



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-275-Y-80-6
February 19, 2019

Ahwatukee Foothills [Village Planning Committee](#) Meeting Date: February 25, 2019

[Planning Commission](#) Hearing Date: March 7, 2019

Request From: [C-1](#) PCD (Neighborhood Retail, Planned Community District) (2.90 Acres)

Request To: [C-2](#) PCD (Intermediate Commercial, Planned Community District) (2.90 acres)

Proposed Use: Commercial

Location: Northwest corner of 32nd Street and Amber Ridge Way

Owner: Pecos Vacant Land, LLC
Mountainside Martial Arts, LLC

Applicant: Kathy Sponsel, Studio Elevate, PLLC

Representative: MPB Realty Services

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	32nd Street	Arterial	55-foot west half street
	Chandler Boulevard	Major Arterial	55-foot south half street
	Amber Ridge Way	Private Street	Varies, 17 to 25-foot north half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal would allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area while being mindful of the single-family residential subdivision south and west of the property.

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal would allow the establishment of new commercial businesses that are consistent with the Commercial General Plan Land Use Map designation in the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining, and recreational options for residents.

The proposal promotes the expansion of commercial uses which will further diversify the types of business that will serve the residents in the area. Further, the proposed development is consistent with the scale, design, and zoning that has been approved in the surrounding area.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix](#)

See Background Item No. 7 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial	C-1 PCD
North (Across Chandler Blvd)	Single-family residential subdivision, open space	R1-6 PCD
South	Single-family residential	R-2 PCD
East	Commercial	C-1 PCD

East (Across 32nd Street)	Commercial	C-2 PCD
West	Single-family residential	R-2 PCD

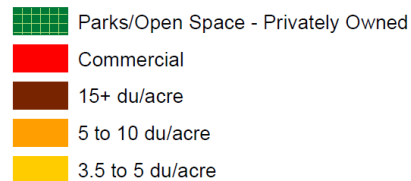
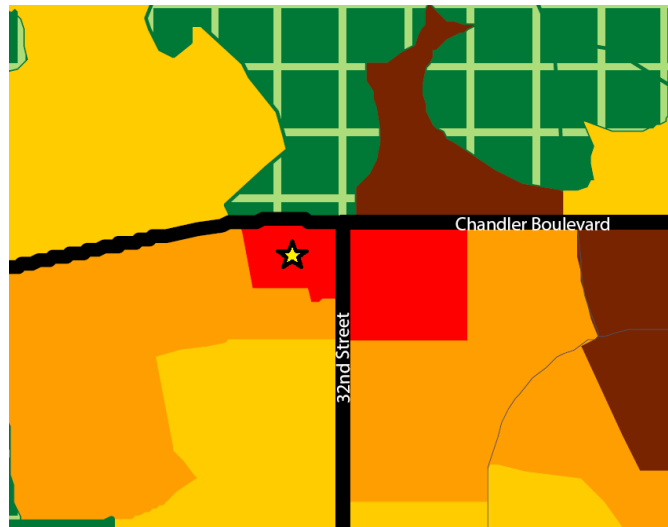
C-2 PCD		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
North (Adjacent to Chandler Blvd)	25 feet Average, Minimum 20 feet permitted for up to 50% of structure	Met – 25 feet
North (Adjacent to C-2)	0 feet	Met – 0 feet
South (Adjacent to R-2)	25 feet (1-story)	Met – 25 feet
East (Adjacent to 32nd Street)	25 feet Average, Minimum 20 feet permitted for up to 50% of structure	Met – Varies, minimum 20 feet
East (Adjacent to C-2)	0 feet	Met – 0 feet
West (Adjacent to R-2)	25 feet (1-story)	Met – 25 feet
Lot Coverage	Maximum 50%	Met – 25.4%
Building Height	15 feet Maximum at 25-foot Setback	Met – 15 feet
Parking	Minimum 117 Spaces Required	110 Provided (Variance approved to reduce required parking – ZA-539-96)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone an approximately 2.90-acre property located at the northwest corner of 32nd Street and Amber Ridge Way from C-1 PCD (Neighborhood Retail, Planned Community District) to C-2 PCD (Intermediate Commercial, Planned Community District). The request to rezone is to allow a number of additional commercial uses that are not permitted in the C-1 district. There are no changes proposed to the site at this time.

2. The subject site is designated Commercial on the General Plan Land Use Map. The proposal is consistent with this designation. Properties to the east share this designation. The land to the south and west of the subject site is designated for single family residential at 5 to 10 dwelling units per acre on the General Plan Land Use Map. Property to the north has a General Plan Land Use Map designation of Parks/Open Space – Privately Owned.



General Plan Land Use Map – Source: City of Phoenix Planning and Development Department

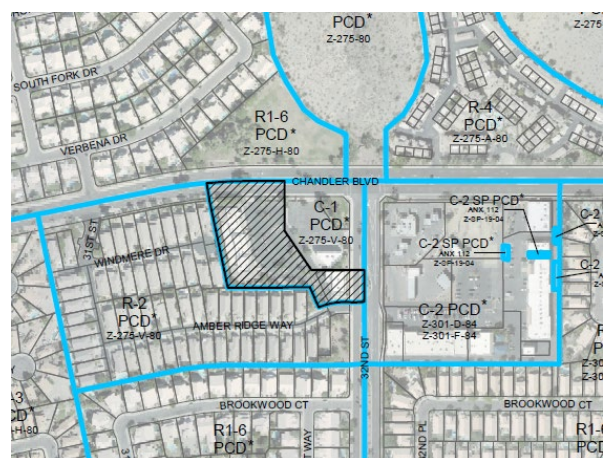
SURROUNDING USES AND ZONING

3. The subject site is developed commercial property and is currently zoned C-1 PCD (Neighborhood Retail, Planned Community District).

North of the subject site is an existing single-family residential subdivision zoned R1-6 PCD (Single-Family Residence District, Planned Community District) and another commercial site zoned C-1 PCD (Neighborhood Retail, Planned Community District).

South and west of the subject site is an existing single-family residential subdivision zoned R-2 PCD (Multifamily Residence District, Planned Community District).

East of the subject site are existing



Surrounding Land Uses – Source: City of Phoenix Planning and Development Department

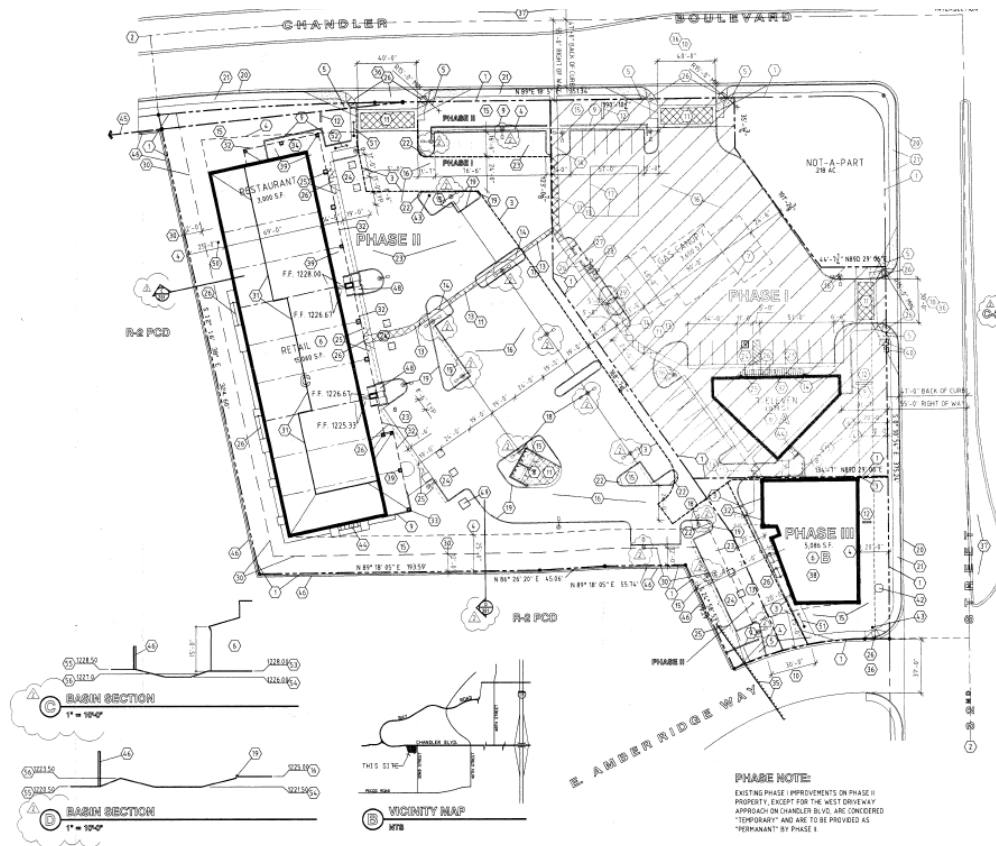
commercial properties, zoned C-1 PCD (Neighborhood Retail, Planned Community District) and C-2 PCD (Intermediate Commercial, Planned Community District).

4. The subject site is an existing commercial development known as El Pedregal Point, and was developed in the 1990s. The request to rezone applies to the two existing commercial pads on the interior of the site, but not the animal hospital located on the hard corner of 32nd Street and Chandler Boulevard. The C-2 zoning district allows for additional retail uses as well as limited wholesale and service uses. To protect surrounding areas, many of the more intense uses found within the C-2 zoning district require use permits in order to provide additional staff review and neighborhood outreach.

PROPOSAL

5. **Conceptual Site Plan**

The subject site consists of two parcels with existing commercial buildings on site. No new development is being proposed on the subject site at this time. The subject site has frontage on two arterial streets, 32nd Street and Chandler Boulevard, and one private street, Amber Ridge Way. Access is currently provided with a driveway from Chandler Boulevard and a driveway from Amber Ridge Way. To ensure access to the site continues as it does today, staff is recommending a general conformance to the existing site plan. This request can be found in Stipulation No. 1.



Existing Site Plan – Source: Shelner Day Associates, LTD

6. Elevations

Elevations were not submitted as part of this rezoning request. There are two existing commercial buildings on site, and no building changes are proposed as part of this request.

STUDIES AND POLICIES

7. Reimagine Phoenix

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's rezoning request submittals.

COMMUNITY INPUT SUMMARY

8. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

9. The Street Transportation Department has reviewed the request to rezone and has not requested any stipulations.
10. The Water Services Department indicated that the site has existing water and sewer mains within Chandler Boulevard and 32nd Street that are currently serving the development.
11. The Fire Department does not anticipate any problems associated with this rezone case, but shall require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
12. The Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. The Parks and Recreation Department has reviewed the proposed site plan and rezoning request, and does not have and comments or stipulations at this time.
14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 3, 4 and 5.

OTHER

15. This site is located within the Mountain Park Ranch Planned Community Development. This parcel was rezoned to C-1 PCD (Neighborhood Retail, Planned Community Development) in 1996 with a single stipulation requiring a height limit of 18 feet. This stipulation has been carried over to ensure consistency with prior zoning cases. This is addressed in Stipulation No. 2.

16. 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 request is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposed development is appropriate at this location and is consistent with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped December 14, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. All development on the site shall be limited to a maximum building height of 18 feet.
3. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological 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.
4. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
5. 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.

Writer

Cody White

February 19, 2019

Staff Report: Z-275-Y-80-6
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Team Leader

Samantha Keating

Exhibits

Zoning sketch

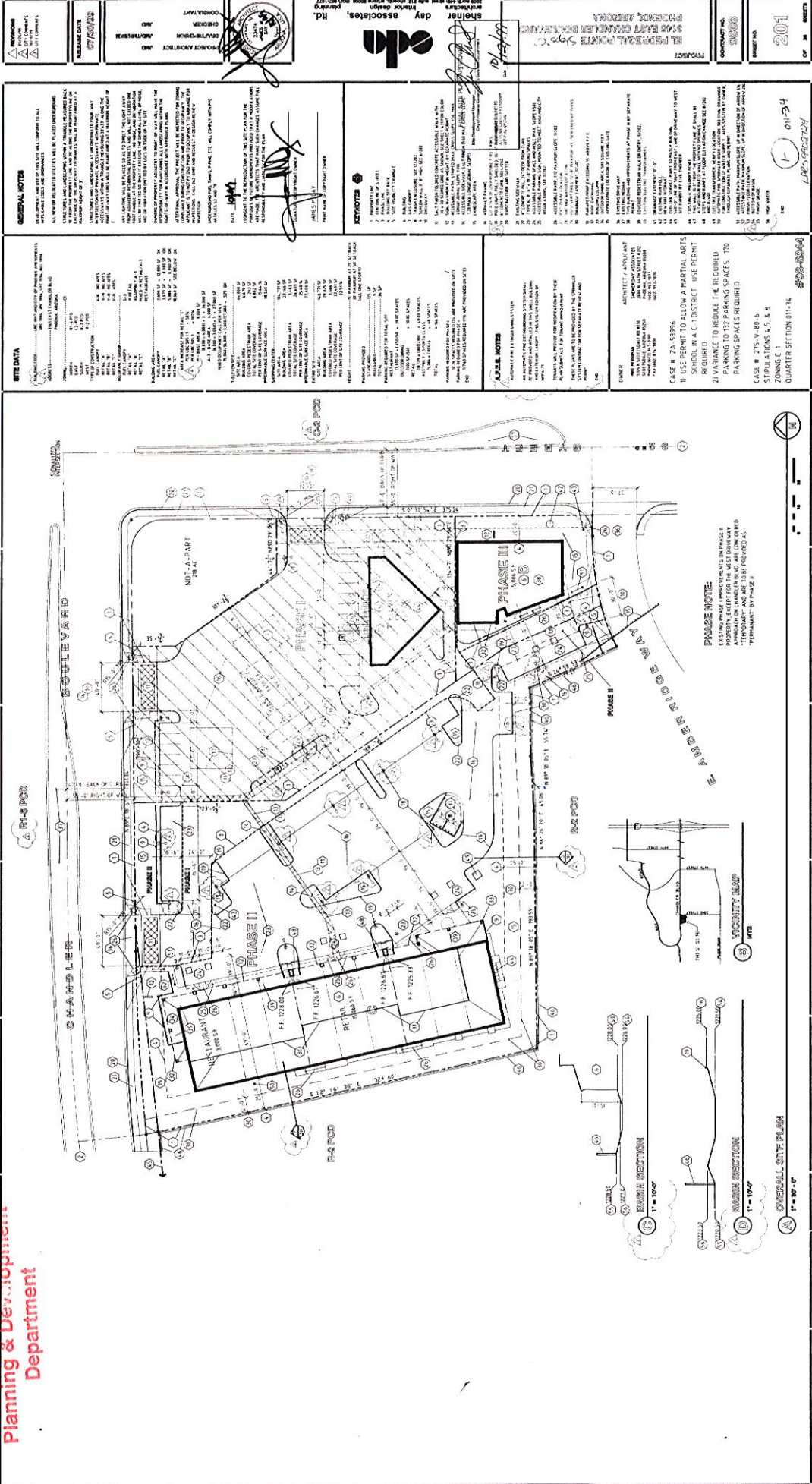
Aerial

Site plan date stamped December 14, 2018 (1 Page)

CITY OF PHOENIX

DEC 14 2018

Planning & Development
Department



DATE	REVISIONS
10/10/18	1. PREPARED FOR REVIEW
10/10/18	2. PREPARED FOR REVIEW
10/10/18	3. PREPARED FOR REVIEW
10/10/18	4. PREPARED FOR REVIEW
10/10/18	5. PREPARED FOR REVIEW
10/10/18	6. PREPARED FOR REVIEW
10/10/18	7. PREPARED FOR REVIEW
10/10/18	8. PREPARED FOR REVIEW
10/10/18	9. PREPARED FOR REVIEW
10/10/18	10. PREPARED FOR REVIEW
10/10/18	11. PREPARED FOR REVIEW
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10/10/18	15. PREPARED FOR REVIEW
10/10/18	16. PREPARED FOR REVIEW
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10/10/18	25. PREPARED FOR REVIEW
10/10/18	26. PREPARED FOR REVIEW
10/10/18	27. PREPARED FOR REVIEW
10/10/18	28. PREPARED FOR REVIEW
10/10/18	29. PREPARED FOR REVIEW
10/10/18	30. PREPARED FOR REVIEW

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES AND ALL APPLICABLE ORDINANCES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND ANY OTHER AGENCIES.
- THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- THE DEVELOPER SHALL MAINTAIN ALL UTILITIES AND SERVICES IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED LANDSCAPING AND TREES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED SIGNAGE AND MARKINGS.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TRAFFIC CONTROL MEASURES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PUBLIC UTILITIES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PRIVATE UTILITIES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED WATER AND SEWER SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED GAS AND OIL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TELEPHONE AND CABLE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED FIBER OPTIC SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED POWER AND LIGHTING SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED SECURITY SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ACCESSIBILITY SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED SAFETY SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ENVIRONMENTAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED HISTORIC PRESERVATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED CULTURAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED COMMUNITY SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ECONOMIC DEVELOPMENT SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED SOCIAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED HEALTH SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED EDUCATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED RECREATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ARTS AND CULTURE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TOURISM SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TRANSPORTATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED INFRASTRUCTURE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PUBLIC WORKS SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED POLICE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED FIRE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED EMERGENCY SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED LEGAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED FINANCIAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED BUSINESS SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PROFESSIONAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TECHNICAL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED INFORMATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED COMMUNICATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED MEDIA SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED PUBLICATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED DISTRIBUTION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED RETAIL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED FOOD SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED BEVERAGE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ACCOMMODATION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TRAVEL SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED TOUR SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED EVENT SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED CONVENTION SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED MEETING SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED CONFERENCE SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED SEMINAR SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED WORKSHOP SERVICES.
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- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED RESEARCH SERVICES.
- THE DEVELOPER SHALL MAINTAIN ALL EXISTING AND PROPOSED ANALYSIS SERVICES.
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PHASE NOTE: APPROXIMATE CHANGES TO PHASE I, II, AND III ARE SHOWN AS A PROPERTY. ACCEPT FOR THE WEST BOUNDARY TERMINATION BY PHASE I.

VELOCITY MAP: THIS IS NOT A VELOCITY MAP. THIS IS A VELOCITY MAP.

GENERAL SITE PLAN: 1" = 200'

SCALE: 1" = 200'

DATE: 10/10/18

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

PROJECT: [Project Name]

LOCATION: [Location]

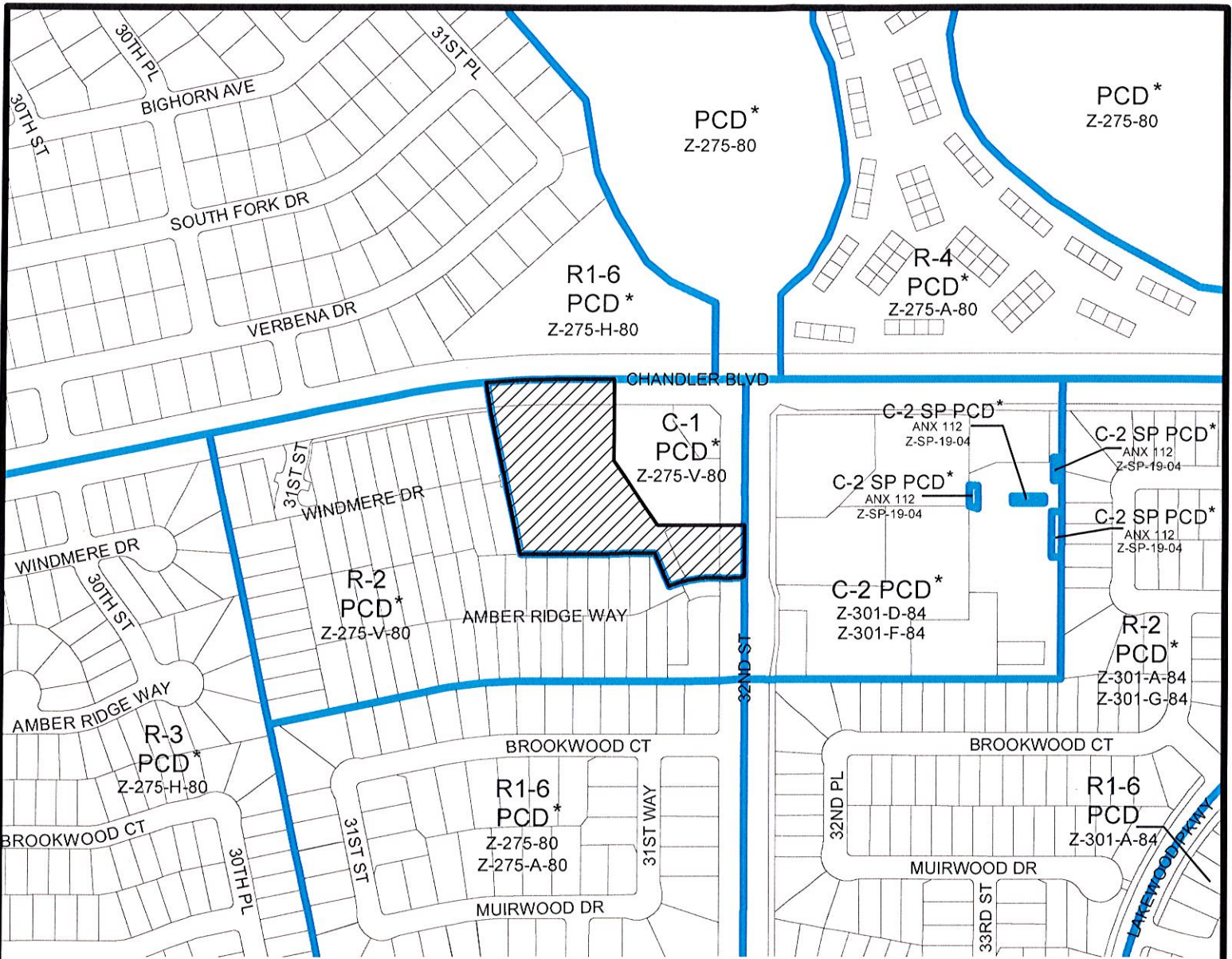
OWNER: [Owner Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

PLANNING & DEVELOPMENT DEPARTMENT

CITY OF PHOENIX



Miles

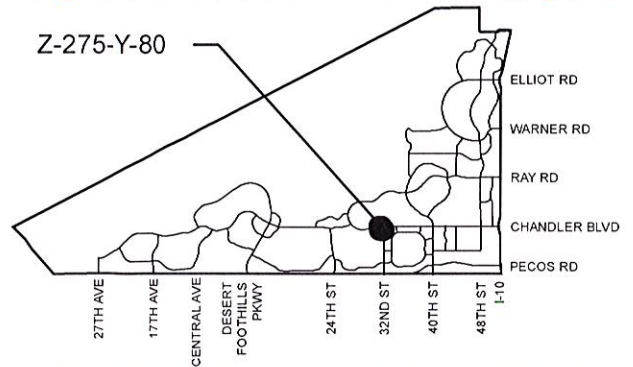


AHWATUKEE FOOTHILLS VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Kathy Sponsel, Studio Elevate PLLC**

REQUESTED CHANGE:

FROM: **C-1 PCD (2.90 a.c.)**

APPLICATION NO. **Z-275-Y-80**

DATE: **1/3/2019**
REVISION DATES:

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

2.90 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 11-34

ZONING MAP
A-10

TO: **C-2 PCD (2.90 a.c.)**

MULTIPLES PERMITTED

C-1 PCD

C-2 PCD

CONVENTIONAL OPTION

42

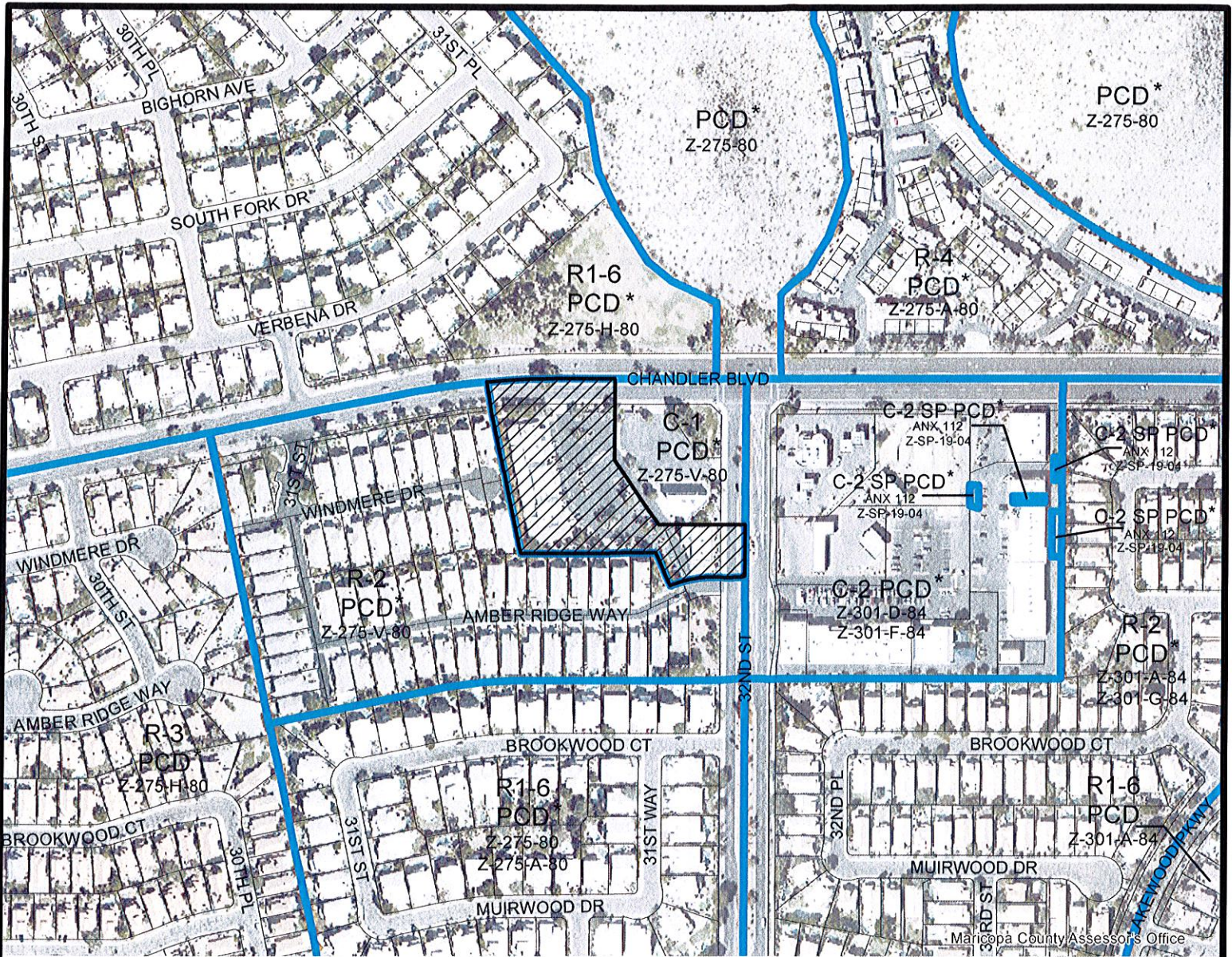
42

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

50

50

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



Maricopa County Assessor's Office



Miles

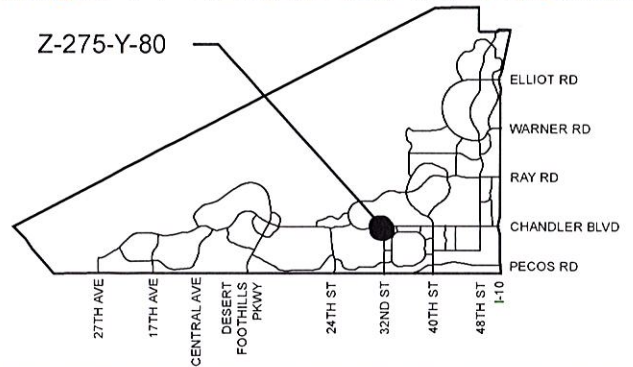


AHWATUKEE FOOTHILLS VILLAGE

CITY COUNCIL DISTRICT: 6



Z-275-Y-80



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TO: **C-2 PCD (2.90 a.c.)**

MULTIPLES PERMITTED

C-1 PCD

C-2 PCD

CONVENTIONAL OPTION

42

42

* UNITS P.R.D. OPTION

50

50

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