necessary modifications to both site plans in an effort to be clear and comprehensive. As the property will now be part of a larger development comprised of the small piece immediately to the north and the property to the east, the developers must modify the following stipulations.



Requests

Stipulation No. 1 - Modification – “~~THAT the development shall be in general conformance with the conceptual site plan AND ELEVATIONS date stamped August 21, 2018~~ MAY 26, 2021, as ~~may be modified for compliance with the canal bank design guidelines in Section 507 Tab A of the Zoning Ordinance,~~ BY THE FOLLOWING STIPULATIONS and AS approved by the ~~Planning and Development Department, and with specific regard to the following:~~ PLANNING AND DEVELOPMENT DEPARTMENT”

- **Rationale** – As the developers are seeking to incorporate the above property into a larger development, the August 21, 2018, conceptual site plan is no longer applicable. Moreover, the development will be developed in conformance with design standards for property adjacent to the Western Canal. The developers are

merely seeking to substitute the existing approved site plan for one that will be approved in this application.

Stipulation No. 1.a - Deletion – ~~“Pedestrian pathway to provide open public access to amenities on the adjacent property to the east to be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles.”~~

- Rationale – Providing pedestrian pathways to be constructed of decorative materials to the property to the east was only included because of the narrow width of the property when it was going to be developed independently. As shown on the above site plan, the property will now be part of the larger development that will have pedestrian pathways and vehicular cross access easements for all pad sites as well as the multifamily portion providing for optimum circulation within the site. In addition, although not required, the developers intend to seek the ability to use the private street to the west (yellow arrow in image to the left) that could provide an additional point of ingress and egress and will mitigate traffic impacts on Baseline Road.

Stipulation No. 1.b - Deletion – ~~“Vehicular cross access to adjacent properties to the east and south, as approved by the Planning and Development Department.”~~

- Rationale – Providing vehicular cross access to the properties to the east and south was only included because of the narrow width of the property when it was going to be developed independently. As shown on the above site plan, the property will now be part of the larger development that will have pedestrian pathways and vehicular cross access easements for all pad sites as well as the multifamily portion providing for optimum circulation within the site. In addition, although not required, the developers intend to seek the ability to use the private street to the west (yellow arrow in image above) that could provide an additional point of ingress and egress and will mitigate traffic impacts on Baseline Road.

Stipulation No. 3 - Deletion – ~~“If the subject site develops as a stand-alone parcel and does not provide an alternative street frontage to that existing along 25th Street, then the developer shall be responsible for the dedication and construction of an offset cul de sac bulb at the northern portion of 25th Street, south of the Western Canal, as approved by the Planning and Development and Street Transportation Department.”~~

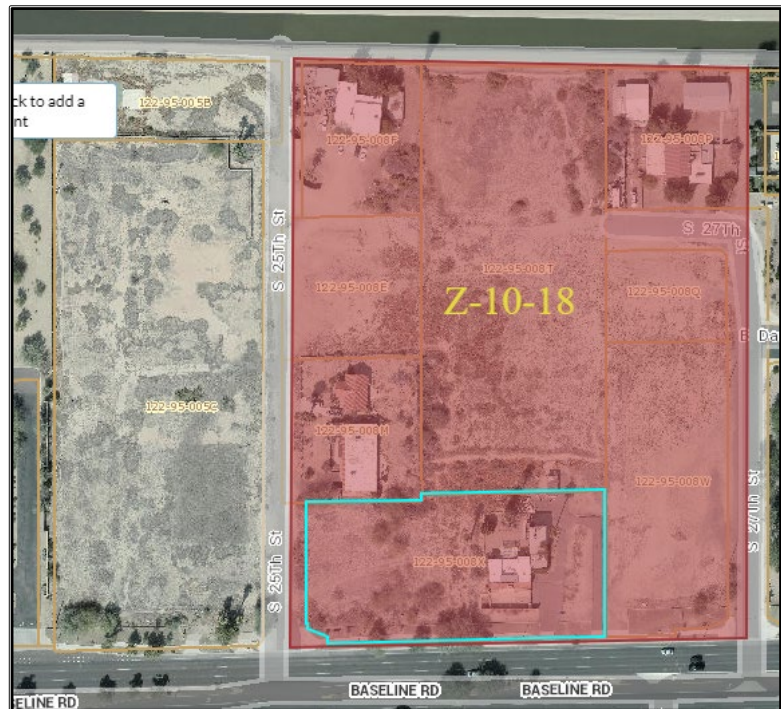
- Rationale – This stipulation was only necessary because of the narrow frontage on Baseline Road if the property was going to be developed independently. As shown on the above site plan, the property will now be part of the larger development that will have primary access from 25th Street and a driveway between 25th Street and 27th Street for the retail portion, and primary access from 27th Street for the multifamily portion. The multifamily portion will have secondary access from where 25th Street intersects with Baseline Road. In addition to the foregoing,

deleting Stipulation No. 3 is consistent with the abandonment of 25th Street as required in Case No. Z-10-18, which the developers intend to pursue.

Case PHO-1-21 – Z-10-18-8

Introduction

On July 2, 2018, Baseline 25 received approval from the City Council for a General Plan Amendment and rezoning case for property owned by Baseline 25 and Baseline RITD, LLC from R1-10 and R1-14 to C-1 to allow for commercial and medical uses. Although approved approximately three years prior, the properties have not developed as anticipated in the rezoning case. As the property will now be part of a larger development comprised of the properties to the west, the developers must modify the following stipulations.



Requests

Stipulation No. 1 - Modification – “~~THAT the development shall be in general conformance with the conceptual planning SITE plan AND ELEVATIONS date stamped June 25, 2018 MAY 26, 2021, as modified by the following stipulations and AS approved by the Planning and Development Department., and with specific regard to the following:~~”

- Rationale – As the developers are seeking to incorporate the above property into a larger development, the June 25, 2018, conceptual planting plan is no longer applicable. The developers are merely seeking to substitute the existing approved conceptual planting plan for one that will be submitted as part of this application.

Stipulation No. 1.a - Deletion – “~~The quantity and configuration of drive-through facilities on the subject site.~~”

- Rationale – As the developers are seeking to incorporate the above property into a larger development, which depicts the location and configuration of structures with drive-through facilities, this stipulation is no longer applicable. Under the proposed

site plan, the retail portion is providing appropriate screening, and parking along the street side is provided in order to ensure that any retail buildings with drive-through facilities have the windows facing away from residential areas and away from the perimeter street. As indicated on the proposed site plan included with this application, no drive through windows face east toward any residential areas or south towards Baseline Road.

Stipulation No. 1.b - Deletion – ~~“The configuration of 27th Street, which aligns with the existing portion of 27th Street south of Baseline Road.”~~

- Rationale – It is the developer’s understanding that the reconfiguration of 27th Street was proposed in the event a traffic signal were required at that intersection in the future. However, the proposed development did not meet the signal warrants necessary to justify the installation of a traffic signal. Moreover, the residential neighbors immediately to the east of the Properties across 27th Street as well as the neighbors across Baseline Road to the south were, and are, opposed to the reconfiguration of 27th Street. Thus, the City did not want to incur the expense associated with an unwarranted and unwanted traffic signal. Nevertheless, it is the developer’s understanding that the reconfiguration of the 27th Street alignment was added at the last minute during the City Council hearing in this case over the objection of the applicant and the residential neighbors. Accordingly, the developers request that this stipulation be deleted.

Stipulation No. 2 - Deletion – ~~“The development shall be in general conformance with the elevations date stamped February 12, 2018, as modified by the following stipulations and approved by the Planning and Development Department.”~~

- Rationale – As the developers are seeking to incorporate the above property into a larger development, the February 12, 2018, elevations are no longer applicable. It is not necessary to have a separate stipulation concerning elevations.

Stipulation No. 2.a: Modification – ~~“Pitched roof elements shall be incorporated in all SOME OF THE buildings IN THE DEVELOPMENT.”~~

- Rationale – Although pitched roofs are a presumption in the BAOD, the developers of the retail portion are seeking some relief from that presumption but are providing increased standards of the quality of development consistent with the BAOD as is evident from the attached documents. In addition, some of the pad sites are incorporating pitched roof elements into their individual designs that will be submitted to the City in connection with those applications. Having alternative styles of roof elements provides architectural interest along the streetscape.

Stipulation No. 3.b: Modification – ~~“Equestrian corral area containing h Hitching posts WITH ROOM for MULTIPLE horses, SHADED LANDSCAPING, AND WATER FOR EQUINE CONSUMPTION WILL BE PROVIDED along the northern property align LINE adjacent to the Western Canal.”~~

- Rationale – The request for a corral may have been well-intentioned, but the developers are cognizant of the potential liability associated with a corral on private property that is made available for public use. However, although the corral will likely never be used, the developers also recognize the desire to maintain the rural, agricultural ambiance of the BAOD, and accordingly are not seeking to delete the stipulation entirely. The developers are willing to provide an area that is consistent with the equestrian trails in the area, but seek to create an environment that is more safe and secure than an open corral.

Conclusion

The Applicant and the developers thank you for your time and consideration of this complicated request and look forward to an open dialogue regarding this application.

The proposed zoning stipulation modification is accompanied by the following documents:

1. Application Fee;
2. Ownership Verification forms;
3. Information Form;
4. Property Owners Information;
5. Site Plan (2 copies – 24” x 36”; 1 copy – 8 ½” x 11”);
6. Parcel map with project area identified;
7. Legal Description(s)
8. Property Owner Notification Requirements;
9. CD with electronic copies of submittal

Please feel free to contact the undersigned if you have any questions, or if you need any additional information.

Very truly,

BEUS GILBERT McGRODER PLLC



Paul E. Gilbert

PEG: CHA
Enclosures as indicated



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

June 10, 2016

Paul Gilbert
Beus Gilbert PLLC
701 North 44th Street
Phoenix, Arizona 85008

RE: Z-63-05-8 – Approximately 820 feet east of the northeast corner of 24th Street and Baseline Road

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on May 18, 2016, considered a request for 1) Modification to Stipulation 1 regarding general conformance to a site plan; 2) Deletion of Stipulation 2 regarding commencing development within 24 months; and 3) Modification of Stipulation 4 regarding points of access.

The City Council ratified application Z-63-05-8 as recommended by the Planning Hearing Officer for approval with an additional stipulation.

Stipulations:

1. That the subject property shall be developed in general conformance to the site plan and elevations date stamped February 19, 2016, as modified by the following stipulations and as approved by the Planning and Development Department.
2. That the subject property be developed with only one access on 25th Street as approved by the Planning and Development Department.
3. That the developer provide one point of cross access from the subject property to the commercial site located to the west of the site, as approved by the Planning and Development Department.
4. That prior to site plan approval, the property owner shall record documentation that discloses to purchasers of property within the development the existence and operational characteristics of Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
5. That the developer provide a 10-foot wide multi-use trail with a 30-foot trial easement along the north side of Baseline Road, as approved by the Planning and Development Department.

June 10, 2016

Page 2

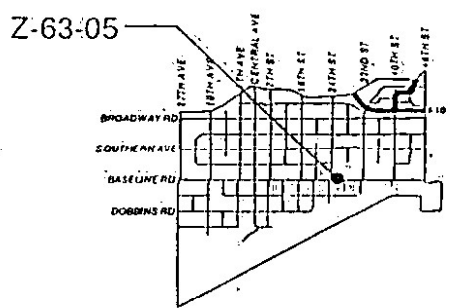
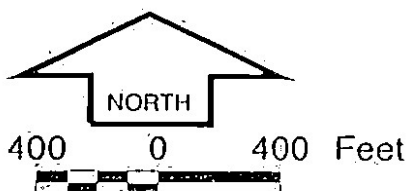
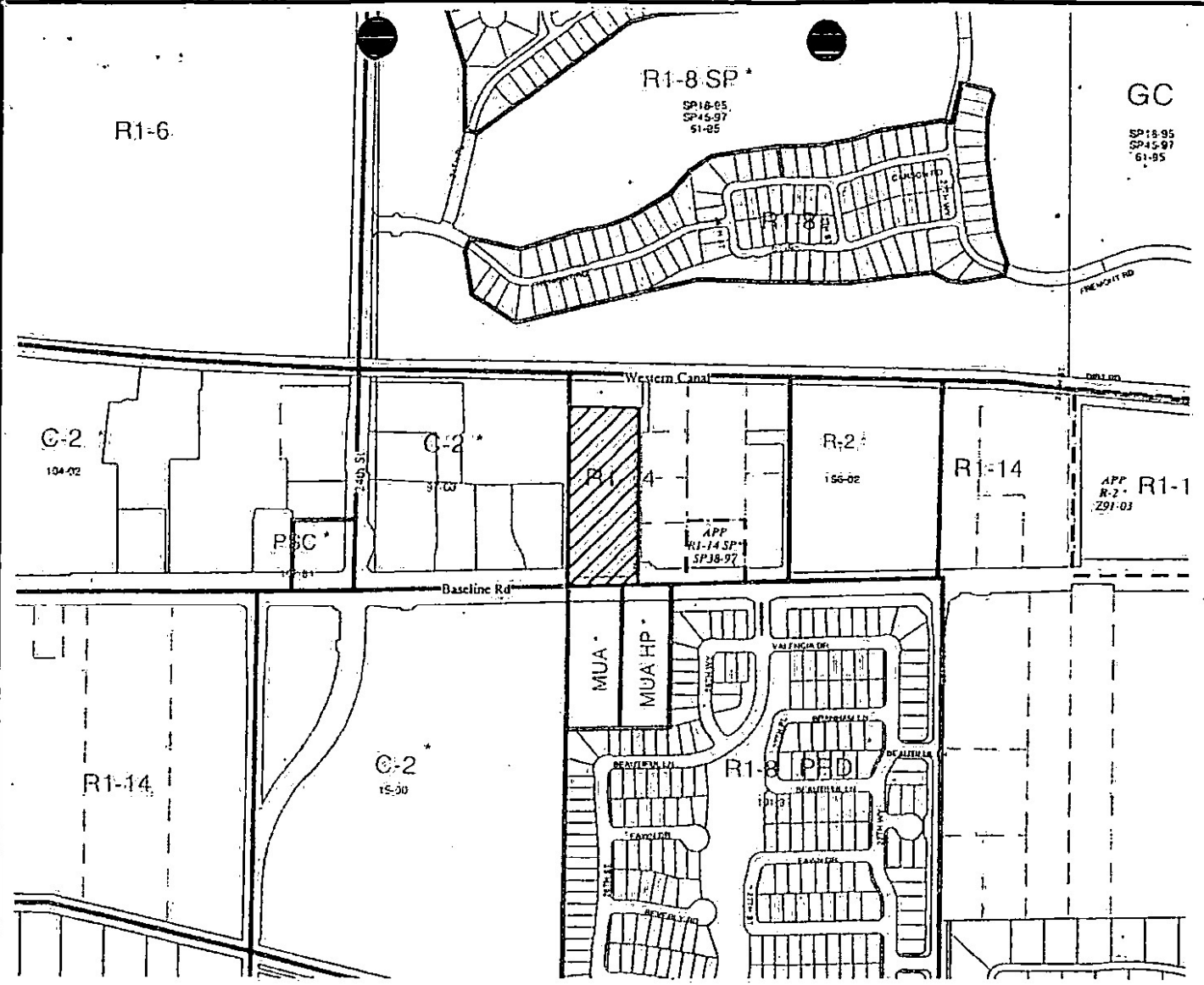
6. That right-of-way totaling 60-foot and a 20-foot sidewalk/trail easement shall be dedicated for the north half of Baseline Road, as approved by the Planning and Development Department.
7. That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest corner of 24th Street and Baseline Road, as approved by the Planning and Development Department.
8. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved or modified by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. That all perimeter walls shall consist of 3-feet block and 3-feet wrought iron, as approved or modified by the Planning and Development Department.
10. 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.

Sincerely,



Teresa Hillner
Planner III

c: Elyse DiMartino, P&D–Planning (Electronically)
Sandra Hoffman, P&D–Development (Electronically)
Greg Gonzales, NSD (Electronically)
Penny Parrella, City Council (Electronically)
Book
Case File



CITY OF PHOENIX PLANNING DEPARTMENT
South Mountain Village
 CITY COUNCIL DISTRICT: 8

APPLICANT'S NAME: Dave N. Mata/DNP Properties, LLC		REQUESTED CHANGE: FROM: R1-14 TO: C-1	
APPLICATION NO.: Z-63-05	DATE: 4-20-2005 REVISION DATES:	AERIAL PHOTO & QUARTER SEC. NO.: Q1-33 ZONING MAP: D9	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.17 Acres	MULTIPLES PERMITTED		
CONVENTIONAL OPTION		UNITS P.R.D. OPTION	

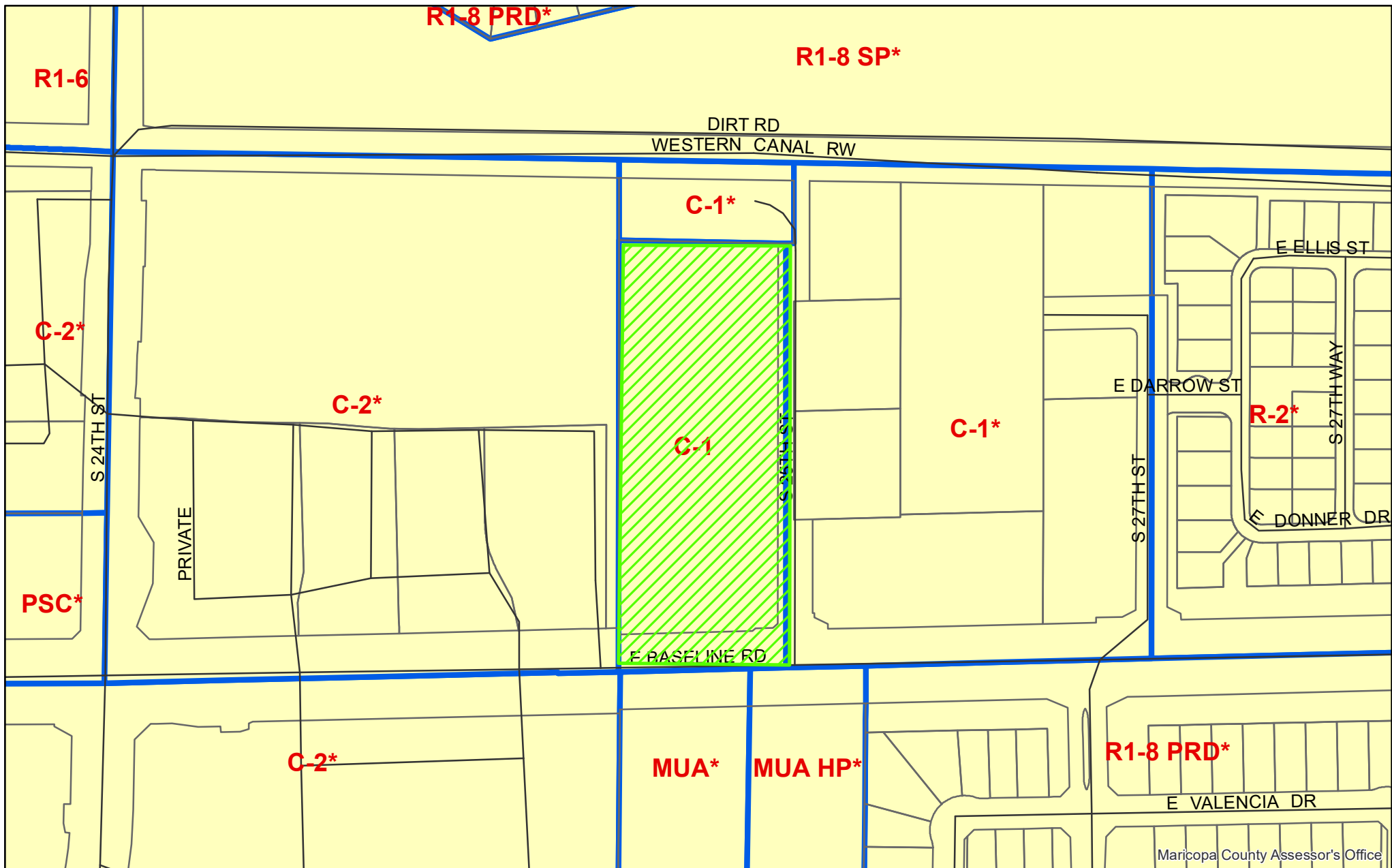
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office

PHO-2-21--Z-63-05-8

Property Location: Approximately 820 feet east of the northeast corner of 24th Street and Baseline Road



PHO-2-21--Z-63-05-8

Property Location: Approximately 820 feet east of the northeast corner of 24th Street and Baseline Road



MULTIFAMILY DATA:

GROSS ACREAGE: 8.12 ACRES

- 6-PLEX BUILDINGS: 3
- 27-PLEX BUILDING: 2
- 33-PLEX BUILDING: 2

TOTAL UNITS: 138

- PRIVATE GARAGE SPACES: 82
- PRIVATE DRIVEWAY SPACES: 62
- TANDEM PARKING IS ALLOWED TO COUNT TOWARDS REQUIRED PARKING

ADDITIONAL SURFACE/COVERED SPACES: 161

REQUIRE PARKING SPACES: 304

TOTAL PARKING SPACES PROVIDED: 304

SPACES TO UNIT RATION: 2.20

6-PLEX UNIT TYPE COUNT

- 2-BEDROOMS: 6

27-PLEX UNIT TYPE COUNT:

- 1-BEDROOMS: 12
- 2-BEDROOMS: 5
- 3-BEDROOMS: 10

33-PLEX UNIT TYPE COUNT:

- 1-BEDROOMS: 7
- 2-BEDROOMS: 22
- 3-BEDROOMS: 4

AVERAGE UNIT SF:

- 1-BEDROOM: 730 SF
- 2-BEDROOM: 1100 SF
- 3-BEDROOM: 1300 SF

*LANDSCAPE NOTES:

- PROVIDE SHRUBS AND VINE SCREENING OF ALL SOLID PERIMETER FENCING. SCREEN TO PROVIDE A MINIMUM OF 50% COVERAGE OF THE WALL WITHIN 2 YEARS. COVERAGE MAY BE REDUCED FOR DECORATIVE WALLS. SHRUBS TO BE A MINIMUM OF 5 GALS. TYP.
- ENTRY MONUMENT FEATURE SHALL INCLUDE A MINIMUM OF 250 SQ FT OF LANDSCAPE MATERIAL. A MINIMUM OF 3 PLANT VARIETIES INCLUDING ANNUALS RE TO BE PROVIDED WITHIN THE 250 SQ FT AREA. LANDSCAPE TO MAINTAIN A CONSTANT BLOOM.

Retail Lot Mix				
Lot #	Building Size	Site Coverage	Parking Spaces Required	Parking Spaces Provided
Lot 2	3,800	6.4%	30	33
Lot 3	2,050	6.4%	30	41
Lot 4	3,745	5.6%	38	40
Lot 5	3,003	5.8%	31	40
Lot 6	6,500	6.9%	65	66
Totals	19,098		194	220

CITY OF PHOENIX

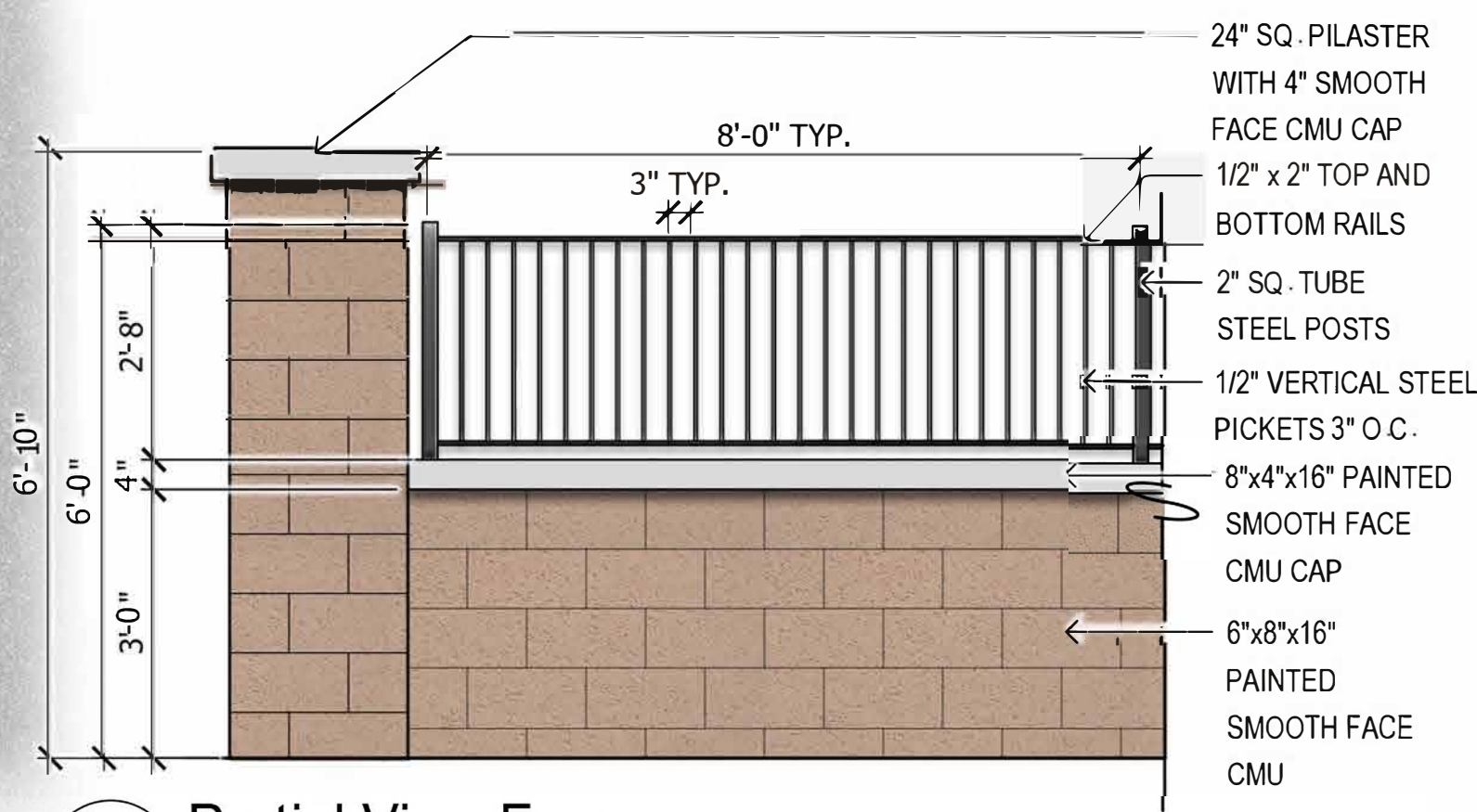
MAY 28 2021

Planning & Development Department

UNIT MIX				
	UNIT TYPE	SF	OCCURRENCES	TOTAL NET RENTABLE
A1	1 BED / 1 BATH	718	34	24,412
A2	1 BED / 1 BATH	853	4	3,412
B1	2 BED / 2 BATH	1100	52	57,200
B2	2 BED / 2 BATH	1100	20	22,000
C1	3 BED / 2 BATH	1300	28	36,400
Total			138	143,424

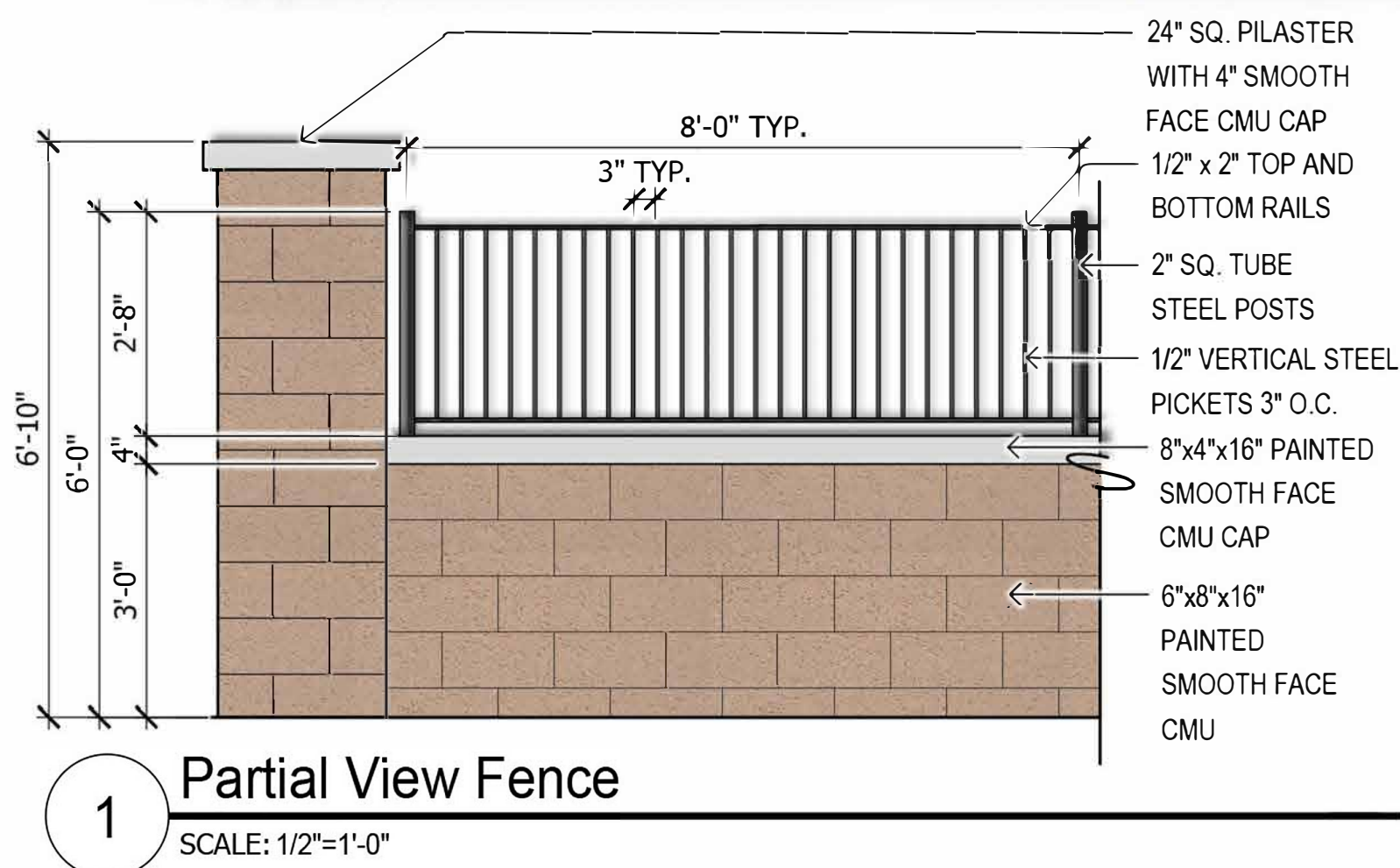
GROSS PROJECT SQUARE FOOTAGE			
LEVEL	GROSS	NET RENTABLE	COUNT
6-PLEX	8,246	6,600	3
27-PLEX	38,456	27,386	2
33-PLEX	48,956	34,426	2
CLUBHOUSE	3,000	N/A	1
TOTAL (ALL BLDGS)	202,562	143,424	

Baseline Density Point Calculation				
	R-3 Zoning	Current Plan	Units Required	Bonus Points Required
Density	15.23	16.99	1.76	32
Maximum with Bonus	17.4			
Bonus Point Goals				
	Points	Notes		
Major Entry Feature	10	Monument Sign with enhanced L, 2500		
Accent Material at Drive Entry	10	Stamped Concrete or Pavers at Club/Entry		
Street (trail/canal) furniture	5	Bench and shade structure at trail/canal		
Recreational Amenities				
Pool	10	Pool		
Amenity Area	10	West Side Amenity Area		
Community Room	10	Club Room and Gym		
Trail	5	Equestrian Trail		
Potential Points	60			



1 Partial View Fence

SCALE: 1/2"=1'-0"



GROSS ACREAGE: 8.12 ACRES		6-PLEX UNIT TYPE COUNT	
- 6-PLEX BUILDINGS: 3		- 2-BEDROOMS: 6	
- 27-PLEX BUILDING: 2		27-PLEX UNIT TYPE COUNT:	
- 33-PLEX BUILDING: 2		- 1-BEDROOMS: 12	
		- 2-BEDROOMS: 5	
		- 3-BEDROOMS: 10	
TOTAL UNITS: 138		33-PLEX UNIT TYPE COUNT:	
- PRIVATE GARAGE SPACES: 82		- 1-BEDROOMS: 9	
- PRIVATE DRIVEWAY SPACES: 62		- 2-BEDROOMS: 22	
- TANDEM PARKING IS ALLOWED TO COUNT TOWARDS REQUIRED PARKING		- 3-BEDROOMS: 4	
- ADDITIONAL SURFACE/COVERED SPACES: 161		AVERAGE UNIT SF:	
REQUIRE PARKING SPACES: 304		- 1-BEDROOM: 730 SF	
TOTAL PARKING SPACES PROVIDED: 304		- 2-BEDROOM: 1100 SF	
SPACES TO UNIT RATION: 2.20		- 3-BEDROOM: 1300 SF	

		UNIT MIX		
UNIT TYPE	SF	OCCURRENCES	TOTAL NET RENTABLE	
A1 1 BED / 1 BATH	718	34	24,412	
A2 1 BED / 1 BATH	853	4	3,412	
B1 2 BED / 2 BATH	1100	52	57,200	
B2 2 BED / 2 BATH	1100	20	22,000	
C1 3 BED / 2 BATH	1300	28	36,400	
Total		138	143,424	

GROSS PROJECT SQUARE FOOTAGE			
LEVEL	GROSS	NET RENTABLE	COUNT
6-PLEX	8,246	6,600	3
27-PLEX	38,456	27,386	2
33-PLEX	48,956	34,426	2
CLUBHOUSE	3,000	N/A	1
TOTAL (ALL BLDGS)	202,562	143,424	

Baseline Density Point Calculation				
	R-3 Zoning	Current Plan	Units Required	Bonus Points Required
Density	15.23	16.99	1.76	32
Maximum with Bonus	17.4			

Bonus Point Goals	Points	Notes
Major Entry Feature	10	Monument Sign with enhanced L, 2500
Accent Material at Drive Entry	10	Stamped Concrete or Pavers at Club/Entry
Street (trail/canal) furniture	5	Bench and shade structure at trail/canal
Recreational Amenities		
Pool	10	Pool
Amenity Area	10	West Side Amenity Area
Community Room	10	Club Room and Gym
Trail	5	Equestrian Trail
Potential Points	60	

*LANDSCAPE NOTES:

- PROVIDE SHRUBS AND VINE SCREENING OF ALL SOLID PERIMETER FENCING. SCREEN TO PROVIDE A MINIMUM OF 50% COVERAGE OF THE WALL WITHIN 2 YEARS. COVERAGE MAY BE REDUCED FOR DECORATIVE WALLS. SHRUBS TO BE A MINIMUM OF 5 GALS. TYP.
- ENTRY MONUMENT FEATURE SHALL INCLUDE A MINIMUM OF 250 SQ FT OF LANDSCAPE MATERIAL. A MINIMUM OF 3 PLANT VARIETIES INCLUDING ANNUALS RE TO BE PROVIDED WITHIN THE 250 SQ FT AREA. LANDSCAPE TO MAINTAIN A CONSTANT BLOOM.



Retail Lot Mix				
Lot #	Building Size	Site Coverage	Parking Spaces Required	Parking Spaces Provided
Lot 2	3,800	6.4%	30	33
Lot 3	2,050	6.4%	30	41
Lot 4	3,745	5.6%	38	40
Lot 5	3,003	5.8%	31	40
Lot 6	6,500	6.9%	65	66
Totals	19,098		194	220

CITY OF PHOENIX

MAY 28 2021

Planning & Development
Department



DESIGN
STUDIO
ARCHITECTS

5730 SOUTH CURTICE ST
LITTLETON, CO 80120
(720) 485-5577

PHO-2-21-Z-63-05-8

RESIDENCES AT BASELINE

PHOENIX, ARIZONA
SCHEMATIC ELEVATIONS
05.11.2021

Proposed Elevations

CITY OF PHOENIX

MAY 28 2021

Planning & Development
Department

Hearing Date: 7/21/2021

OVERALL LOT:
PARCEL LINE ACREAGE:
157,418 sf = 3.61 ACRES
GROSS ACREAGE (INCLUDING 1/2 STREET)
179,767 sf = 4.13 ACRES
OVERALL SITE COVERAGE:
117,721 SF / 157,418 = 75%

PARKING CALCULATIONS:

	SQUARE FOOTAGE	REQUIRED	PROVIDED
RESTAURANTS =	2,500 sf	1/50	7R
RETAIL 1 =	6,016 sf	1/300	25
RETAIL 2 =	21,472 sf	1/300	108
TOTAL =	29,988 sf	1.42 STALLS	161 STALLS

PARCEL 1:
LINE ACREAGE = 30,771 sf = .71 ACRES
GROSS ACREAGE (INCLUDING 1/2 STREET) = 40,804 sf = .94 ACRES
GROSS BUILDING AREA = 6,016 sf
F.A.R. = 6,016 / 40,804 = 15%
LOT COVERAGE = 22,020 / 30,771 = 72%
BUILDING HEIGHT = 21'
PARCEL 2:
LINE ACREAGE = 37,142 SF = .85 ACRES
GROSS ACREAGE (INCLUDING 1/2 STREET) = 40,780 SF = .94 ACRES
GROSS BUILDING AREA = 2,500 sf
F.A.R. = 2,500 / 40,780 = 6%
LOT COVERAGE = 25,245 / 37,142 = 68%
BUILDING HEIGHT = 21'
PARCEL 3:
LINE ACREAGE = 89,624 SF = 2.06 ACRES
GROSS ACREAGE (INCLUDING 1/2 STREET) = 98,228 SF = 2.26 ACRES
GROSS BUILDING AREA = 21,472 sf
F.A.R. = 21,472 / 98,228 = 22%
LOT COVERAGE = 70,456 / 89,624 = 79%
BUILDING HEIGHT = 21'



VICINITY MAP

CITY OF PHOENIX

FEB 19 2016

Planning & Development
Department

108 MANOR WHITE
E.I.F.S.

ACM METAL PANEL

7.2 METAL PANEL

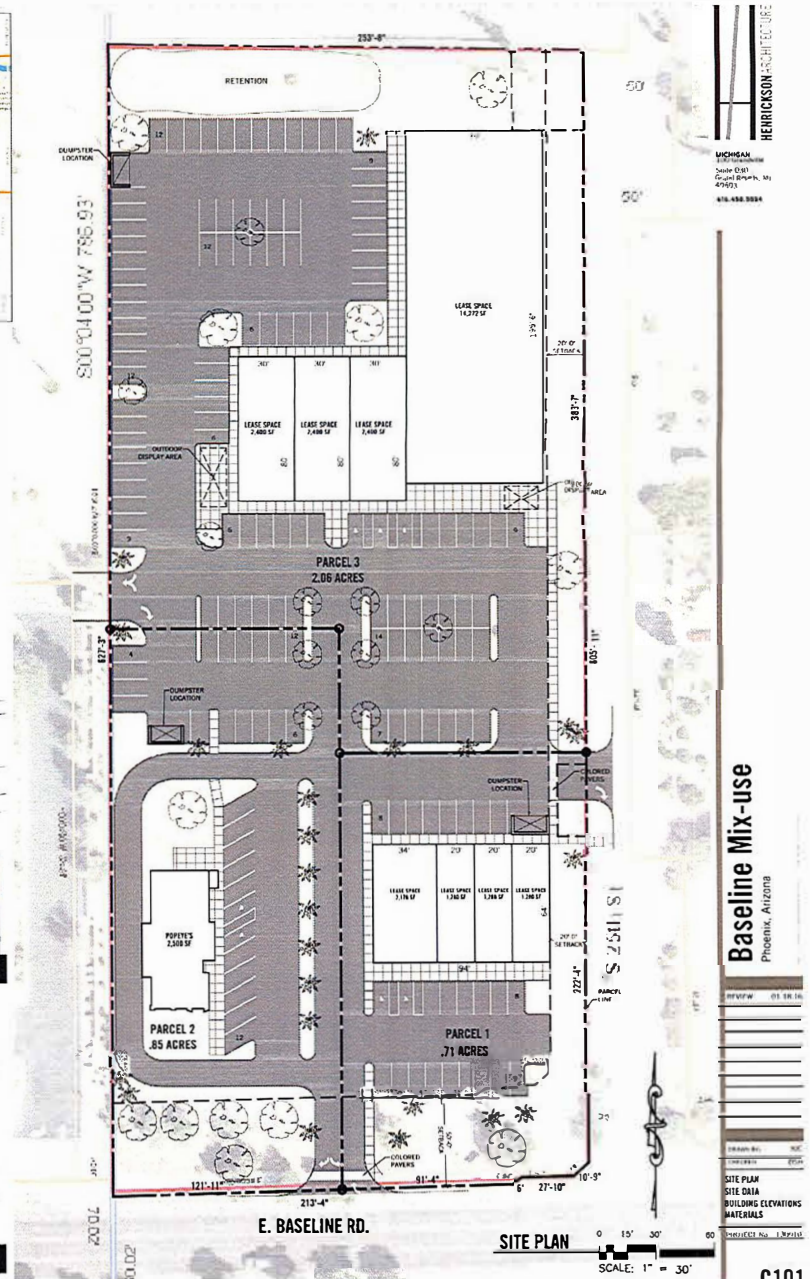
CLEAR ANODIZED ALUMINUM
STOREFRONT SYSTEM

CMU-CONSUMERS CONCRETE
CANYONBLEND

CMU-CONSUMERS CONCRETE
PECAN

FRONT ELEVATION 1

FRONT ELEVATION 2



May 18, 2016

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "This would allow the customer a one stop shop as we are a full service grocery store."

Staff Recommendation

Staff recommended approval of this application, noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances prior to beginning operations.

Ms. Pastor addressed the applicant and asked for confirmation if the business would comply with agreements previously made between the neighborhood and the applicant. She was specifically concerned with the applicant's willingness to refrain from selling single servings of alcohol.

Mr. Adam Baugh explained El Super #55 was going to honor the agreement with the neighborhood and not sell single serving containers of alcohol.

MOTION was made by Ms. Pastor, **SECONDED** by Mrs. Williams that Item 11 be recommended for approval.

Mayor Stanton commented Mr. Randy Roberts, Ms. AJ Marsden, Mr. Paul Enniss, and Mr. Randy Nations submitted comment cards in favor of the item; however, they did not wish to speak.

MOTION CARRIED UNANIMOUSLY.

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

MOTION was made by Vice Mayor Gallego, **SECONDED** by Ms. Pastor that Items 19 through 80 be adopted except for Items 20, 22(A), 22(K), 23, 30, 42, 48, 56, and 77; that Item 32 be continued until September 7, 2016; that Item 47 be continued until June 15, 2016; and that Item 19 be withdrawn.

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

MOTION CARRIED UNANIMOUSLY.

May 18, 2016

ITEM 72

DISTRICTS 2, 3, AND 8

**MODIFICATION OF
STIPULATION REQUEST FOR
RATIFICATION OF APRIL 20,
2016 PLANNING HEARING
OFFICER ACTION**

The Council heard request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, April 20, 2016.

APPLICATION #: Z-128-06-2

DISTRICT: 5

EXISTING ZONING: RE-35, App A-1 OLFSP

LOCATION: Approximately 450 feet east of the northeast corner of 29th Place and Mohawk Lane

ACREAGE: 3.99

PROPOSAL: 1) Modification of Stipulation 1 regarding general conformance with the site plan date stamped October 2, 2006.
2) Modification of Stipulation 1.a. regarding the width of perimeter landscape setbacks.
3) Modification of Stipulation 1.b. regarding landscape material, size, spacing and ground cover.
4) Modification of Stipulation 2 regarding general conformance with the elevations date stamped October 2, 2006.
5) Technical correction to Stipulation 3.

APPLICANT: Bob Winton, Winton Architects

OWNER: G&G Phoenix, LLC

REPRESENTATIVE: Bob Winton, Winton Architects

STIPULATIONS

SITE PLAN AND ELEVATIONS

1. That the development shall be in general conformance with the site plan date stamped ~~October 2, 2006~~ FEBRUARY 17, 2016, as approved or modified by the PLANNING AND Development Services Department with ~~specific regard to Commerce Park District standards (Section 626.H)~~ and the following:

May 18, 2016

10. Elevations shall be submitted to the Laveen Village Planning Committee for administrative review and comment.
11. All fencing constructed on the single-family residential lots along the perimeters of the residential development shall be open/view fencing. The fencing may consist of a two-foot solid masonry wall with four feet of view fencing. This may include a maximum of four-foot wide solid masonry fence at each corner of the lot, as approved by the Planning and Development Department.
12. All homes shall be limited to single story, not to exceed 25 feet in building height.
13. For homes constructed on the perimeters of the development area, single-family detached homes shall be separated by a minimum of 15 feet ~~and single-family attached home clusters shall be separated by a minimum of 20 feet~~, as approved by the Planning and Development Department.
14. Houses with the same floor plan and architectural elevations shall not be located next to or across the street from one another.
15. That each custom lot shall have a separate grading and drainage plan approved by the Planning and Development Department.
16. Solid block walls or privacy fencing shall not be constructed outside of the building envelope on custom lots.
17. All fencing constructed outside of the building envelope on custom lots shall be of an open/view fencing type.
18. There shall be no perimeter fencing along the project property boundary.

Concurrence

On April 11, 2016, the Laveen Village Planning Committee voted 10-0 to recommend approval with a stipulation modification.

On April 20, 2016, the Planning Hearing Officer recommended approval with modifications.

APPLICATION #: Z-63-05-8
DISTRICT: 8
EXISTING ZONING: R1-14 App. C-1 BAOD

May 18, 2016

LOCATION: Approximately 820 feet east of the northeast corner of
24th Street and Baseline Road

ACREAGE: 4.13

PROPOSAL: 1) Modification to Stipulation 1 regarding general
conformance to a site plan.
2) Deletion of Stipulation 2 regarding commencing
development within 24 months.
3) Modification of Stipulation 4 regarding points of
access.

APPLICANT: Paul Gilbert, Beus Gilbert PLLC

OWNER: Vahik S. Sahakian

REPRESENTATIVE: Paul Gilbert, Beus Gilbert PLLC

STIPULATIONS

1. That the subject property shall be developed in general conformance to the site plan and elevations date stamped ~~April 15, 2005~~ FEBRUARY 19, 2016, as modified by the following stipulations and as approved by the PLANNING AND Development ~~Services~~ Department.
- ~~2.~~ That ~~approval shall be conditioned upon development commencing within 24 months of City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance.~~
- ~~3.~~ That the subject property be developed with only one access on
2. 25th Street as approved by the PLANNING AND Development ~~Services~~ Department.
- ~~4.~~ That the developer provide ~~two~~ ONE points of cross access from the
3. subject property to the commercial site located to the west of the site, as approved by the PLANNING AND Development ~~Services~~ Department.
- ~~5.~~ That prior to site plan approval, the property owner shall record
4. documentation that discloses to purchasers of property within the development the existence and operational characteristics of Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
- ~~6.~~ That the developer provide a 10-foot wide multi-use trail with a 30-foot trial
5. easement along the north side of Baseline Road, as approved by the PLANNING AND Development ~~Services~~ Department.

May 18, 2016

7. That right-of-way totaling 60-foot and a 20-foot sidewalk/trail easement
6. shall be dedicated for the north half of Baseline Road, as approved by the PLANNING AND Development ~~Services~~ Department.
8. That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the
7. northwest corner of 24th Street and Baseline Road, as approved by the PLANNING AND Development ~~Services~~ Department.
9. That the developer shall construct all streets adjacent to the development
8. with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved or modified by the PLANNING AND Development ~~Services~~ Department. All improvements shall comply with all ADA accessibility standards.
10. That all perimeter walls shall consist of 3-foot block and 3-foot wrought
9. iron, as approved or modified by the PLANNING AND Development ~~Services~~ Department.
10. 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.

Concurrence

The South Mountain Village Planning Committee did not to hear this request.

On April 20, 2016, the Planning Hearing Officer recommended approval with an additional stipulation.

ITEM 73

DISTRICT 8

**FINAL PLAT - RANCHO
ARCADIA - 150110 -
NORTHEAST CORNER OF
NORTH 40TH STREET AND
EAST OAK STREET**

Plat # 150110

Project # 15-1629

Name of Plat: Rancho Arcadia

Owner(s): Cryptomonde LLC

Engineer(s): Del Rio Engineering & Barnett Land Surveying, LLC

Request: A five-lot Residential Plat

REPORT OF PLANNING HEARING OFFICER ACTION
Teresa Hillner, Planner III, Hearing Officer
Elyse DiMartino, Planner I, Assisting

April 20, 2016

ITEM 7

DISTRICT 8

SUBJECT:

Application #: PHO-1-16 – Z-63-05-8
Zoning: R1-14 App. C-1 BAOD
Location: Approximately 820 feet east of the northeast corner of 24th Street and Baseline Road
Acreage: 4.13
Request: 1) Modification to Stipulation 1 regarding general conformance to a site plan.
2) Deletion of Stipulation 2 regarding commencing development within 24 months.
3) Modification of Stipulation 4 regarding points of access.
Applicant: Paul Gilbert, Beus Gilbert PLLC
Owner: Vahik S. Sahakian
Representative: Paul Gilbert, Beus Gilbert PLLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with an additional stipulation.

Village Planning Committee (VPC) Recommendation: The South Mountain Village Planning Committee chose not to hear this request.

DISCUSSION:

Mr. Jeff Blilie explained his request to modify the site plan, modify points of access, and deletion regarding commencing development within 24 months.

Ms. Hillner asked why the points of access need to be modified. Mr. Blilie stated there were two points of cross-access proposed; however, only one could be negotiated. There will not be an access point to the proposed park-and-ride to the west. There will still be one point of access to the existing commercial. She noted that the proposal allows for safer access from Baseline Road.

Mr. Blilie stated the site plan and elevations were updated to achieve a more urban agrarian style and meet the requirements of the Baseline Area Overlay District.

Ms. Hillner asked if the property meets the canal. Mr. Blilie clarified there is a single-family residence that serves as a buffer from the canal. She stated the project compliments the existing neighborhood better than the previously approved plans.

Ms. Hillner recommended approval with an additional stipulation.

FINDINGS:

1. The updated site plan is designed to keep the commercial traffic off of Baseline Road and internal to the retail center to the west. The revised site plan offers a buffer to the existing residential to the north and east of the site.
2. The original elevations are now over ten years old. The revised elevations are updated and includes the agrarian theme that is along Baseline Road. The proposed elevations are complementary to the existing commercial development to the west.

DECISION:

The Planning Hearing Officer recommended approval with an additional stipulation.

STIPULATIONS:

1.	That the subject property shall be developed in general conformance to the site plan and elevations date stamped April 15, 2005 FEBRUARY 19, 2016, as modified by the following stipulations and as approved by the PLANNING AND Development Services Department.
2.	That approval shall be conditioned upon development commencing within 24 months of City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance.
3. 2.	That the subject property be developed with only one access on 25th Street as approved by the PLANNING AND Development Services Department.
4. 3.	That the developer provide two ONE points of cross access from the subject property to the commercial site located to the west of the site, as approved by the PLANNING AND Development Services Department.
5. 4.	That prior to site plan approval, the property owner shall record documentation that discloses to purchasers of property within the development the existence and operational characteristics of Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.
6. 5.	That the developer provide a 10-foot wide multi-use trail with a 30-foot trial easement along the north side of Baseline Road, as approved by the PLANNING AND Development Services Department.
7. 6.	That right-of-way totaling 60-foot and a 20-foot sidewalk/trail easement shall be dedicated for the north half of Baseline Road, as approved by the PLANNING AND Development Services Department.
8. 7.	That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northwest corner of 24th Street and Baseline Road, as approved by the PLANNING AND Development Services Department.
9. 8.	That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved or modified by the PLANNING AND Development Services Department. All improvements shall comply with all ADA accessibility standards.

10-9.	That all perimeter walls shall consist of 3-feet block and 3-feet wrought iron, as approved or modified by the PLANNING AND Development Services Department.
10.	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.

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. Please contact the Planning and Development Department, Elaine Noble at voice number 602-495-0256 or TTY use 7-1-1