

# Attachment C

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



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Joshua Bednarek  
Planning & Development Department Director  
**Date:** February 16, 2024

**Subject: P.H.O. APPLICATION NO. PHO-1-24--Z-29-20-6** – 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 **March 20, 2024**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov) or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **February 23, 2024**.

### **DISTRIBUTION**

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



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-24--Z-29-20-6

Council District: 6

**Request For:** Stipulation Modification

**Reason for Request:** Request to modify Stipulation 1 regarding general conformance with the elevations date stamped June 11, 2020.;Request to modify Stipulation 3 regarding the landscape setback.;Request to modify Stipulation 6 regarding the sidewalk easement.;Request to delete Stipulation 9 regarding the Special Flood Hazard Area.

### Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Jordan Greenman	Applicant	1111 West Woodland Avenue, Phoenix AZ 85007			jegreenmanconsulting@gmail.com
Jordan Greenman	Representative	1111 West Woodland Avenue, Phoenix AZ 85007			jegreenmanconsulting@gmail.com
Chris Morrison	Owner	4633 North 44th Street, Phoenix AZ 85018			

**Property Location:** Southeast corner of 44th Street and Calle Allegre

**Acreage:** 0.48

### Geographic Information

Zoning Map	APN	Quarter Section
H11	171-35-029A	Q18-38
Village: Camelback East		

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

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

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

Signature: \_\_\_\_\_ DATE: \_\_\_\_\_

### Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	02/08/24	PHO (3+ stipulations)



**Jordan Evan Greenman**  
1111 West Woodland Avenue  
Phoenix, AZ 85007  
Phone: 248.225.0428  
jordan@greenmanlawfirm.com

January 9, 2024

City of Phoenix Planning and Development  
Phoenix City Hall – Second Floor  
200 West Washington Street  
Phoenix, AZ 85003

**CITY OF PHOENIX**

**JAN 09 2024**

**Planning & Development  
Department**

**Planning Hearing Office Narrative for Stipulation Modification in Zoning Case Z-29-20-6 at  
4633 North 44<sup>th</sup> Street (KIVA 23-1527)**

To whom it may concern,

Greenman Law, representing Mr. Chris Morrison and RETSY, proudly presents the enclosed Planning Hearing Officer Stipulation Modification request for a proposed real estate office at 4633 North 44th Street in Phoenix, Arizona 85018 (APN: 171-35-029A). Positioned along North 44th Street, the parcel borders East Calle Allegre to the north and a 16-foot alley to the south, encompassing an oddly shaped triangular area of 9,839 square feet. The property, Lot 29 of Regents Park, was subdivided in 1955. Regents Park is detailed in Book 63 of Maps, Page 40 of the Maricopa County Recorder.

The subject parcel, 4633 North 44th Street, was zoned R1-10 Single-Family Residential and rezoned in 2021 to R-O Residential Office under Z-29-20-6. The rezoning case was approved by Phoenix City Council in February 2021 with thirteen stipulations. The purpose of this PHO Stipulation Modification is to modify the zoning stipulations and change the property from the previously approved wellness center with yoga, meditation, a juice bar, light and sound machine rooms, into a small residential real estate office. As per 620.B(3), a real estate office aligns with R-O zoning regulations.

To prepare for this change of use and PHO, we hired the talented team from D33 Design and Planning to redesign the site and revise the elevations of the building to properly fit into the character area of the neighborhood. The proposed project envisions a small real estate office crafted to suit the unique dimensions of the small, irregularly shaped parcel. The design includes a 1,300 square foot ground level office space with a main entry, reception area, and small offices. The building also features a 1,282 square foot underground basement, creatively utilizing the triangular site shape while minimizing its impact on the neighborhood footprint. The lower-level floor features window wells for natural light.

The proposed real estate office will have a maximum height of two stories and 19.5 feet. There is sufficient parking on the site. The proposed real estate office, occupying 13.5% of the parcel, minimizes traffic compared to the previous wellness center, aligning with the neighborhood's needs. According to Traffic Engineer Mark Jugar, P.E., T.E., P.T.O.E., the proposed use of a real estate office would generate the same amount of morning traffic and less afternoon/evening traffic than the originally proposed use of an adolescent wellness center.

The design of the building is consistent with the height and design of the surrounding homes and will minimize disruption to the streetscape. Further, the proposed building elevations emulate a residential architectural style, with brick veneer, horizontal siding, pitched roof, and large windows throughout.

The site's unique characteristics, including its size, shape, and surrounding public rights-of-way, restrict privacy and limit viable construction areas. As a result, the site is proposing setback and landscape setbacks.

The proposal is consistent with recommendations of the Arcadia Camelback Special Planning District, the 44th Street Corridor Specific Plan, and the 44th Street Corridor Residential Office Study. These districts are intended to provide office uses that are developed in a manner that forms a transition between commercial districts and adjacent residential areas. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood. To facilitate the above-referenced improvements, we request the following stipulations Z-29-20-6 to be modified:

### **REQUESTED STIPULATION MODIFICATIONS:**

#### **STIPULATION 1**

- Current Wording for Stipulation 1:
  - The development shall be in general conformance with the elevations date stamped ~~June 41, 2020~~, with specific regard to use of brick veneer and ~~horizontal~~ siding, the locations and size of windows, and roof design, as approved by the Planning and Development Department.
- Proposed Wording for Stipulation 1:
  - The development shall be in general conformance with the elevations date stamped to be determined with specific regard to use of brick veneer and vertical siding, the locations and size of windows, and roof design, as approved by the Planning and Development Department.
- Rationale for Modifying Stipulation 1:
  - The site plan and elevations have been updated to change the use and accommodate minor alterations and improvements to the site. The brick veneer paired with vertical siding allows the building to fit in properly with the area.

#### **STIPULATION 3**

- Current Wording for Stipulation 3:
  - A minimum ~~40-foot~~ landscape setback shall be provided along the northeastern property line, where the property abuts a single-family home. This landscape setback shall be planted with minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
- Proposed Wording for Stipulation 3:
  - A minimum 5-foot landscape setback shall be provided along the northeastern property line, where the property abuts a single-family home. This landscape setback shall be planted with minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
- Rationale for Modifying Stipulation 3:
  - Five window wells occupy the ten-foot landscape setback. There are no other encroachments into the ten-foot landscape setback. The northeastern neighbor has seen the site plan and is in support of this request.

## STIPULATION 6

- Current Wording for Stipulation 6:
  - The developer shall provide a 10-foot sidewalk easement along the east side of 44th Street, as approved by the Planning and Development Department.
- Proposed Wording for Stipulation 6:
  - The developer shall provide an eight-foot sidewalk easement along the east side of 44th Street, as approved by the Planning and Development Department.
- Rational for Modifying Stipulation 6:
  - North 44<sup>th</sup> Street already has an established five-foot sidewalk just west of the site. The current stipulation of a ten-foot sidewalk setback was established to ensure pedestrian safety and comfort. However, given the existing infrastructure of a five-foot sidewalk on the western portion of the site, a reduction in setback to eight feet is proposed. This adjustment aligns with the practical use of the site in relation to its odd shape while still maintaining a safe pedestrian environment.

## STIPULATION 9

- Current Wording for Stipulation 9:
  - This parcel is located in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1765 L of the Flood Insurance Rate Maps (FIRM) revised July 31, 2015.
    - a. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries.
    - b. The Architect/Engineer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
    - c. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.
    - d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
- Proposed Wording for Stipulation 9: (remove all language)
  - ~~This parcel is located in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1765 L of the Flood Insurance Rate Maps (FIRM) revised July 31, 2015.~~
    - ~~a. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries.~~
    - ~~b. The Architect/Engineer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.~~

- ~~▪ c. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.~~
- ~~▪ d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.~~
- Rationale for Modifying Stipulation 9:
  - Approximately 120 square feet of the entire 9,839 square foot parcel is within Zone A. No development will be within the Zone A designation. This request is unnecessary.

This Stipulation Modification request seeks to enhance the approved stipulations, emphasizing a significantly improved site plan and building design. Approving the Stipulation Modifications will enable the construction of a high-quality, residential-style real estate office that seamlessly integrates into the North 44th Street Corridor and neighboring residential homes. RETSY is committed to filling the proposed real estate office with a distinct residential ambiance, aligning harmoniously with the adjacent community.

We genuinely believe that the proposed changes align with the long-term vision for the community and will contribute positively to the neighborhood's overall well-being. We respectfully request the Planning Hearing Officer and the Zoning Department staff support this request and approve this the proposed modifications. We look forward to discussing this request with you in more detail at our scheduled hearing dates. Please see the attached exhibits and feel free to contact me with any questions. Thank you for your time and consideration.

Sincerely,



Jordan Evan Greenman  
Greenman Law





**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

February 24, 2021

Michael Samuels  
5050 North 40th Street, Suite 240  
Phoenix, Arizona 85018

Dear Applicant:

RE: Z-29-20-6 – Southeast corner of 44th Street and Calle Allegre

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on February 3, 2021, approved Zoning Ordinance # G-6804.

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

Sincerely,

Joshua Bednarek, LEED AP ND  
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: Michael and Monica Samuels, 5050 N. 40th St. #240, Phoenix, AZ 85018  
File  
Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)  
Racelle Escolar, PDD–Planning–Planner III (Electronically)  
Sofia Mastikhina, PDD–Planning–Village Planner (Electronically)  
Ben Kim, PDD–GIS (Electronically)  
Craig Mavis, PDD–Development (Electronically)  
Matthew Heil, City Council (Electronically)

ORDINANCE G-6804

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-29-20-6) FROM R1-10 (SINGLE-FAMILY RESIDENCE DISTRICT) TO R-O (RESIDENTIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT).

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

SECTION 1. The zoning of a 0.48 acre site located at the southeast corner of 44th Street and Calle Allegre in a portion of Section 19, Township 2 North, Range 4 East, as described more specifically in Exhibit "A," is hereby changed from "R1-10" (Single-Family Residence District) to "R-O" (Residential Office – Restricted Commercial District).

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

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

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

Phoenix Zoning Ordinance:

Mod

1. The development shall be in general conformance with the elevations date stamped June 11, 2020, with specific regard to use of brick veneer and horizontal siding, the locations and size of windows, and roof design, as approved by the Planning and Development Department.
2. The required landscape setback along 44th Street shall be planted to the following standards, as approved by the Planning and Development Department.
  - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings to provide a minimum of 50 percent shade on adjacent sidewalks.
  - b. Drought tolerant shrubs and vegetative groundcovers to provide a minimum of 75 percent live coverage at maturity.

Mod

3. A minimum 10-foot landscape setback shall be provided along the northeastern property line, where the property abuts a single-family home. This landscape setback shall be planted with minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. A minimum of two inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests and employees shall be provided. These facilities shall be located near building entrances, installed per the requirements of Section 1307.H. of the Zoning Ordinance, and approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.

Mod

6. The developer shall provide a 10-foot sidewalk easement along the east side of 44th Street, as approved by the Planning and Development Department.
7. The developer shall construct a driveway along 44th Street that is located centrally along the frontage and constructed at a 90-degree angle with a skew no greater than 15 degrees, as approved by the Street Transportation Department.
8. The developer shall construct all streets within and adjacent to the development 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.

Del

9. This parcel is located in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1765 L of the Flood Insurance Rate Maps (FIRM) revised July 31, 2015.
  - a. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface elevation and increase in the special flood hazard area boundaries.
  - b. The Architect/Engineer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
  - c. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.
  - d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
12. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary and permanent development prior to final site plan approval.
13. 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.

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

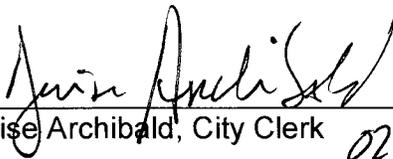
PASSED by the Council of the City of Phoenix this 3rd day of February 2021.



MAYOR



ATTEST:

  
Denise Archibald, City Clerk *02.08.2021*

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: David Benton  
David Benton, Chief Counsel

*Pml*

REVIEWED BY:

  
Ed Zuercher, City Manager

Exhibits:  
A – Legal Description (1 Page)  
B – Ordinance Location Map (1 Page)

PL:tml:LF21-0051:2-3-21:234144v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-29-20-6

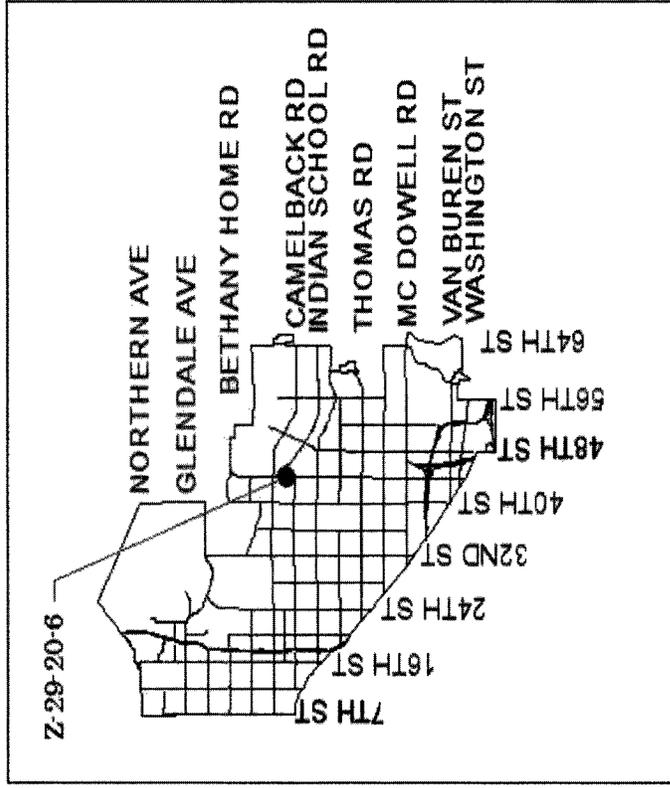
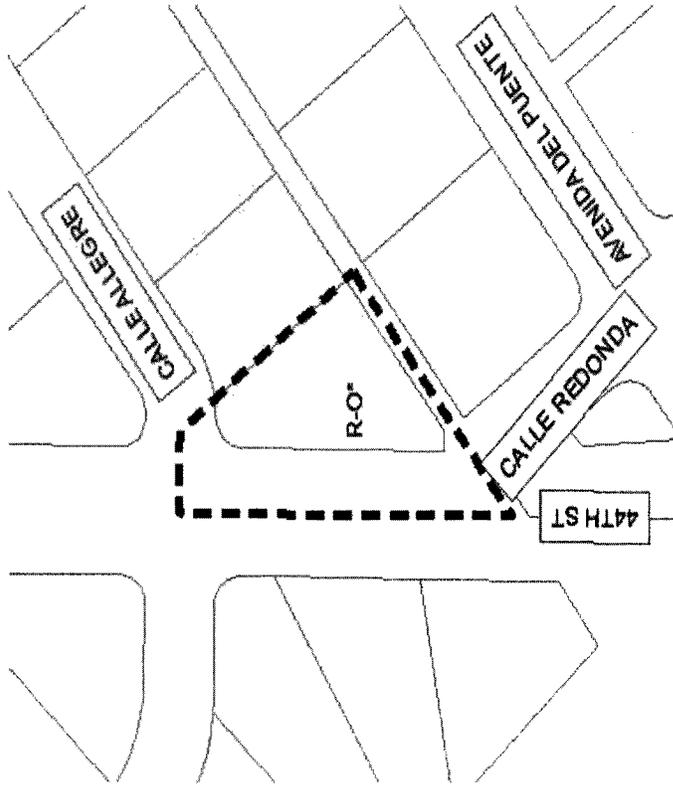
LOT 29, REGENTS PARK, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 4 EAST, ACCORDING TO PLAT OF RECORD FOR MARICOPA COUNTY, BOOK 63, PAGE 40, AT TOWNSHIP AND RANGE GRID NUMBER 825, EXCEPT THE NORTHEAST 4 FEET AS MEASURED PARALLEL TO THE NORTHEAST EDGE ALONG RIGHT ANGLES TO SAME.

**EXHIBIT B**

**ORDINANCE LOCATION MAP**

Zoning Case Number: Z-29-20-6  
Zoning Overlay: N/A  
Planning Village: Camelback East

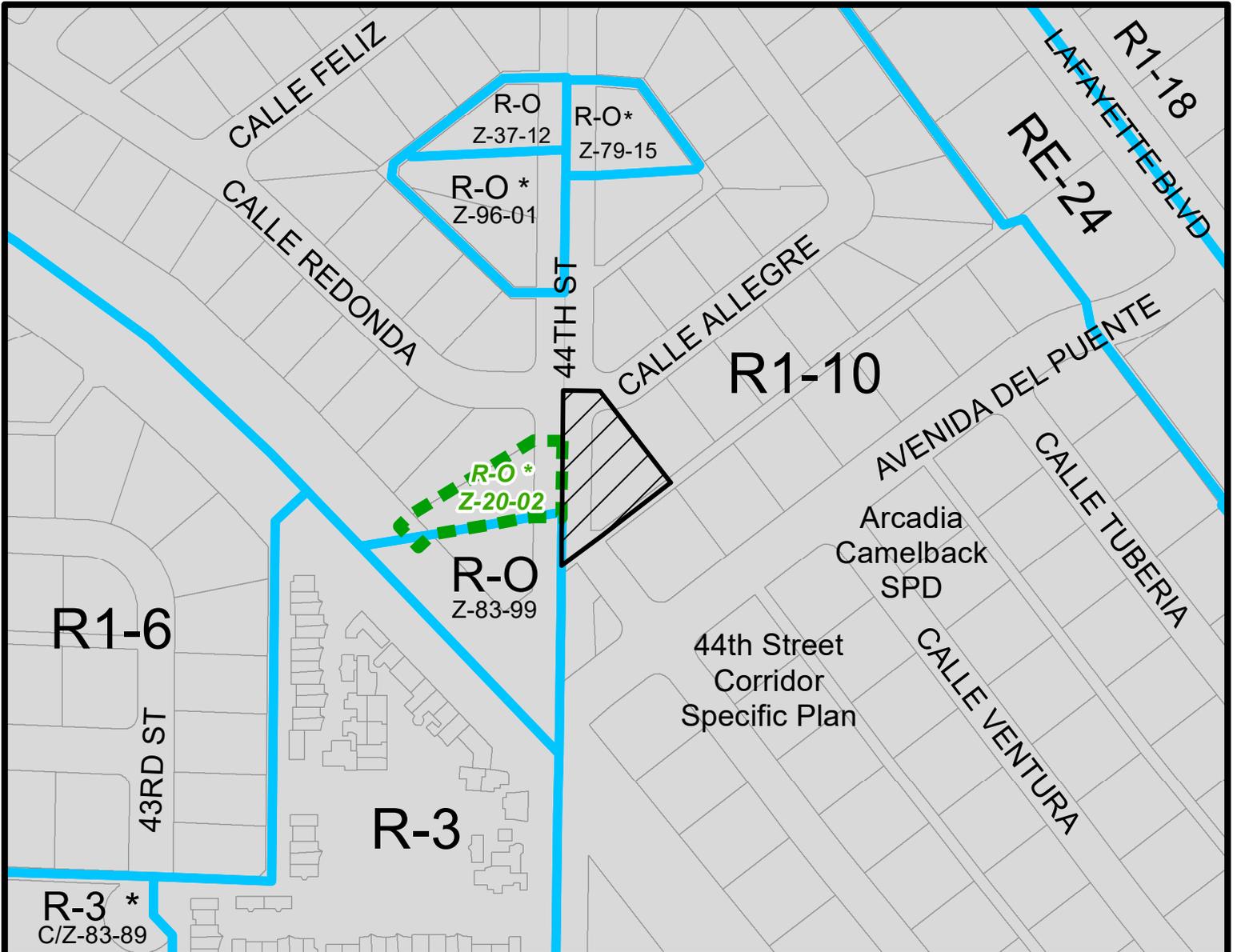
ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 1/4/2021

\\one\p\dd\Share\of\Department\Share\Information\System\GIS\GIS\_Vis\_Team\Cove\_FunctionalZoning\_Supp\Mapa\pa3021 Ord\2-3-21\Z-29-20-6.mxd



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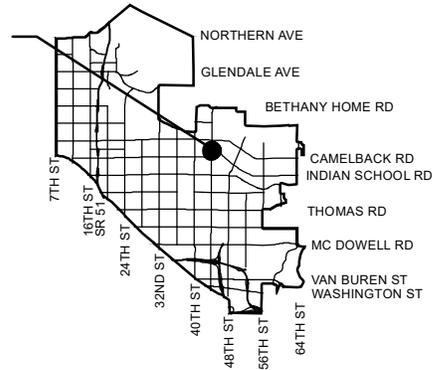
**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



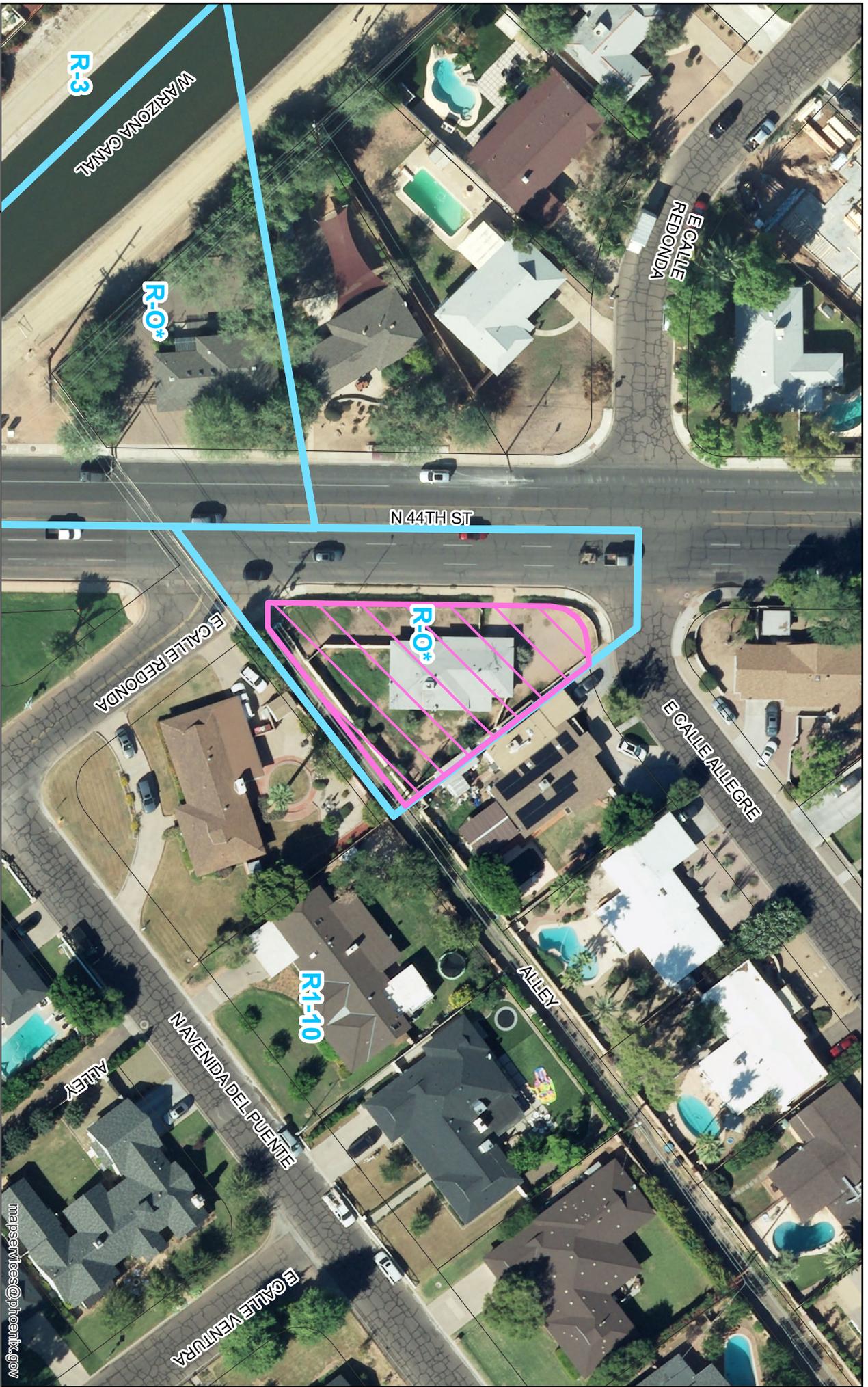
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-29-20



<b>APPLICANT'S NAME:</b> Michael and Monica Samuels		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-29-20		<b>FROM:</b> R-1-10 ( 0.48 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>0.48 Acres</b>		<b>TO:</b> R-O ( 0.48 a.c.)	
<small>DATE:</small> 6/23/2020 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 18-38		<small>ZONING MAP</small> H-11	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
R1-10		2	
R-O		N/A	
<b>CONVENTIONAL OPTION</b>			
1			
1/development			

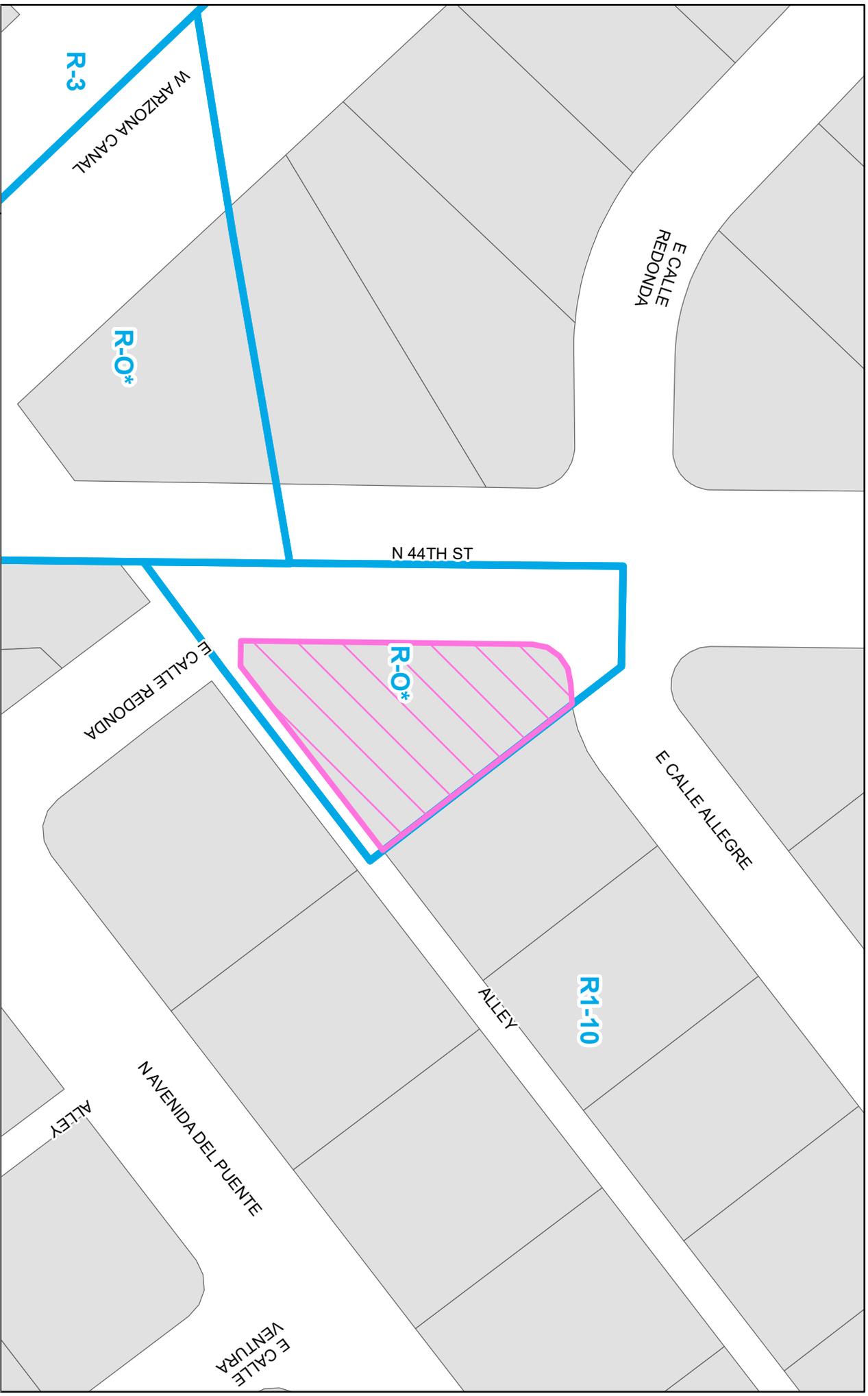
\* Maximum Units Allowed with P.R.D. Bonus



mapservices@phoenix.gov

PHO-1-24-Z-29-20-6

Property Location: Southeast corner of 44th Street and Calle Allegre

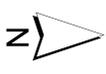


PHO-1-24--Z-29-20-6

Property Location: Southeast corner of 44th Street and Calle Alegre



Planning & Development Department





**PROJECT DESCRIPTION**  
 THE SCOPE OF THIS PROJECT IS A NEW (2) TWO-STORY REAL ESTATE OFFICE. THE BOTTOM LEVEL WILL BE BELOW GRADE, CONSISTING OF MULTIPLE CONFERENCE ROOMS, A STORAGE CLOSET, GENERAL OFFICE SPACE, AND A BELOW GRADE COURTYARD. THE BELOW GRADE OFFICE SPACE WILL BE ENHANCE WITH WINDOW WELLS TO BRING IN THE NATURAL LIGHT. THE UPPER/GROUND LEVEL INCLUDES THE MAIN ENTRY/ RECEPTION AREA, COAT CLOSET, THREE LARGER CONFERENCE ROOMS, TWO GENDER NEUTRAL RESTROOMS, A BREAK ROOM, AND AN EMPLOYEE/SECONDARY ENTRY.

**PROJECT SUMMARY**

**PROJECT ADDRESS:** 4633 NORTH 44TH STREET  
**PARCEL NUMBER:** 171-35-029A  
**LEGAL DESCRIPTION:** LOT 29 OF REGENTS PARK  
**CURRENT ZONING:** R-O  
**CONSTRUCTION TYPE:** V-B  
**PROPOSED BLDG AREA:** BASEMENT LEVEL - 1,282 SF (GROSS)  
 GROUND LEVEL - 1,300 SF  
 TOTAL - 2,582 SF (GROSS)  
**PROPOSED BLDG HEIGHT:** 15' A.F.G. (AT GABLE MID-SPAN)  
 (BASEMENT LEVEL & GROUND LEVEL)  
**LOT AREA:** 9,839 SF  
**LOT COVERAGE:** 1,329 SF/9,839 SF = 13.51%  
 (30% ALLOWED)  
**REQUIRED PARKING:** LOWER LEVEL NET AREA - 1,161 SF  
 UPPER LEVEL NET AREA - 1,094 SF  
 TOTAL NET AREA - 2,255 SF  
 2,255 SF NET FLOOR AREA / 300 = 7.5  
 8 SPACES REQUIRED  
**PARKING PROVIDED:** 8 SPACES / (1 OF 8 ACCESSIBLE)

**VICINITY MAP**



**CITY OF PHOENIX**

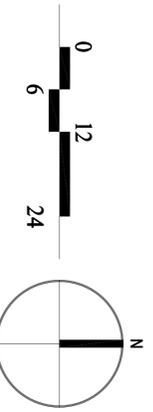
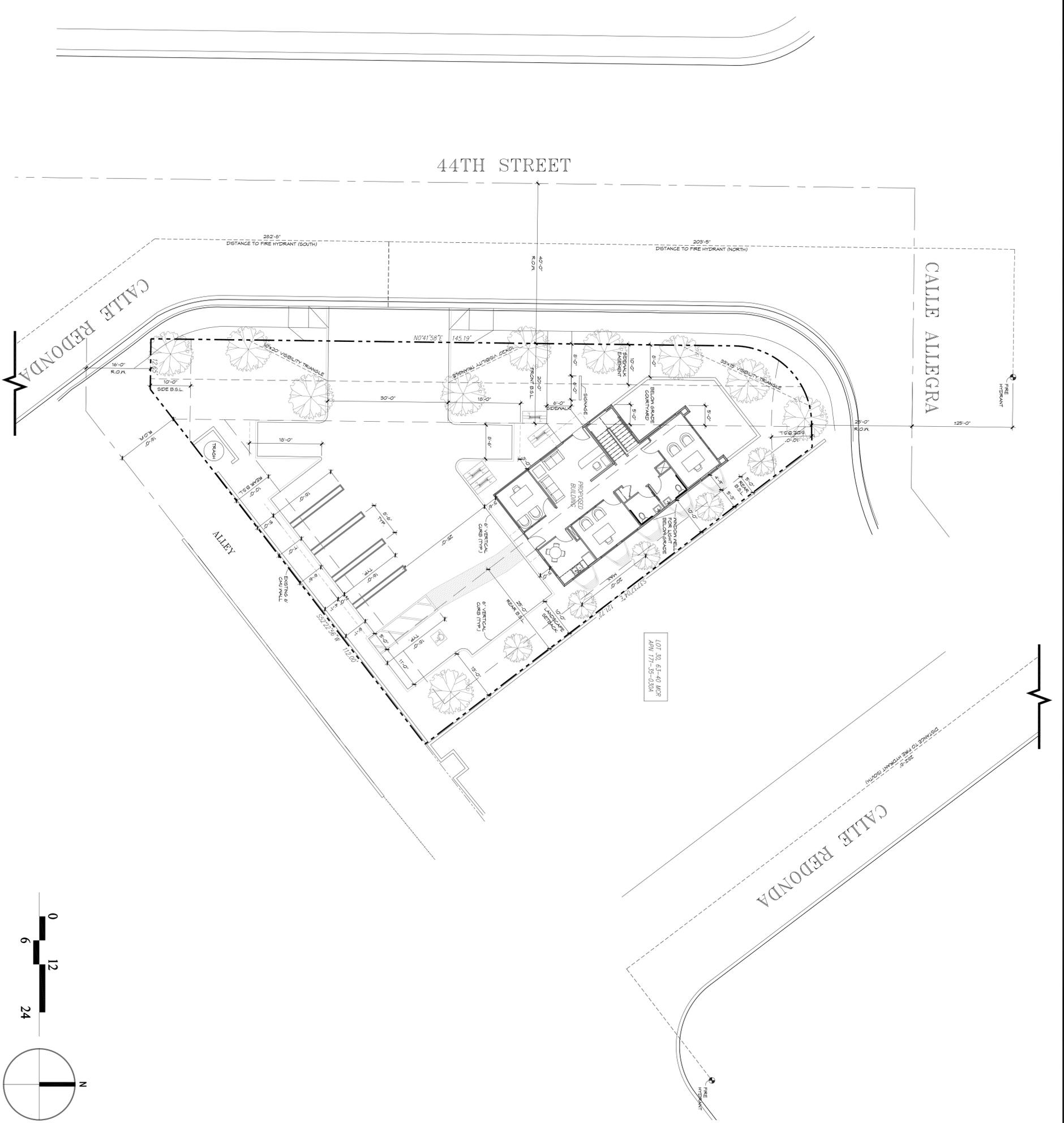
**CITY OF PHOENIX**  
 JAN 09 2024  
 Planning & Development  
 Department

LICENSE STAMP:

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

SHEET NO.:

**A10**



**ARCHITECTURAL SITE PLAN**

Scale: 1" = 12'  
 1



No.	Date	Issue / Description
08/31/2023	DESIGN REVIEW	

IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CLIENT'S FAILURE TO OBTAIN SUCH PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF SUCH FAILURE.

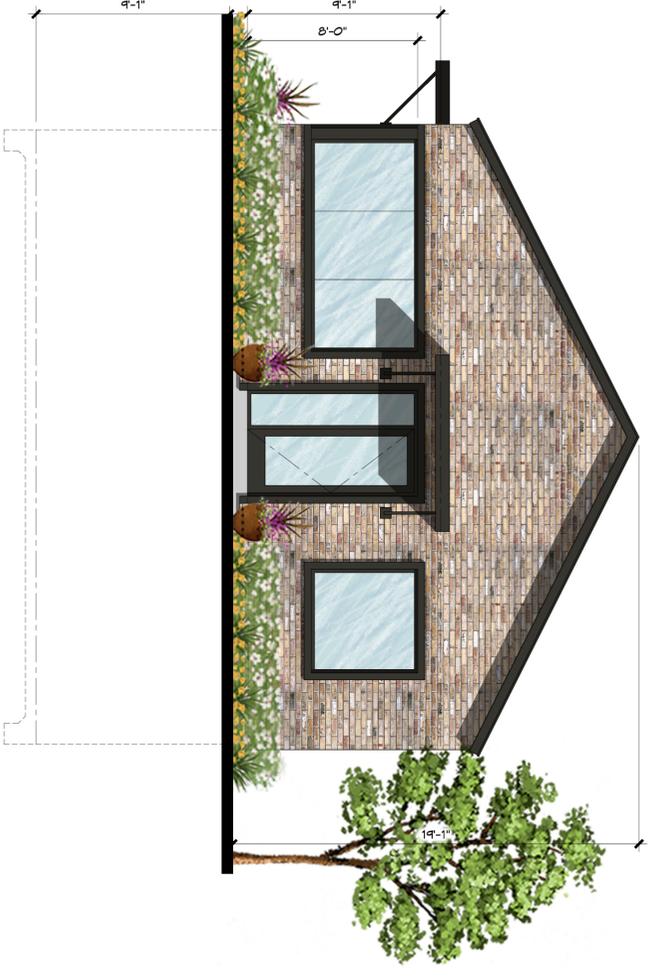
LICENSE STAMP:

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SHEET NO:  
**A4.0**

CITY OF PHOENIX

**CITY OF PHOENIX**  
 JAN 09 2024  
 Planning & Development  
 Department



**SOUTH-EAST ELEVATION**

1/4" = 1'-0" 1



**NORTH-EAST ELEVATION**

1/4" = 1'-0" 3



No.	Date	Issue / Description
09.31.2023	DESIGN REVIEW	

IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND SAFETY (ADOT) BEFORE CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND ADOT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND ADOT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND ADOT.

CITY OF PHOENIX

LICENSE STAMP:

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO.:

**A4.1**



NORTH-WEST ELEVATION

1/4" = 1'-0"  
2



SOUTH-WEST ELEVATION

1/4" = 1'-0"  
4



No.	Date	Issue / Description
08	31/2023	DESIGN REVIEW

IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

CITY OF PHOENIX

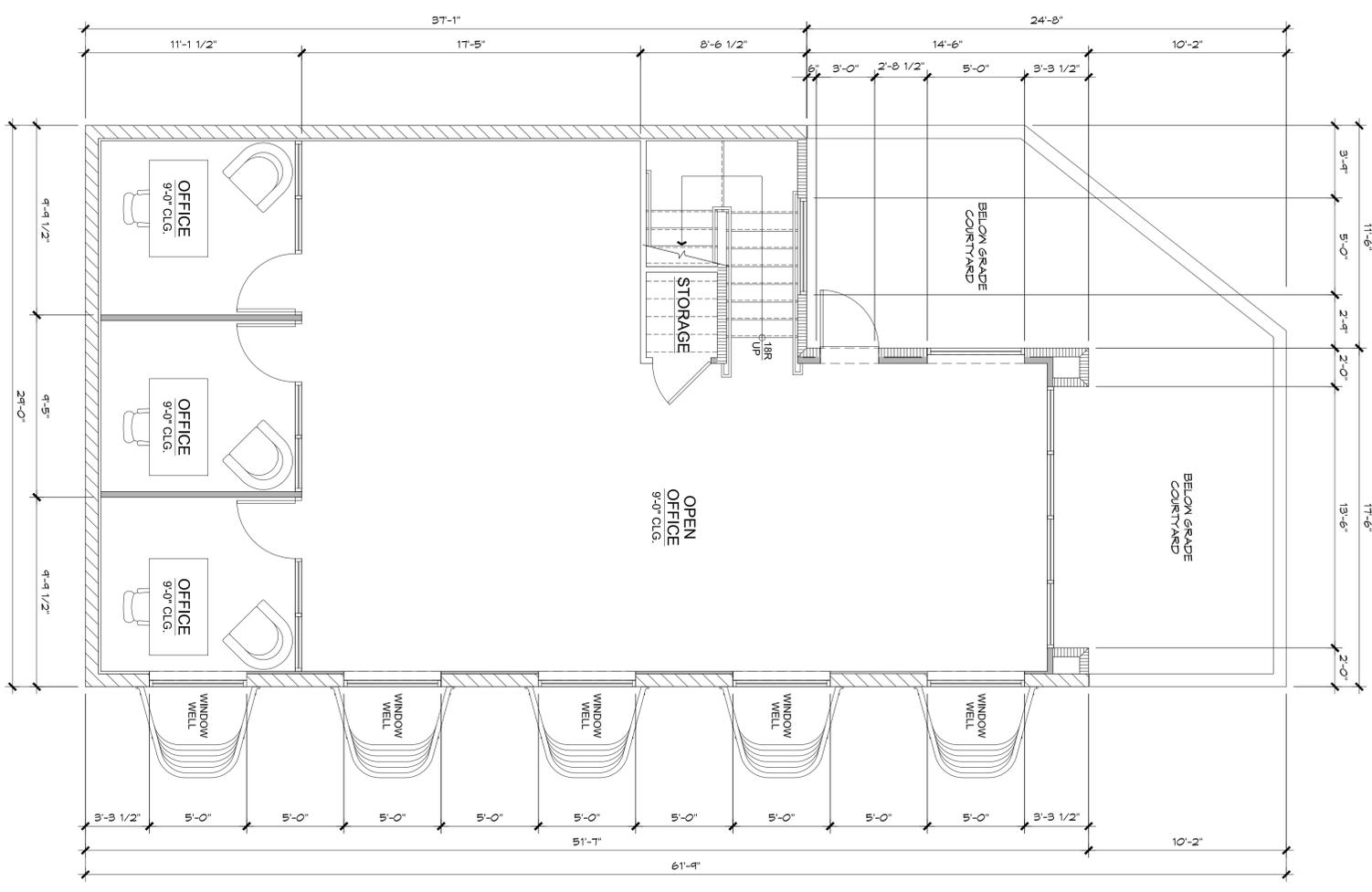
**CITY OF PHOENIX**  
JAN 09 2024  
Planning & Development  
Department

LICENSE STAMP:

SHEET TITLE:  
**LOWER LEVEL FLOOR  
PLAN**

SHEET NO.:

**A2.0**



LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

1



No.	Date	Issue / Description
09.31.2023	DESIGN REVIEW	

IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF HEALTH SERVICES. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE CLIENT WITH ALL NECESSARY INFORMATION TO OBTAIN SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS.

CITY OF PHOENIX

LICENSE STAMP:

SHEET TITLE:  
**MAIN LEVEL FLOOR PLAN**

SHEET NO.:

**A2.1**



MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

1

PRINCIPAL: DAVID R. MALDONADO  
 PROJECT MANAGER: CHAD GOMEZ

PROJECT NUMBER: 2022-007

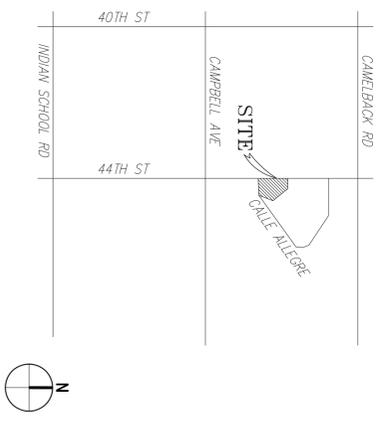
**PROJECT DESCRIPTION**

THE SCOPE OF THIS PROJECT IS A NEW (2) TWO-STORY REAL ESTATE OFFICE. THE BOTTOM LEVEL WILL BE BELOW GRADE, CONSISTING OF MULTIPLE CONFERENCE ROOMS, A STORAGE CLOSET, GENERAL OFFICE SPACE, AND A BELOW GRADE COURTYARD. THE BELOW GRADE OFFICE SPACE WILL BE ENHANCE WITH WINDOW WELLS TO BRING IN THE NATURAL LIGHT. THE UPPER/GROUND LEVEL INCLUDES THE MAIN ENTRY/RECEPTION AREA, COAT CLOSET, THREE LARGER CONFERENCE ROOMS, TWO GENDER NEUTRAL RESTROOMS, A BREAK ROOM, AND AN EMPLOYEE/SECONDARY ENTRY.

**PROJECT SUMMARY**

PROJECT ADDRESS: 4633 NORTH 44TH STREET  
 PARCEL NUMBER: 171-35-029A  
 LEGAL DESCRIPTION: LOT 29 OF REGENTS PARK  
 CURRENT ZONING: R-O  
 CONSTRUCTION TYPE: V-B  
 PROPOSED BLDG AREA: BASEMENT LEVEL - 1,282 SF (GROSS)  
 GROUND LEVEL - 1,300 SF  
 TOTAL - 2,582 SF (GROSS)  
 PROPOSED BLDG HEIGHT: 15' A.F.G. (AT GABLE MID-SPAN)  
 (BASEMENT LEVEL & GROUND LEVEL)  
 LOT AREA: 9,839 SF  
 LOT COVERAGE: 1,329 SF/9,839 SF = 13.51%  
 (30% ALLOWED)  
 REQUIRED PARKING: LOWER LEVEL NET AREA - 1,161 SF  
 UPPER LEVEL NET AREA - 1,094 SF  
 TOTAL NET AREA - 2,255 SF  
 2,255 SF NET FLOOR AREA / 300 = 7.5  
 8 SPACES REQUIRED  
 PARKING PROVIDED: 8 SPACES / (1 OF 8 ACCESSIBLE)

**VICINITY MAP**



**CITY OF PHOENIX**

**CITY OF PHOENIX**  
 JAN 09 2024  
 Planning & Development  
 Department

**RETSY OFFICE**  
 4633 NORTH 44TH STREET  
 PHOENIX, ARIZONA 85016

No.	Date	Issue / Description
01	08/31/2023	DESIGN REVIEW

IT IS THE CLIENT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED AS A RESULT OF THE CLIENT'S FAILURE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

LICENSE STAMP:

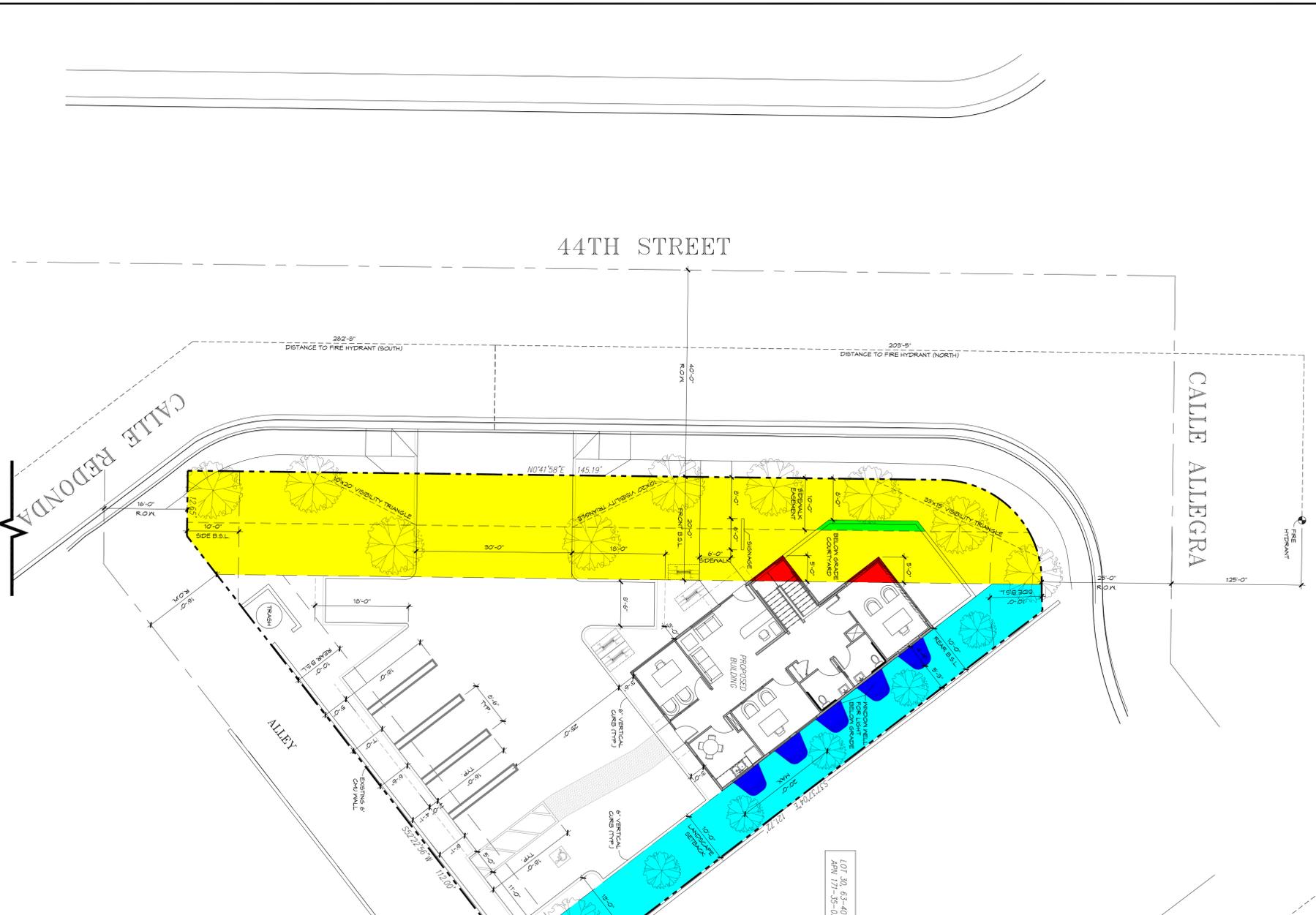
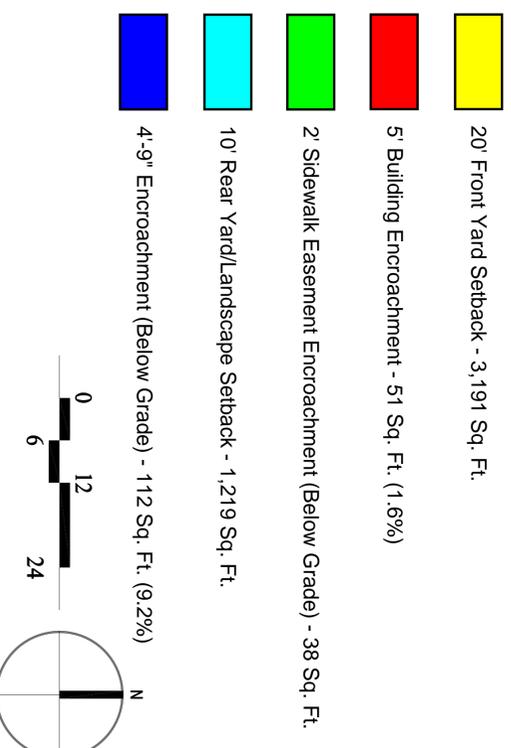
SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

SHEET NO.:

**ARCHITECTURAL SITE PLAN**

Scale: 1" = 12'

1



ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND PROPERTY OF CHOUINARD DESIGN STUDIO, LLC. AND/OR ITS CONSULTANT AND WERE CREATED, EVOLVED, AND DEVELOPED AS INSTRUMENTS OF SERVICE OF SERVICE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR ORGANIZATIONS FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF CHOUINARD DESIGN STUDIO, LLC. AND/OR ITS CONSULTANT. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. CHOUINARD DESIGN STUDIO, LLC AND/OR ITS CONSULTANT, SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE SHOP DRAWING SUBMITTALS, DETAILS, DIMENSIONS, AND CONDITIONS SHOWN ON THESE DRAWINGS, AND CHANGES MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. © 2019, CHOUINARD DESIGN STUDIO, LLC.

PHO-1-23--Z-29-20-6

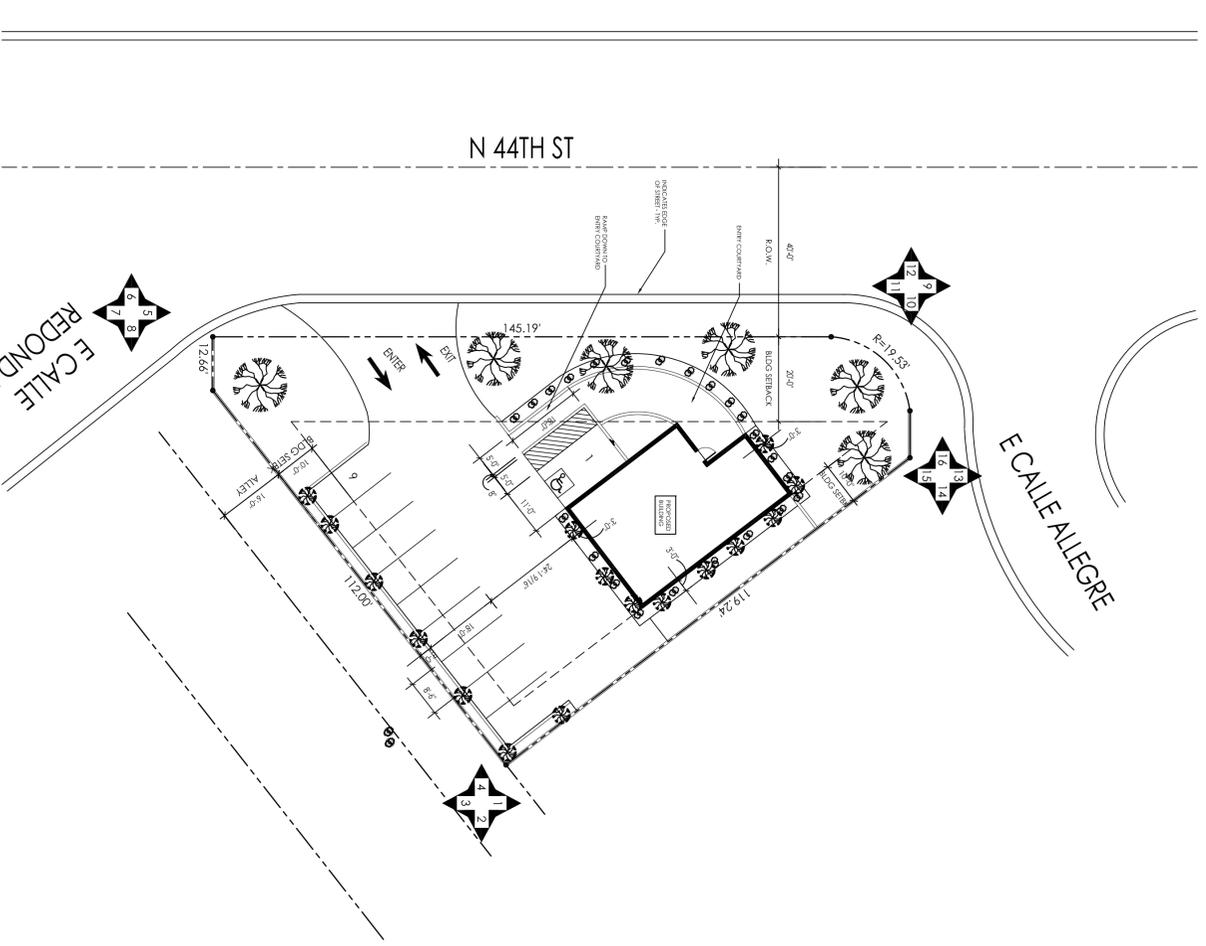
Stipulated Site Plan

Hearing Date: March 20, 2024

PROJECT DESCRIPTION
THE SCOPE OF THIS PROJECT IS (2) NEW TWO-STORY ADOLESCENT WELLNESS CENTER WITH YOGA, MEDITATION, A JUICE BAR, LIGHT & SOUND MACHINE ROOMS AND ASSOCIATED OFFICE AND CONFERENCE ROOMS.
SHEET INDEX
<ul style="list-style-type: none"> <li>A1 PRELIMINARY SITE PLAN / PROJECT DATA</li> <li>A2 CONTEXT PLAN (AERIAL)</li> <li>A3 SITE PHOTOS</li> <li>A4 CONTEXT PLAN (PARCEL)</li> <li>A5 FLOOR PLANS</li> <li>A6 EXTERIOR ELEVATIONS</li> <li>A7 EXTERIOR ELEVATIONS</li> <li>A8 3D IMAGES</li> </ul>

PROJECT INFORMATION
<p><b>PROJECT ADDRESS:</b> 4633 NORTH 44TH STREET PHOENIX, AZ 85018</p> <p><b>PARCEL NUMBER:</b> 171-35-029A</p> <p><b>LEGAL DESCRIPTION:</b> LOT 29 OF REGENT'S PARK</p> <p><b>CURRENT ZONING:</b> R1-10</p> <p><b>PROPOSED ZONING:</b> R-O</p> <p><b>PROPOSED OCCUPANCY TYPE:</b> MEDICAL OFFICE</p> <p><b>PROPOSED BLDG AREA:</b> BASEMENT LEVEL - 1,183 SF (GROSS) GROUND LEVEL - 880 SF (GROSS) TOTAL - 2,063 SF (GROSS)</p> <p><b>PROPOSED BLDG HEIGHT:</b> 15' A.F.G. (AT GABLE MID-SPAN) (BASEMENT LEVEL &amp; GROUND LEVEL)</p> <p><b>LOT AREA:</b> 10,237 SF (NET)</p> <p><b>LOT COVERAGE:</b> 1,183 SF / 10,237 SF = 11.56% (30% ALLOWED)</p> <p><b>REQUIRED PARKING:</b> LOWER LEVEL NET AREA - 1,086 SF UPPER LEVEL NET AREA - 880 SF TOTAL NET AREA - 1,966 SF 1,966 SF NET FLOOR AREA / 200 = 9.83 10 SPACES REQUIRED</p> <p><b>PARKING PROVIDED:</b> 10 SPACES / (1 OF 10 ACCESSIBLE)</p>

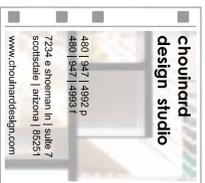
OWNER: MICHAEL & MONICA SAMUELS
LOT 29 OF REGENT'S PARK 4633 NORTH 44TH STREET PHOENIX, AZ 85018



**VICINITY MAP**



**CITY OF PHOENIX**  
JUN 11 2020  
Planning & Development  
Department



PRELIMINARY,  
NOT FOR  
CONSTRUCTION

project no.:	890-18
date:	01/12/19
drawn by:	JC
checked by:	JC

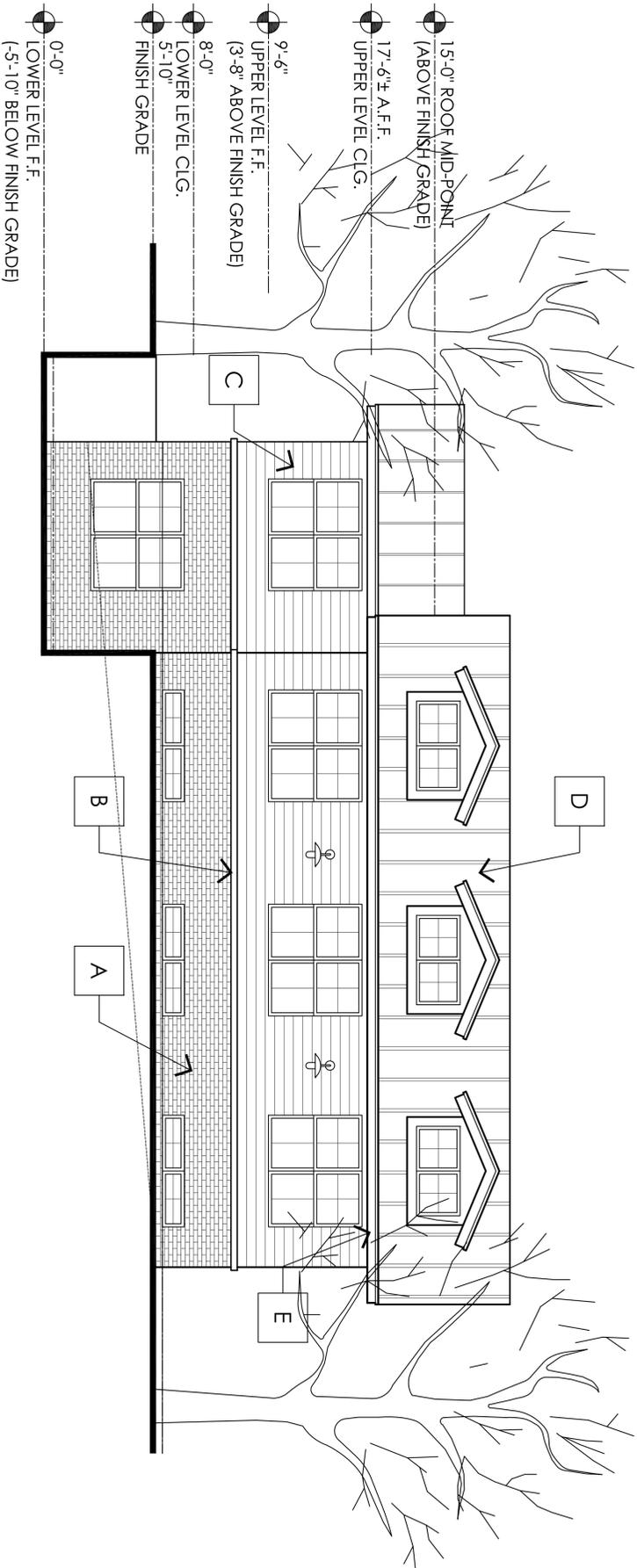
rev.	ddle
desc.	
rev.	ddle
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rev.	ddle
desc.	
rev.	ddle
desc.	

**A1**

preliminary site plan  
CONSTRUCTION  
DOCUMENTS

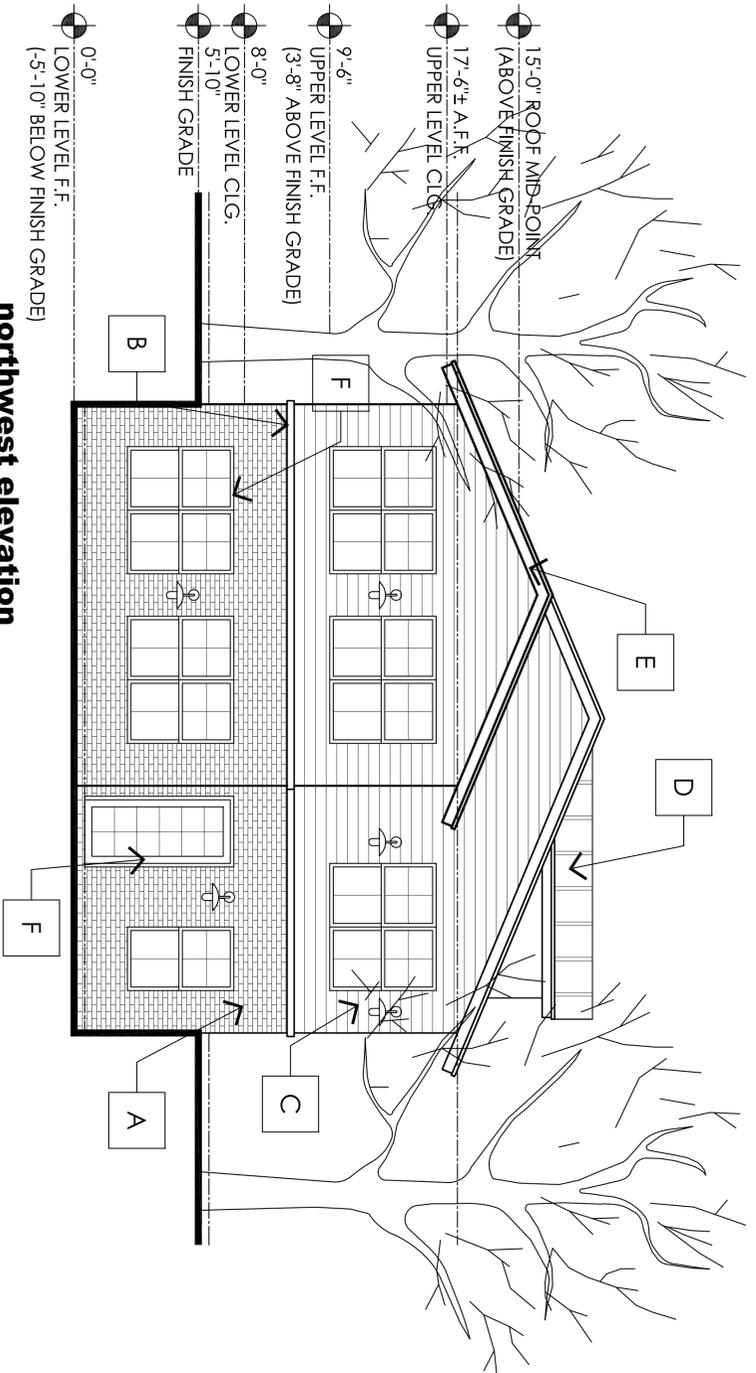
**44TH ST WELLNESS CENTER**

4633 n 44th st / phoenix / az



**southwest elevation**

scale: 1/8"=1'-0"



**northwest elevation**

scale: 1/8"=1'-0"



LOCATION	CHARACTERISTICS
A BRICK VENEER (MANSCOT)	SEALED
B BRICK VENEER (LEDGE)	SEALED
C HORIZONTAL SIDING (ROOF)	PAINTED
D STANDING SEAM METAL PANELS (ROOF)	FACTORY PAINTED
E METAL ROOF FASCIA (SHEMETAL)	FACTORY PAINTED
F ALUMINUM DOOR / WINDOW FRAMES (PAINTED)	FACTORY PAINTED

owner:  
MICHAEL & MONICA SAWLERS

LOT 29 OF REGEN'S PARK  
4633 NORTH 44TH STREET  
PHOENIX, AZ 85018

**chounard**  
design studio  
4801 34<sup>th</sup> / 4892 P  
4801 34<sup>th</sup> / 4893 F  
7214 a steeman ln | suite 7  
scottsdale | arizona | 85251  
www.chounarddesign.com

PRELIMINARY,  
NOT FOR  
CONSTRUCTION

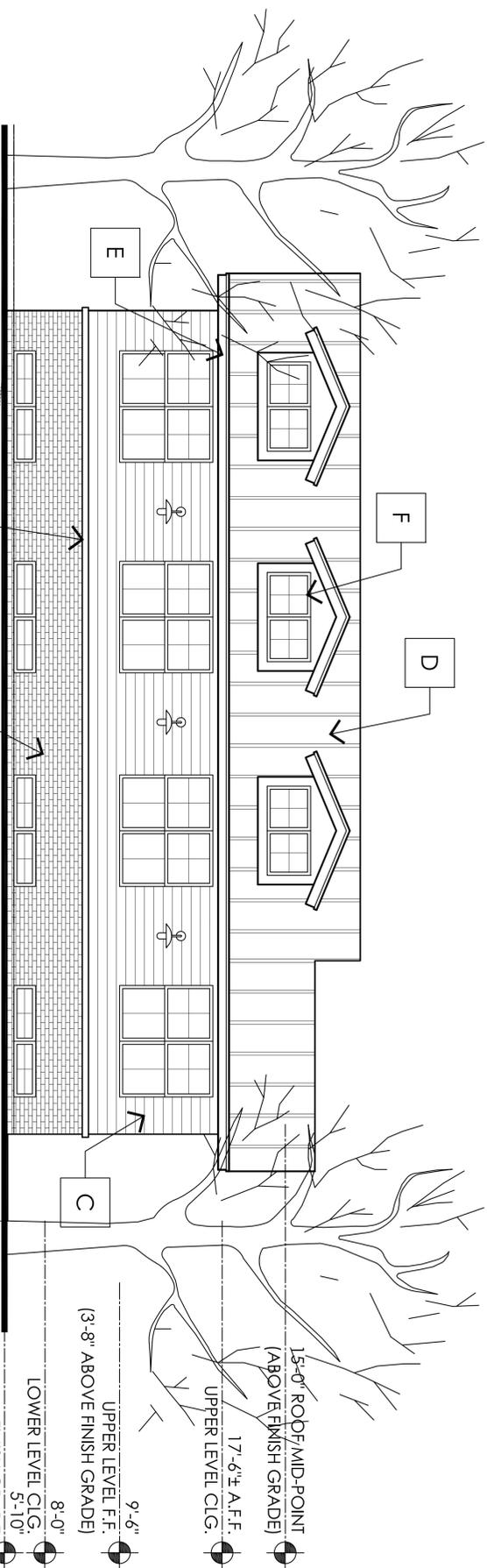
project no.:	890-18
date:	01/12/19
drawn by:	JC
checked by:	JC

rev.	ddate
desc.	
rev.	ddate
desc.	
rev.	ddate
desc.	
rev.	ddate
desc.	

**CITY OF PHOENIX**  
JUN 11 2020  
Planning & Development  
Department

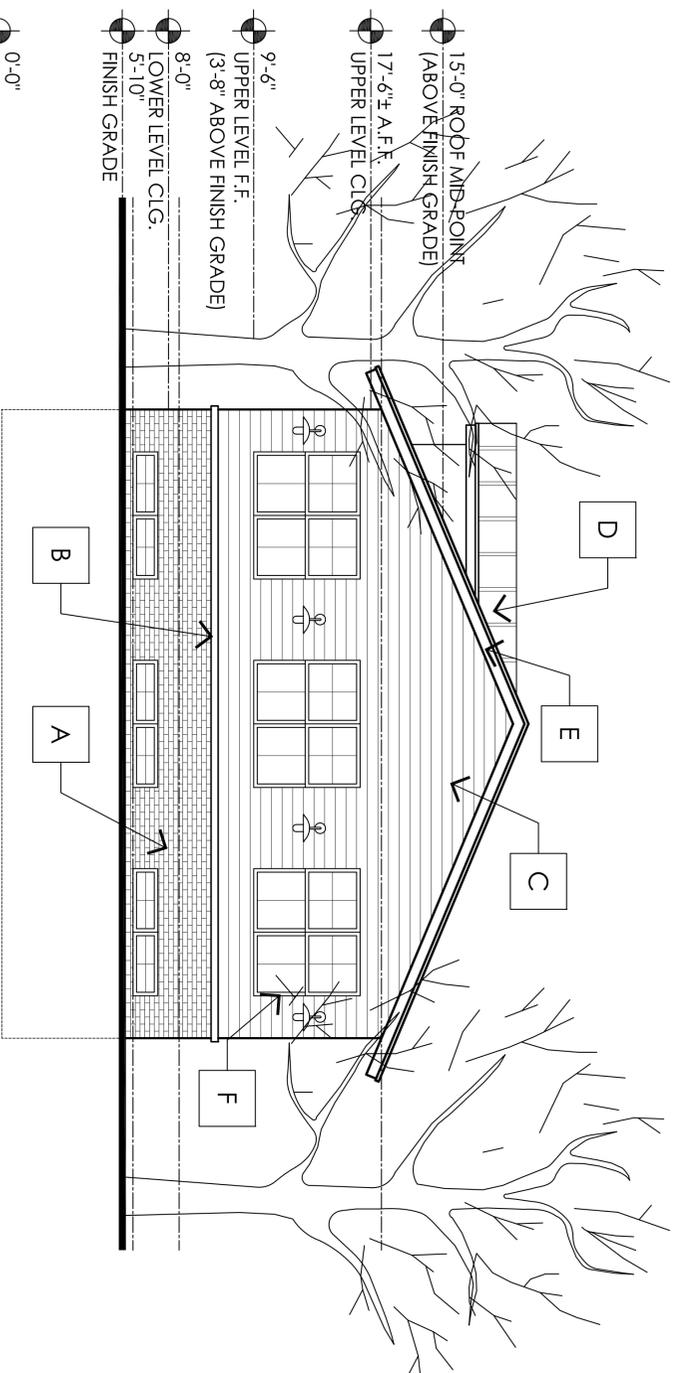
**A6**

building elevations  
CONSTRUCTION  
DOCUMENTS



**northeast elevation**

scale: 1/8"=1'-0"



**southeast elevation**

scale: 1/8"=1'-0"



LOCATION	CHARACTERISTICS
A BRICK VENEER (MANSCOT)	SEALED
B BRICK VENEER (LEDGE)	SEALED
C HORIZONTAL SIDING (ROOF)	PAINTED
D STANDING SEAM METAL PANELS (ROOF)	FACTORY PAINTED
E METAL ROOF FASCIA (SHEMETAL)	FACTORY PAINTED
F ALUMINUM DOOR / WINDOW FRAMES (PAINTED)	FACTORY PAINTED

owner:  
MICHAEL & MONICA SAMUELS

LOT 29 OF REGEN'S PARK  
4633 NORTH 44TH STREET  
PHOENIX, AZ 85018

**chounard**  
design studio  
4801 347 | 4892 P  
4801 347 | 4893 F  
7234 a steeman ln | suite 7  
scottsdale | arizona | 85251  
www.chounarddesign.com

4633 n 44th st / phoenix / az

PRELIMINARY,  
NOT FOR  
CONSTRUCTION

project no.: 890-18  
date: 01/12/19  
drawn by: JC  
checked by: JC

rev.	ddate	desc.
rev.	ddate	desc.

**A7**

building elevations  
CONSTRUCTION  
DOCUMENTS

14. Application #: **Z-29-20-6**  
From: R1-10  
To: R-O  
Acreage: 0.48  
Location: Southeast corner of 44th Street and Calle Allegre  
Proposal: Wellness center  
Applicant: Michael and Monica Samuels  
Owner: Michael and Monica Samuels  
Representative: Michael Samuels

Ms. Racelle Escolar stated that Item No. 14 is Z-29-20-6 a request to rezone 0.48-acres located at the southeast corner of 44th Street and Calle Allegre from R1-10 (Single-Family Residence District) to R-O (Residential-Office) to allow a wellness center.

The Camelback East Village Planning Committee recommended approval, per the staff recommendation by a 15-0 vote.

Staff recommends approval, per the Camelback East Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

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.

Ms. Escolar stated that there was no registered opposition for this case.

**Commissioner Johnson MOTIONED to approve Z-29-20-6, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.**

**Vice-Chairman Howard SECONDED**, and the motion passed with a vote of 9-0.

Stipulations:

1. The development shall be in general conformance with the elevations date stamped June 11, 2020, with specific regard to use of brick veneer and horizontal siding, the locations and size of windows, and roof design, as approved by the Planning and Development Department.
2. The required landscape setback along 44th Street shall be planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings to provide a minimum of 50 percent shade on adjacent sidewalks.
  - b. Drought tolerant shrubs and vegetative groundcovers to provide a minimum of 75 percent live coverage at maturity.
3. A minimum 10-foot landscape setback shall be provided along the northeastern property line, where the property abuts a single-family home. This landscape setback shall be planted with minimum 2-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
4. A minimum of two inverted U-bicycle racks, artistic style racks (in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan) or "Outdoor/Covered Facilities" for guests and employees shall be provided. These facilities shall be located near building entrances, installed per the requirements of Section 1307.H of the Zoning Ordinance, and approved by the Planning and Development Department.
5. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
6. The developer shall provide a 10-foot sidewalk easement along the east side of 44th Street, as approved by the Planning and Development Department.
7. The developer shall construct a driveway along 44th Street that is located centrally along the frontage and constructed at a 90-degree angle with a skew no greater than 15 degrees, as approved by the Street Transportation Department.
8. The developer shall construct all streets within and adjacent to the development 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.
9. This parcel is located in a Special Flood Hazard Area (SFHA) called Zone A, on panel 1765 L of the Flood Insurance Rate Maps (FIRM) revised July 31, 2015.
  - a. No encroachment is allowed in the floodway without hydrologic and hydraulic analysis showing no rise in water surface

elevation and increase in the special flood hazard area boundaries.

- b. The Architect/Engineer is required to show the special flood hazard area boundary limits on plans and ensure that impacts to the proposed facilities and surrounding properties have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
  - c. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.
  - d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit.
10. 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.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
12. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary and permanent development prior to final site plan approval.
13. 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.

\*\*\*

*Committee members Augusta, McKee and Bair arrived during this item, bringing the quorum to 15 members.*

**Mr. Stephen Anderson**, representative with Gammage and Burnham, summarized the proposal to redevelop the 3.5-acre site located at the southwest corner of 16th Street and Colter Street. The site is located across the street from the 5 & Diner and is currently occupied by an older office complex that is surrounding with surface parking. The proposal is to redevelop the site with a multifamily residential project of 237 units, which is a density of 68.7 dwelling units per acre. He explained that there is significant market demand for this type of housing, noting that the lowest occupancy rate in this area is around 93 percent. Further, the City of Phoenix has recently recognized the need for more housing through the Housing Phoenix Initiative, which puts forth the goal of creating 50,000 new units of housing over the next decade. He pointed out that this plan calls for a variety of housing types other than traditional suburban development, as well as for more sustainable types of development. He then explained that the city operates with a zoning ordinance that was written several decades ago and catered to a small suburban city. This ordinance currently does not have a zoning category available that would achieve this kind of mixed-use, dense development, which is why a Planned Unit development (PUD) designation is being sought after for this site. **Mr. Anderson** then provided an overview of the development proposal, which is for a 5-story, mixed-use building with ground floor retail and multifamily units on subsequent floors. The ground floor will also have walk-up units with access directly from the street. The proposed parking structure that will serve this site will be screened on three of the four sides by the building itself and will not be visible from the street. He then addressed vehicular access to the site and pointed out that the developer will be removing both the existing driveways along 16th Street. At staff's request, the site will have shared access from the existing driveway to the south of the site and the developer will enter into a shared access agreement for this purpose. In addition to the removal of the driveways, this project will greatly enhance the pedestrian environment along both of the street frontages by providing wider sidewalks and double rows of trees for shade. **Mr. Anderson** concluded his presentation by explaining their citizen outreach process and that there has not been any opposition or further inquiry since their last neighborhood meeting.

- ④ **Z-29-20-6:** Presentation, discussion, and possible recommendation regarding a request to rezone approximately 0.48 acres located on the southeast corner of 44th Street and Calle Alegre from R1-10 (Single-Family Residence District) to R-O (Residential Office – Restricted Commercial District) to allow a wellness center.

**Ms. Sofia Mastikhina**, staff, provided an overview of the request, including the location, current and surrounding zoning, and General Plan Land Use Map designation. She explained that the site is located within the boundaries of the 44th Street Corridor Specific Plan, the 44th Street Residential Office Study, and the Arcadia Camelback Special Planning District. The 44th Street Residential Office Study found that this site was no suitable for conversion to Residential Office due to the configuration of the

structure on the site. However, the proposal is to demolish the existing structure and redesign the site to accommodate sufficient parking, which will address the concern listed in the study. The proposal is consistent with the other area plans. **Ms. Mastikhina** then presented the staff recommendation for approval, along with the recommended stipulations.

**Mr. Michael Samuels**, applicant and property owner, introduced himself to the committee and provided an overview of the type of business that is being proposed for this site. He explained that this will be a high-end wellness center that will provide a variety of specialized services to its clients such as yoga, meditation, and various treatments. He presented some examples of the types of machines that will be used on site such as a hyperbaric chamber, which will be the first of its kind in this area. He also stated that the center will have anywhere from 1 to 6 employees on site. He concluded his presentation by expressing his agreement with all of the stipulations recommended by staff and explained that he will be seeking a variance for one of the landscape setbacks to accommodate parking.

**Chair Jay Swart** suggested that the applicant reduce the amount of text in his presentation so that it is easier for attendees to follow along.

**Ms. Dawn Augusta** asked if the site will require a variance, which is not part of the committee's process tonight, as the Residential Office zoning district requires a minimum 15-foot setback. **Chairman Swart** explained that due to the lot configuration, the side that will require a variance is considered the rear yard, so the required setback is actually 25 feet so, yes, the applicant will require a variance through a different process.

**Mr. Dan Rush** asked if the applicant has had any contact with the neighbor to the east. **Mr. Samuels** replied that he had gotten in touch with that neighbor at the beginning of the process, but that no conversations have taken place recently.

**Motion:**

**Mr. Barry Paceley** made a motion to approve this request per the staff recommendation. **Ms. Linda Bair** seconded the motion.

**Chairman Swart** advised Mr. Samuels that the committee has a responsibility to the wellbeing of the community, and that they keep a close eye on properties that they have made entitlement decisions on. He provided the example of the air conditioning establishment along 44th Street that was an egregious violator of the committee-approved stipulations and caused significant problems for the community. **Mr. Samuels** replied that he is and will be very mindful of the surrounding neighborhood, as he is a member of the community himself. He stressed that this business will be a benefit, and not a nuisance to the community.

**Vote: 15-0**

Motion passes with committee members Swart, Fiscbach, Abbott, Augusta, Bair, Eichelkraut, Garcia, McKee, Miller, Nye, O'Malley, Pacey, Rush, Scher, and Sharaby in favor.

5) **INFORMATION ONLY: Presentation and discussion regarding the 2020 Camelback East Village Annual Report.**

**Ms. Sofia Mastikhina**, staff, provided an outline of the annual report topics to be decided on by the committee. First, she presented the photos that were submitted by committee members during National Community Planning Month of places of pride throughout the Camelback East Village and asked the committee to decide on a cover photo for this year's annual report.

**Chairman Swart** noted that the Papago Golf Course photo is stunning, and added that golf has been an incredibly important part for the community during COVID, as it was one of the few things that was able to stay open and provide the community with a reprieve from the pandemic. **Mr. Barry Pacey** agreed with the Chairman and proposed that it be the new cover photo.

**Ms. Mastikhina** then asked the committee members which project from 2020 they would like to highlight in the annual report. She provided a list of recent entitlements that were approved, along with their conceptual renderings. **Mr. Pacey** commented that the project on 32nd Street and Campbell ("The Centre") was very architecturally impressive and will enhance the neighborhood and proposed that it be highlighted. **Chairman Swart** agreed with Mr. Pacey.

**Ms. Mastikhina** moved on to discuss the 2020 Village To-Do List. She listed the priorities from 2019, the topics that were discussed throughout the past year, and asked the committee members which items should be marked as completed, which ones should be rolled over or updated, and if any additional items should be added to the list. **Chairman Swart** assisted staff with status updates on each to-do list item and which to mark as complete. **Ms. Christina Eichelkraut** suggested that an item regarding an analysis of the affordable housing stock in the village be included, as well as inviting the Housing Department for continuous updates on the city's affordable housing initiatives. **Ms. Augusta** asked that an item addressing opportunities for the city and neighbors to partner on canal beautification projects also be added.

6) **Public comments concerning items not on the agenda.**

None.

7) **Staff update on cases recently reviewed by the Committee.**

**Ms. Sofia Mastikhina** provided the following updates: