Attachment C

PLEASE RESPOND ELECTRONICALLY TO CHASE HALE 2ND FLOOR, 602-262-4544



To: Departments Concerned Date: March 13, 2023

From: Joshua Bednarek

Planning & Development Department Director

Subject: P.H.O. APPLICATION NO. PHO-2-23—Z-98-05-7 - Notice of Pending Actions

by the **Planning Hearing Officer**

1. Your attention is called to the fact that the <u>Planning Hearing Officer</u> will consider the following case at a public hearing on **April 19, 2023**.

- 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.
- 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 <u>March 20, 2023</u>.

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 (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 (Michael Pierce)

Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor

Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor

Street Transportation - Floodplain Management (Kristina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor

Water Services (Don Reynolds, Victor Romo), 8th Floor

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Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor

Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor

Planning Hearing Officer (Adam Stranieri, Chase Hales), 2nd Floor

Village Planner (Nayeli Luna Sanchez, Estrella Village)

Village Planning Committee Chair (Parris Wallace, (Vice-Chair), Estrella Village)



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-23--Z-98-05 Council District: 7

Request Fo	or: Stipulat	ion Modification				
Reason for 2007. Dele Avenue and 3 regarding Street. Dele 7 regarding	Request: Modifition of Stipulation 2 Van Buren Street. right-of-way dedica etion of Stipulation transit infrastructur	cation of Stipula 2.B regarding sh Modification o tion for 51st Av 5 regarding righ e on 51st Avenu	tion 1 regarding ge aded seating areas f Stipulation 2.D rec enue. Deletion of s t-of-way dedication se. Technical corre	neral conformance was. Deletion of Stipula garding landscaping Stipulation 4 regarding of 51st Avenue and ections to Stipulation	vith the site plan of ation 2.C regardir at entrance drives ng right-of-way de d Van Buren Stre s 2 and 6.	date stamped October 23, ing landscaping at 51st s. Deletion of Stipulation edication for Van Buren et. Deletion of Stipulation
Owner			plicant		Representative	<u> </u>
	n Buren Properties		chael Buschbacher		Taylor Earl, Ea	
	40th Street, Suite		01 North Central A	venue, Suite 1000		ntral Avenue, Suite 1000
Phoenix AZ			oenix AZ 85012		Phoenix AZ 85	
(602) 840-4		,	02) 265-0094		P: (602) 265-00	
jharrisonjr@	harrisonprops.con	n m	ouschbacher@earlo	curley.com	tearl@earlcurle	y.com
Property Lo	ocation: Southeast	corner of 51st	Avenue and Roose	velt Street		
Zonii	ng Map: <u>F-5</u>	Quarter Sec	ction: <u>11-17</u>	APN: <u>103-32-5</u>	510	Acreage: <u>18.93</u>
	V	illage: <u>Estrella</u>				
		aring: <u>CC RAT</u>	IFICATION			
	Previous Oppo					A-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Date of Orig	ginal City Council A					\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	Previous PHO A	tions: <u>01/16/20</u>	08			
	Zoning V	ested: <u>A-1</u>				
	Supplemental Ma	p No.: <u>1119</u>				
	Planning	Staff: 083004		M4-A		
substantive review time	policy statement. T	o request clarifi 602-262-7131	cation or to obtain f	tation or application urther information or ning.mailbox@phoer	n the application c	nance, code or authorized process and applicable r website at
A Filing Fee the cost whe	had been paid to te ther or not the req	he City Treasur uest is granted	er to cover the cost	of processing this a	oplication. The fe	e will be retained to cover
Fee \$1,725.00	Fee Waived \$0.00	Fee Date 01/27/2023	Receipt 23-0006584	Purpose Original Filing F	ee	
Signature of	Applicant:	Miles.	Grah #	.	DATE:	10/13/2023
Hearing Results						
p	lanning Hearing O	ficer	Planning	g Commission		City Council
	04/19/2023 1000			y commission	Date:	Only Countries
Appealed?:		, 11 v I	Appealed?:			
			Action:	***************************************		



Project Narrative for 51st Avenue Industrial Site

Phoenix Hearing Officer (PHO) Submittal

SEC of 51st Avenue & Roosevelt Street Phoenix, Arizona

PREPARED FOR: Phoenix Van Buren Partners LLC

PREPARED BY

EARL & CURLEY, PC 3101 N. Central AVENUE, SUITE 1000 PHOENIX, AZ 85012 (602) 265-0094

Submitted: January 27th, 2023 **Revised:** March 6th, 2023

PHO-2-23--Z-98-05-7 ECL: HARRISON/51st AVE March 6, 2023

City of Phoenix,
Planning and Development Department
Zoning Section
200 W Washington Street
Phoenix, Arizona 85003

Re: Planning Hearing Officer (PHO) Submittal Project Narrative for 51st Avenue Industrial Site, located on the SEC of 51st Avenue & Roosevelt Street

Introduction

This project consists of a northern portion of the original zoning case Z-98-05. Specifically, the project includes all of APN 103-32-510 and a portion of 103-32-516 within the original zoning case boundary. This request will be further modifying the stipulations that pertain to zoning case Z-98-05 and its previous PHO modification. This request will be known as **PHO-2-23--Z-98-05**.

Site Background

The project went through the PHO Hearing process in 2007 and was approved and eventually ratified by City Council. This request is to modify the stipulations from PHO1-07—Z-98-05 to include the updated site plan for the north portion of the site, modify a landscape stipulation and remove past stipulations that have been completed. This proposed industrial development is located within the northern portion of a total of +/- 93 acres site located east of 51st Avenue from Roosevelt Street to just south of the McKinley Street alignment in the City of Phoenix. The north parcel is 13.04 acres and is APN 103-32-510. The south parcel is an approximately 4.89-acre portion of APN 103-32-516, The original zoning case included 93 acres. This project includes the northern part of the site consisting of approximately 17.93 acres. The site is currently trailer storage, with parking and circulation and is Zoned A-1, Light Industrial District.

The proposed project will consist of developing approximately 17.9 net acres with three buildings that combined would equal approximately 322,400 square feet. The buildings would be planned for Light Industrial uses. These uses would include associated truck parking, auto parking, landscape, and other on-site and off-site infrastructure improvements. Please see the draft conceptual site plan attached to this application.

Proposed Development Overview

The City of Phoenix land use designation for the property is industrial, which allows for the use of industrial developments which is appropriate for the region and the City. The property will remain Light Industrial, and no rezoning will be required for the intended use. This PHO request will be to modify stipulation 1 to update the site plan, associated with this development. It will also be to remove several stipulations that

have already been met by the previous development and will be to update landscape stipulation 2.B. that requests shaded seating areas for employees and customers.

The developer is submitting this Site Plan to provide the unique development characteristics needed to meet the current demand for industrial warehouse and manufacturing space in the area. Stipulation 2.B. is outdated and shaded seating areas are now required as part of the architecture to be integrated into the landscape as part of the overall design of the site. Stipulations 3 through 7 have been completed, occur mostly on the southern portion of the original rezone case and should be removed since the do not apply to the new site plan.

Project Scope

Building A is proposed to be developed as a 71,525 sq. ft. industrial building with a east/west orientation. Building B is proposed to be 118,345 sq. ft. with a north/south orientation. Building C is proposed to be 130,275 sq. ft. also with a north/south orientation. The proposed building height is 42 ft. to the top of the parapet. The parapet will screen the mechanical units on the roof from view from the adjacent roadways and properties. The buildings will be tilt-up concrete construction with textured paint in neutral earth tone colors and architectural accents of form liner and glazing.

Parking areas are proposed on the outside perimeters of the buildings. 55 new parking spaces are proposed to serve Building 1,77 new parking spaces are proposed for Building 2, and 159 new parking spaces are proposed for Building 3. This meets the City Code required 1/1000 sq. ft. and 1/2500 sq. ft. parking ratios. Landscape medians and end caps are proposed in the parking lot to break up the rows of parking.

Access to the parcels is proposed to be provided off of Roosevelt Street at the north end of the site and at the McKinley Street alignment on the south side of the new site. These access drives will allow trucks and passenger vehicles to circulate through the site safely.

Landscape streetscape improvements are proposed along the street frontage on both 51st Avenue and Roosevelt Street. Landscape design shall be developed to have a consistent look. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Areas adjacent to the public right of way will be blended into the existing landscape edge treatment.

Our team has spent significant time during the past few months working on project research and determining the infrastructure requirements for the site. This written request will note the stipulations related to the previous PHO case and will show

mark-ups modifying and updating the original stipulations, to the new set of stipulation proposed with this PHO hearing. This will result in a comprehensive list of stipulations still in effect along with our proposed modifications to create PHO-2-23--7-98-05.

PHO-1-07--Z-98-05 Stipulations Listing

A list of the approved stipulations from PHO 1 has been included below for reference, please see the list below.

STIPULATIONS

GENERAL CONFORMANCE

 The development shall be in general conformance with the site plan date stamped October 23rd 2007, for the south 75.07 acres and January 18th, 2023 for the north 17.93 acres as approved or modified by the Development Services Department.

(Rationale – A new site plan has changed significantly for the north portion of this project)

LANDSCAPE

- 2) That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO) prior to preliminary site plan approval with specific regard to the following as approved by the Development Services Department.
 - A That the perimeter landscape setbacks along 51st Avenue and Van Buren Street shall comply with the Commerce Park standards except the are along 51st Avenue generally between Polk Street and McKinley Street as shown on the site plan date stamped October 23, 2007 where A 1 landscape setbacks shall be applicable.
 - B That shaded seating areas shall be provided for employees and customers in accessible and convenient locations.

 (Rationale The site plan review process requires shaded areas to be provided for customers and employees in accessible and convenient locations.)
 - C That the 51st Avenue/Van Buren Street corner shall be developed with a 75-foot by 75-foot enhanced landscape area using the landscape palette from the Estrella Village Arterial Street Landscaping Program.

(Rationale – This deletion is because the enhanced corner was previously constructed.)

- D That the customer entrance drive on Van Buren Street and all entry Drives on 51st Avenue shall be developed with 50-foot by 50-foot enhanced landscape areas located on both sides of the driveway entrance using the landscape palette from the Estrella Village Arterial Street Landscaping Program except for the area along 51st Avenue generally between Polk Street and McKinley Street which shall provide entry landscape areas as shown on the site plan date stamped October 23, 2007 and that the Conceptual Landscape Plan for the enhanced landscape areas shall be approved administratively by the Planning Hearing Officer. That the entry Drives on 51st Avenue from McKinley Street and Roosevelt Street shall be developed with 50-foot by 50-foot enhanced landscape areas located on both sides of the driveway entrance using the landscape palette from the Estrella Village Arterial Street Landscaping Program except for the area along 51st Avenue generally between Roosevelt Street and McKinley Street which shall provide entry landscape areas as shown on the site plan date stamped January 18th, 2023. (Rationale – A new site plan has changed significantly for this project and an updated landscape plan has been submitted with this PHO hearing that addresses the new areas associated with this site plan.)
- E That the existing landscape setback along Roosevelt Street shall be enhanced with new plant material using the Estrella Village Arterial Street Landscaping Program. The landscaping quantity shall be based on the landscape program guidelines on page one.

STREETS

3) That right-of-way totaling 50 feet shall be dedicated for the east half of 51# Avenue.

(Rationale – This deletion is because the right of way was previously dedicated.)

4) That right-of-way totaling 50 feet shall be dedicated for the north half of Van Buren Street.

(Rationale – This deletion is because the right of way was previously dedicated.)

5) That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast corner of 51st Avenue and Van Buren Street.

(Rationale – This deletion is because the right of way was previously dedicated.)

6) That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlight, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

TRANSIT

7) The following transit infrastructure improvements shall be provided.

- A Two transit stop locations north of Van Buren Street east side of 51st Avenue and north of Fillmore Street east side of 51st Avenue.
- B Transit Accessory pads P1261 located north of Van Buren Street east side of 51st Avenue and P1260 located north of Fillmore Street and east of 51st Avenue.
- C Transit Bus Bay P1256 located on the east side of 51st Avenue north of Van Buren Street.

(Rationale – This deletion is because the transit improvements A, B & C were previously constructed.)

AVIATION

8) That the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.

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

Requested Stipulation Modifications

The revised stipulations above are no longer relevant to the site with our proposal, update language per comments from transportation, or are requested to be modified to provide entitlements typically requested for A-1 Light Industrial zoning project in accordance with today's market demands. We appreciate your consideration of our request.

Thank you,

Michael & Buschbacher

Michael S. Buschbacher II, AICP

Principal Planner



January 22 2008

M Curley/Earl, Curley & Lagarde PC 3101 North Central Avenue Suite 1000 Phoenix AZ 85012

RE Z 98-05-7 - Northeast corner of 51st Avenue and Van Buren Street

Dear Applicant

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 1 of the Zoning Ordinance, has on January 16, 2008 concurred with the recommendation of the Planning Hearing Officer and has ratified application Z-98-05-7 for modification to stipulation 1 regarding general conformance to site plan modification to stipulation 2A regarding perimeter landscape setbacks modification to stipulation 2D regarding customer enterance drive

STIPULATION

GENERAL CONFORMANCE

Mod

1

That the development shall be in general conformance with the site plan date stamped October 23 2007 as approved or modified by the Development Services Department

LANDSCAPE

TC

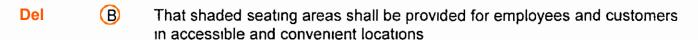


That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO) prior to preliminary site plan approval with specific regard to the following as approved by the Development Services Department

A That the perimeter landscape setbacks along 51st Avenue and Van Buren Street shall comply with the Cornmerce Park standards except the area along 51st Avenue generally between Polk Street and McKinley Street as shown on the site plan date stamped October 23, 2007 where A 1 landscape setbacks shall be applicable

Del

Mod



That the 51st Avenue/Van Buren Street corner shall be developed with A 75foot by 75-foot enhanced landscape area using the landscape palette from the Estrella Village Arterial Street Landscaping Program

That the customer entrance drive on Van Buren Street and all entry Drives on 51st Avenue shall be developed with 50-foot by 50-foot enhanced landscape areas located on both sides of the driveway entrance using the landscape palette from the Estrella Village Arterial Street Landscaping Program except for the area along 51st Avenue generally between Polk Street and McKinley Street which shall provide entry landscape areas as shown on the site plan date stamped October 23 2007 and that the Conceptual Landscape Plan for the enhanced landscape areas shall be approved administratively by the Planning Hearing Officer

E That the existing landscape setback along Roosevelt Street shall be enhanced with new plant materials using the Estrella Village Arterial Street Landscaping Program The landscaping quantity shall be based on the landscaping program guidelines on page one

STREETS

- Del 3 That right-of-way totaling 50 feet shall be dedicated for the east half of 51st Avenue
- Del That right-of-way totaling 50 feet shall be dedicated for the north half of Van Buren Street
- Del 5 That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast corner of 51st Avenue and Van Buren Street
- 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 by the Development Services Department All improvements shall comply with all ADA accessibility standards

TRANSIT

- - A Two transit stop locations north of Van Buren Street east side of 51st
 Avenue and north of Fillmore Street east side of 51st Avenue

- B Transit Accessory pads P1261 located north of Van Buren Street east side of 51st Avenue and P1260 located north of Fillmore Street and east of 51st Avenue
- C Transit Bus Bay P1256 located on the east side of 51st Avenue north of Van Buren Street

AVIATION

That the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.

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

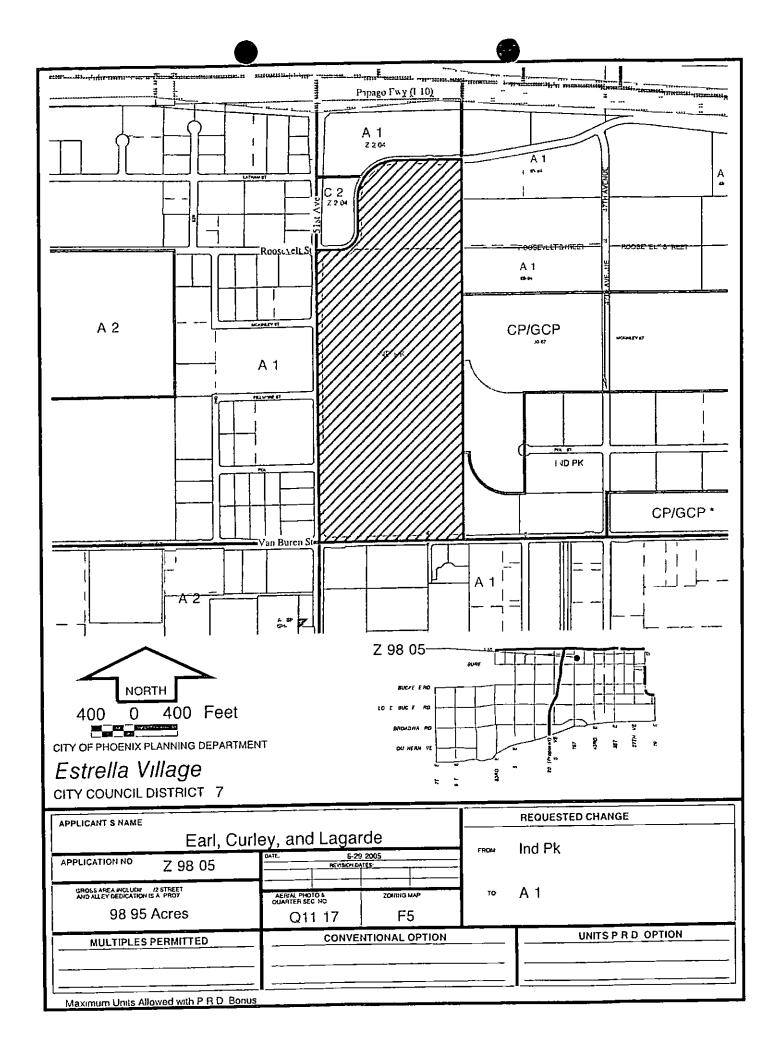
Sincerely

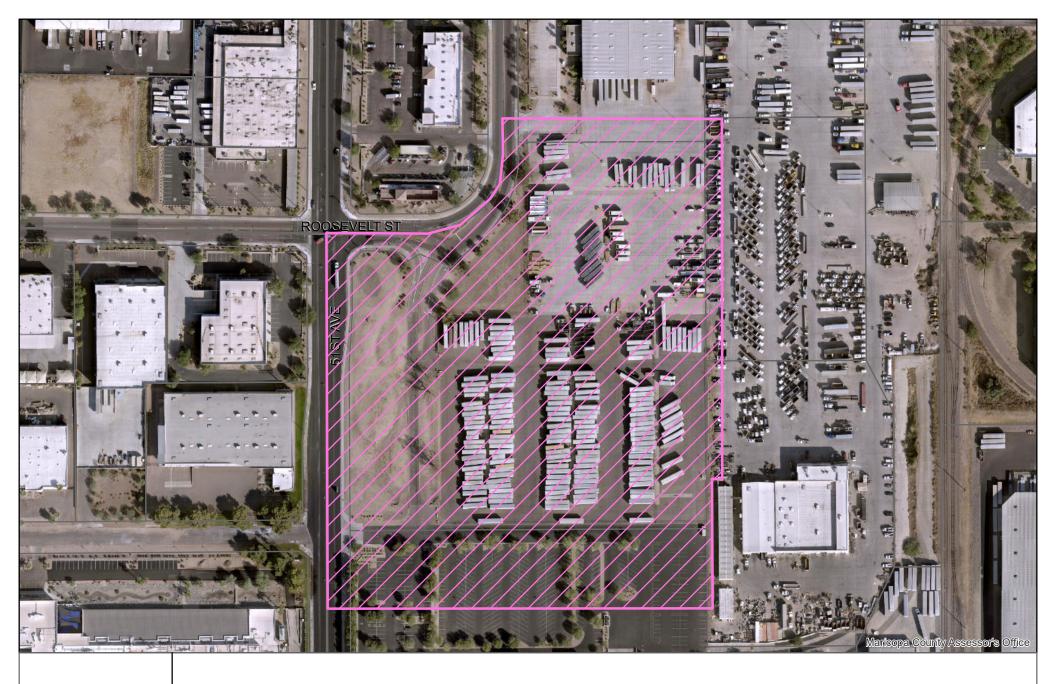
Carol Johnson AICP Planning Manager

Thuson, Aler

cc Book Case File

J Harrison/Phoenix Van Buren Partners 5112 N 40th Street Suite 105 Phoenix AZ 85018 Kelly Walker Racelle Escolar Jay Neville Dave Barrier E J Hyncik Public Transit (Sent electronically)

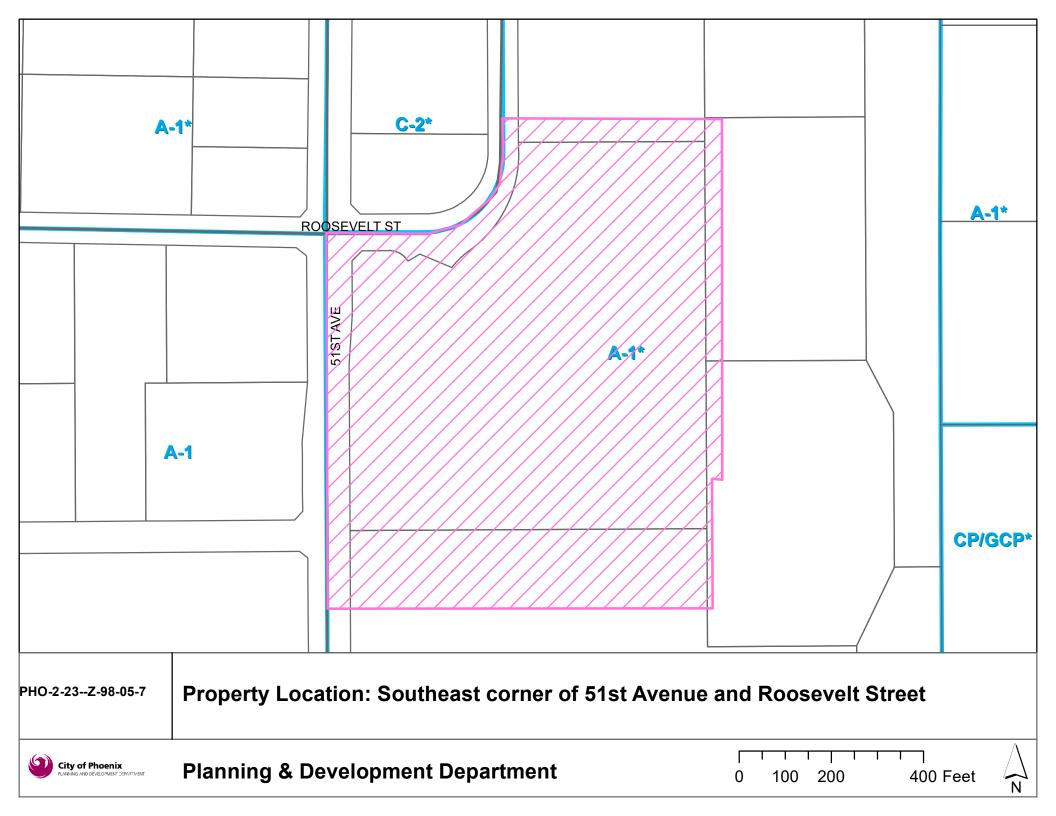




PHO-2-23--Z-98-05-7

Property Location: Southeast corner of 51st Avenue and Roosevelt Street





GENERAL SITE PLAN NOTES:

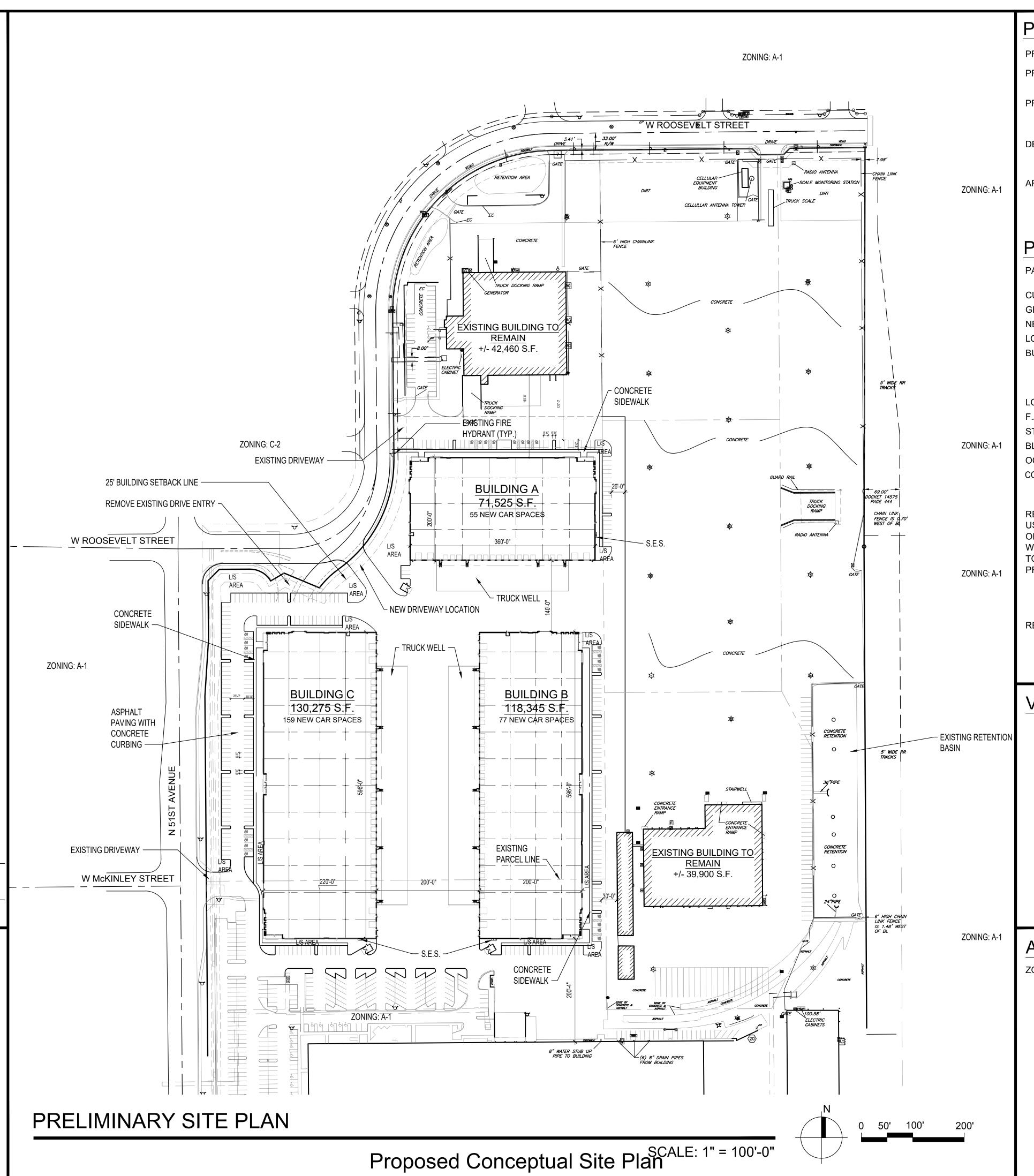
- A. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
- "THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
- C. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
- D. "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- E. "STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'."
- F. "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT-CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE."
- G. "OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."
- H. "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
- "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER ECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.'
- "BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT **RESIDENTIAL AREAS."**
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN."
- PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE
- M. I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF ODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.



PROJECT DESCRIPTION:

THREE NEW OFFICE / WAREHOUSE BUILDINGS WITH SITE IMPROVEMENTS OVER A SCOPE AREA OF APPROXIMATELY 20.73 ACRES.

PHO-2-23--Z-98-05-7



PROJECT INFORMATION

515 51ST PROJECT NAME:

PROJECT ADDRESS: 515 N 51ST AVENUE PHOENIX, AZ 85043

PROPERTY OWNER: PHOENIX VAN BUREN PROPERTIES LLC/ETAL

5112 N. 40TH STREET. SUITE 105 PHOENIX, AZ 85018

DEVELOPER HARRISON PROPERTIES

> 5112 N. 40TH STREET, SUITE 105 PHOENIX, AZ 85018

ARCHITECT: DALKE DESIGN GROUP, LLC 2039 E. RICE DRIVE

TEMPE, AZ 85283 480-589-3793

VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

103-32-511, 103-32-512, 103-32-516, PARCEL NUMBERS: 103-32-510, 103-32-513, 103-32-514

CURRENT ZONING: A-1 (ZONING TO REMAIN) **GROSS SITE AREA:** SCOPE: 28.58 ACRES (1,244,968 S.F.)

NET SITE AREA: SCOPE: 20.73 ACRES (902,794 S.F.)

LOT SALES:

BUILDING AREA: 322,400 S.F. TOTAL NEW BUILDING AREA BUILDING A: 72.000 S.F.

> BUILDING B: 119.200 S.F. BUILDING C: 131,200 S.F.

LOT COVERAGE: 35.7% F.A.R.: 0.36 STORIES: ONE BLDG HEIGHT (NEW): +/- 42'-0" **OCCUPANCY**: B, S-1

CONSTRUCTION TYPE: TYPE V-B (SPRINKLED)

REQUIRED PARKING (NEW BUILDINGS ONLY): USE: SPACES: RATIO: 134 SPACES OFFICE: 40,000 S.F. 1 / 300 = WAREHOUSE: 142 SPACES 282,400 = 1 / 2000 = **TOTAL REQUIRED** 276 SPACES

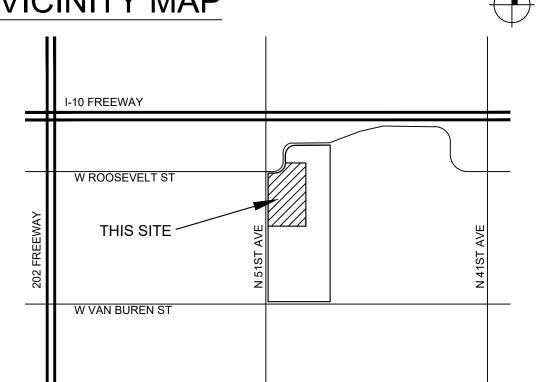
PROVIDED PARKING (NEW): TOTAL REGULAR SPACES: 267 SPACES **TOTAL ACCESSIBLE SPACES:** 24 SPACES 291 SPACES TOTAL PROVIDED: 0.90 CARS/1000 S.F. PARKING RATIO (NEW BUILDINGS)

REQUIRED ACCESSIBLE PARKING: 201 TO 300 SPACES PROVIDED TOTAL PROVIDED:

7 SPACES

24 SPACES

VICINITY MAP



APPROVALS

ZONNG CASE: Z-98-05

CITY OF PHOENIX

JAN 27 2023

Planning & Development Department

Hearing Date: April 19, 2023



2039 E RICE DR., TEMPE AZ, 85283 480-589-3793 VINCE@DALKEDESIGNGROUP.COM

> 5 51ST / PHOE REVISION

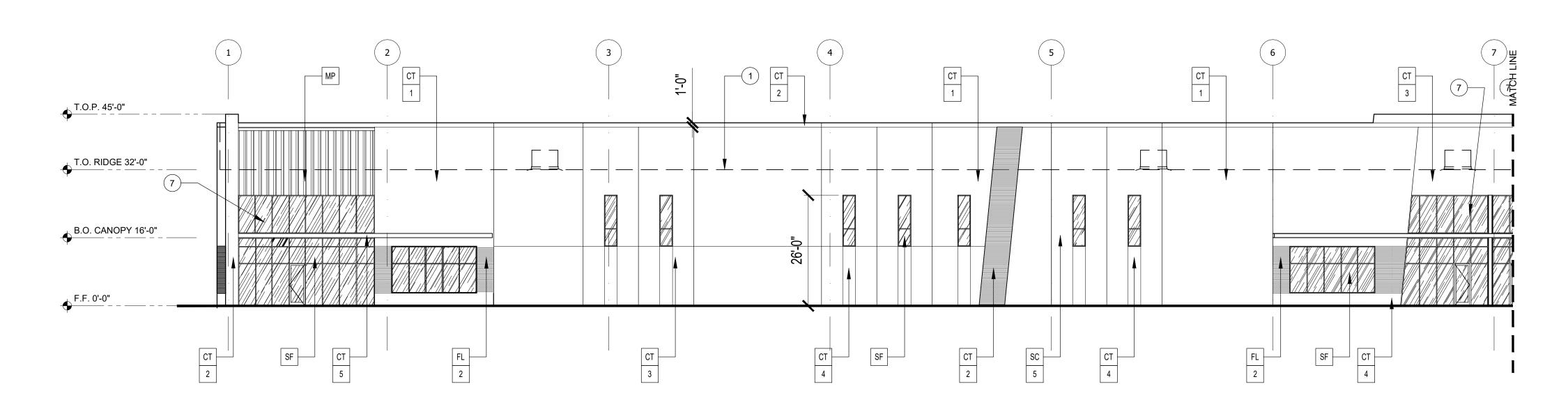
VINCENT JAMES DALKE EXPIRES: 12/31/2023

SHEET TITLE PRELIMINARY SITE PLAN

1/18/2023 **ISSUE DATE** DRAWN VJD CHECKED BY PROJECT NUMBER

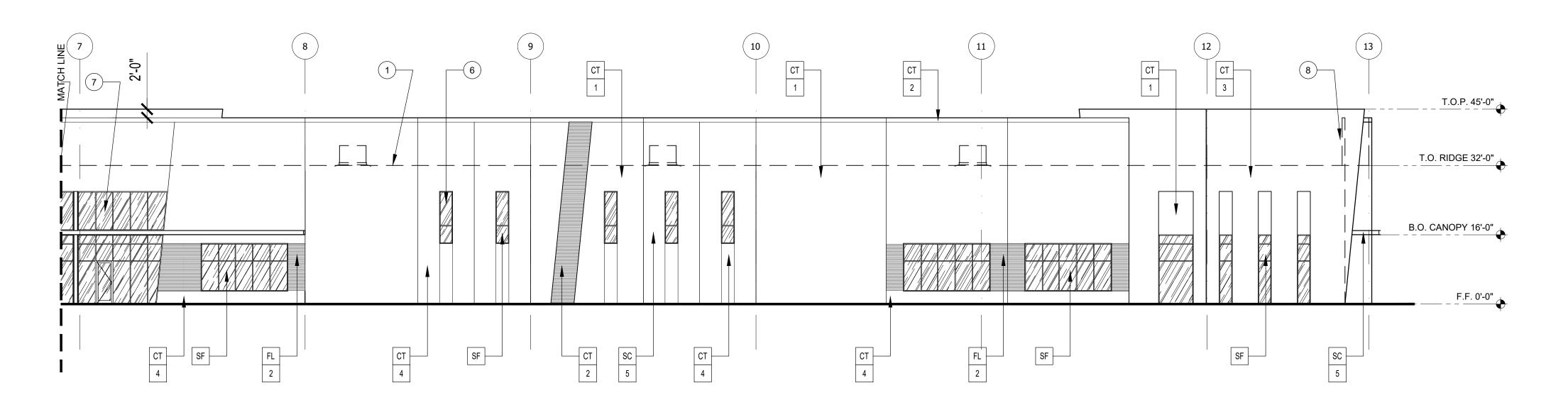
DRAWING NO.

A0.2



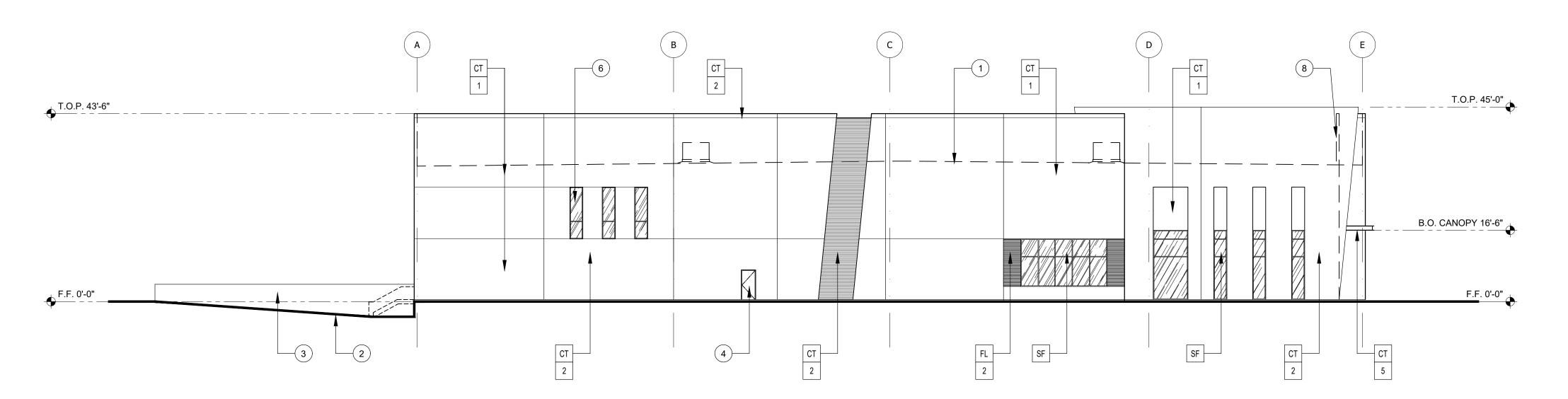
WEST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"!PHO-2-23--Z-98-05

Proposed Conceptual Elevations

MATERIALS

- CT | CONCRETE TILT PANEL PAINTED
- FL | CONCRETE FORM LINER PAINTED
- METAL PANEL SYSTEM MBCI SIGNATURE 300 "MIDNIGHT BRONZE"

CANOPY

SC 12" STEEL CHANNEL W/ B-DECK PAINTED

STOREFRONT

SF DK BRONZE ANODIZED ALUMINUM W/ SOLAR BAND "GRAY" GLAZING

PAINT SCHEDULE

- SHERWIN WILLIAMS SW 7016 "MINDFUL GRAY" LRV - 48
- SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY" LRV - 17
- SHERWIN WILLIAMS SW 7570 "MINERAL GRAY" LRV - 70
- SHERWIN WILLIAMS SW 7018 "DOVETAIL" LRV - 26
- SHERWIN WILLIAMS SW 7069 "IRON ORE" LRV - 6

KEY NOTES

- 1) ROOF LINE BEYOND.
- (2) RECESS TRUCK DOCK BEYOND.
- REQUIRED FALL PROTECTION TO BE PROVIDED @ CONC. WALL, TYPICAL.
- HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT WALL.
- OVERHEAD DOOR PAINTED TO MATCH ADJACENT WALL.
- VERTICAL WINDOW FOR WAREHOUSE ILLUMINATION
- 7 SPANDREL GLASS
- 8 WALL BEYOND

Hearing Date: April 19, 2023

CITY OF PHOENIX

JAN 2 7 2023

Planning & Development Department



2039 E RICE DR., TEMPE AZ, 85283 480-589-3793

VINCE@DALKEDESIGNGROUP.COM

PROJECT ENUE & VAN BUREN 515 51ST AVER PHOENIX.

REVISION

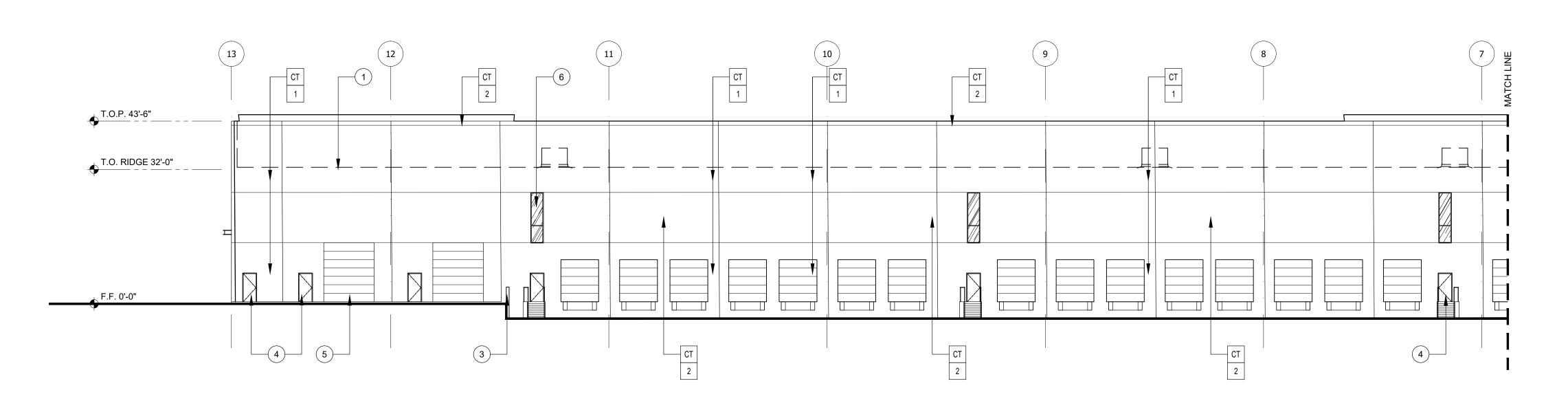
AL		
	STERID AROA	

NUMBER

SHEET TITLE
PRELIM EXT ELEVATIONS

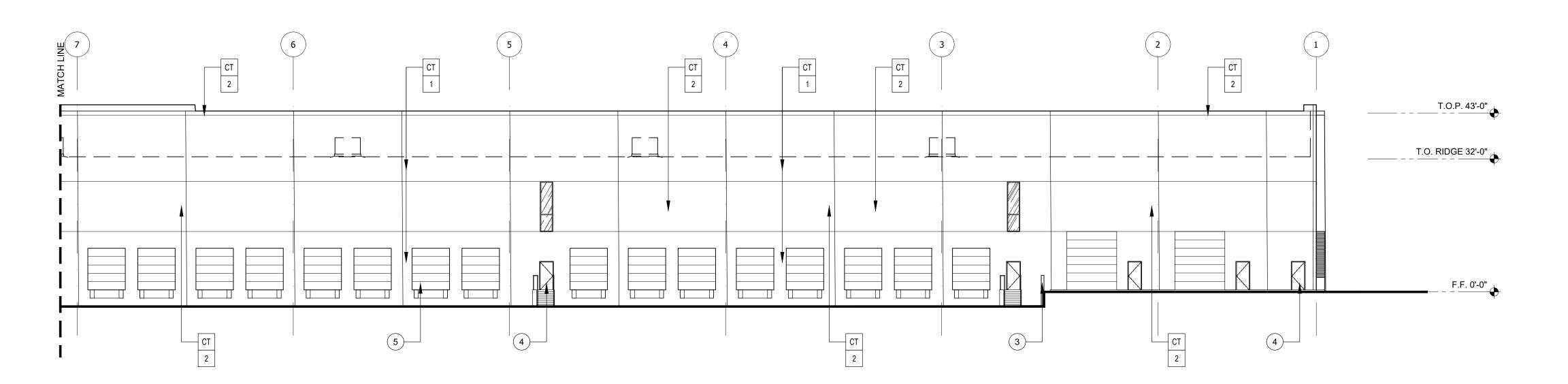
ISSUE DATE 1/26/2023 DRAWN CHECKED BY PROJECT NUMBER

DRAWING NO.



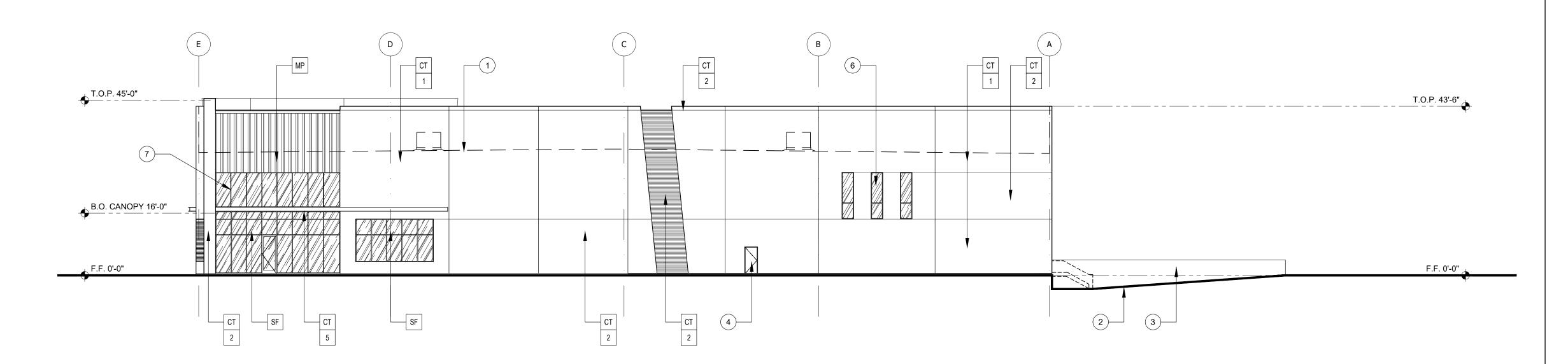
EAST ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"!PHO-2-23--Z-98-05

Proposed Conceptual Elevations

Hearing Date: April 19, 2023

MATERIALS

- CT CONCRETE TILT PANEL PAINTED
- | | FL | CONCRETE FORM LINER PAINTED
- MP METAL PANEL SYSTEM
 MBCI SIGNATURE 300 "MIDNIGHT BRONZE"

CANOPY

SC 12" STEEL CHANNEL W/ B-DECK PAINTED

STOREFRONT

SF DK BRONZE ANODIZED ALUMINUM W/ SOLAR BAND "GRAY" GLAZING

PAINT SCHEDULE

- 1 SHERWIN WILLIAMS SW 7016 "MINDFUL GRAY" LRV 48
- 2 SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY" LRV 17
- 3 SHERWIN WILLIAMS SW 7570 "MINERAL GRAY" LRV 70
- 4 SHERWIN WILLIAMS SW 7018 "DOVETAIL" LRV 26
- 5 SHERWIN WILLIAMS SW 7069 "IRON ORE" LRV 6

KEY NOTES

- 1 ROOF LINE BEYOND.
- 2 RECESS TRUCK DOCK BEYOND.
- REQUIRED FALL PROTECTION TO BE PROVIDED @ CONC. WALL, TYPICAL.
- HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT WALL.
- 5 OVERHEAD DOOR PAINTED TO MATCH ADJACENT WALL.
- 6 VERTICAL WINDOW FOR WAREHOUSE ILLUMINATION
- 7 SPANDREL GLASS

515 PROJECT 51ST AVENUE & VAN BUREN PHOENIX, AZ 85043

DALKE DESIGN GROUP

2039 E RICE DR., TEMPE AZ, 85283

480-589-3793 VINCE@DALKEDESIGNGROUP.COM

UMBER	REVISION	DATE
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Planning & Development Department

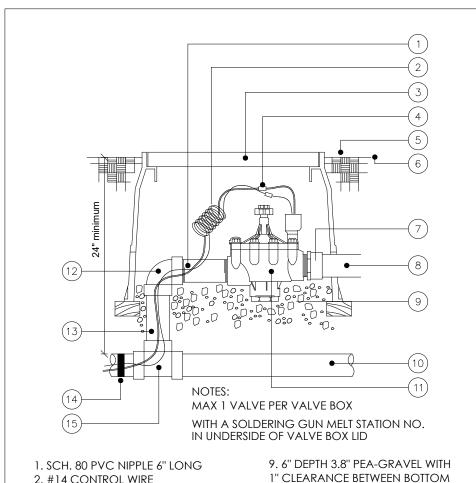
ı	
ı	SHEET TITLE
ı	011221 11122
	PRELIM EXT ELEVATION

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CHECKED BY VJD
PROJECT NUMBER

DRAWING NO.

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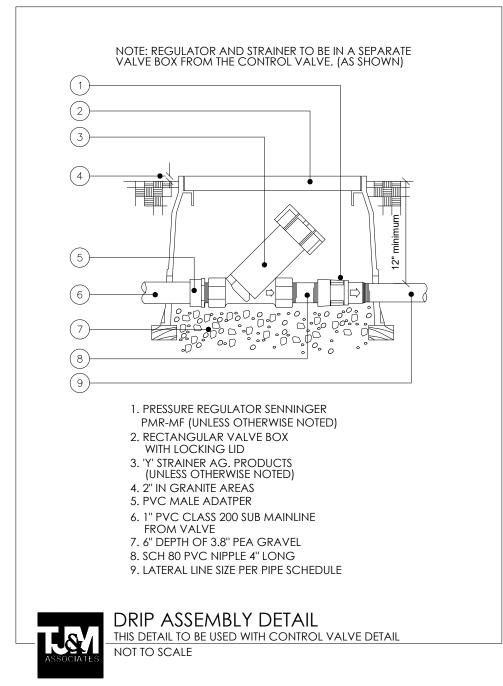
2. #14 CONTROL WIRE 3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID 4. EPOXY WIRE CONNECTORS 5. 1" IN TURF AREAS. 2" IN D.G AREAS 6. FINISH GRADE 7. PVC MALE ADAPTER

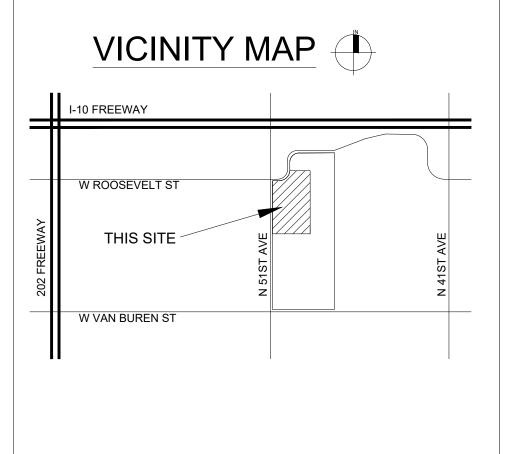
OF VALVE AND TOP OF PEA-GRAVEL 10. PVC MAINLINE PER MAINLINE 11. ELECTRIC CONTROL VALVE 12. PVC ELBOW 13. SCH 80 PVC 14. TAPE WIRES 8" O.C TO MAINLINE 15. PVC MAINLINE TEE OR ELBOW 8. PVC LATERAL LINE (SIZE PER PIPE SCHEDULE)

CONTROL VALVE DETAIL

NOT TO SCALE

WATER SETTLE AND COMPACT ALL TRENCHES ALL SLEEVES TO BE A MIN. OF 24" DEEP USE COMMON TRENCHES WHEN POSSIBLE RUN TRENCHES PARALLEL TO BUILDING'S AND WALKWAY'S (THE PLAN MY BE DIAGRAMMATIC) SHADE ALL PIPE AND WIRES WITH SAND IN ROCKY CONDITIONS. MIN 2" CLEAR ALL SIDES 1. CLEAN BACK FILL NO ROCKS OVER 1/2" DIA. 2. LATERAL LINE SIZE PER PIPE SCHEDULE 3. CONTROLLER WIRES TAPE TO MAINLINE 8" O.C 4. MAINLINE SIZE PER PLAN 5. SLEEVE PER PLAN AND SCHEDULE TRENCHING / SLEEVING DETAIL







ALL WIRING INSTALLED PER LOCAL CODES SEE CONTROLLER MANUAL FOR MOUNTING INSTRUCTIONS THE IRRIGATION CONTRACTOR IS TO SUPPLY 2 KEYS, AND INSTRUCTION MANUAL TO OWNER 1. WALL OR BUILDING 2. WALL MOUNTED CONTROLLER 3. 1" JUNCTION BOX 4. 120v POWER AND GROUND SOURCE BY GENERAL CON. UNLESS OTHERWISE NOTED 5. FINISH GRADE 6. STEEL CONDUIT TO 18" POST SWEEP DIRECT BURIAL WIRES TO CONTROL VALVE 7. CONTROL WIRE CONNECTIONS 8. COMMON WIRE CONNECTIONS

CONTROLLER DETAIL

2x ROOTBALL

1. 1/2" RUBBER HOSE WITH #10 WIRE

5. ROUGHEN SIDES OF PLANT PIT TO

BACKFILL PLANT PIT WITH SOIL MIX

7. 2" DEPTH OF DECOMPOSED GRANITE.

4. GRADE (PRIOR TO GRANITE)

PREVENT GLAZING

6. AGRIFORM TABLETS

(SEE LEGEND FOR TYPE)

PER PHX MAG SUPLEMENT.

DOUBLE STAKING DETAIL

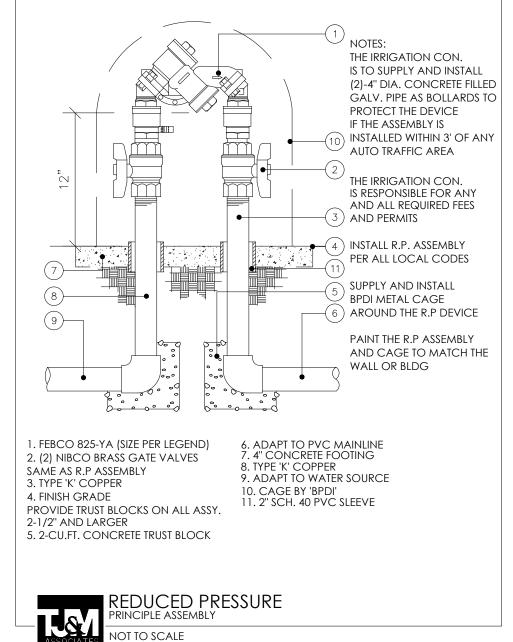
3. 4" BASIN

NOT TO SCALE

2. TWO 2" ROUND BY 10' LONG GREEN

TREE STAKES BURY 3' BELOW GRADE

NOT TO SCALE



NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED

MULTI-TRUNK

DOUBLE-TRUNK

SINGLE-TRUNK

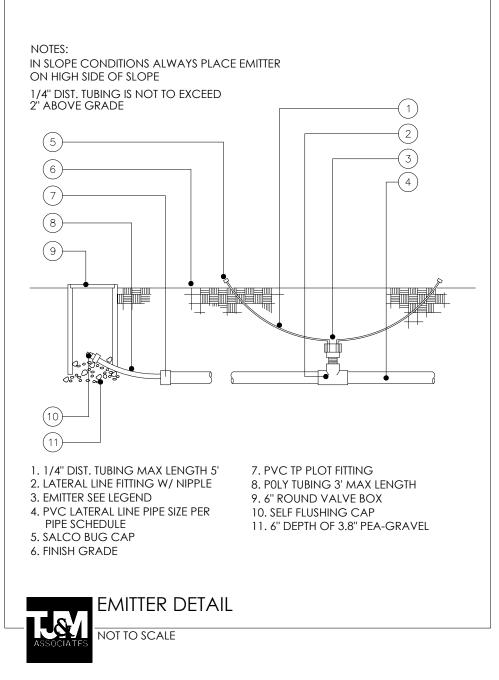
TREE GUYING DETAIL

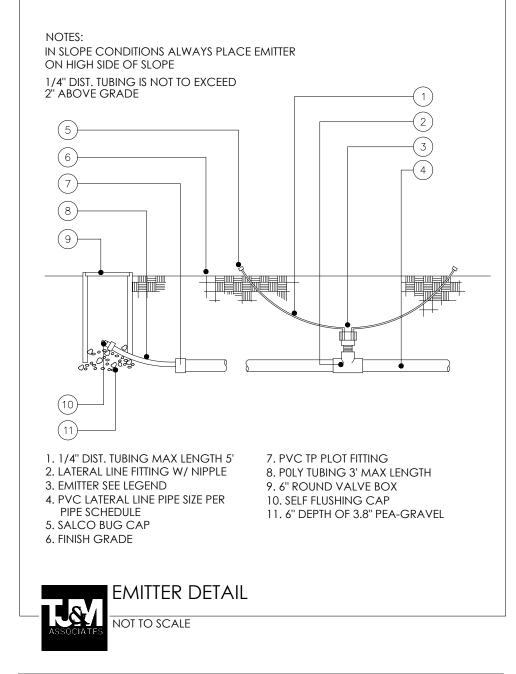
NOT TO SCALE

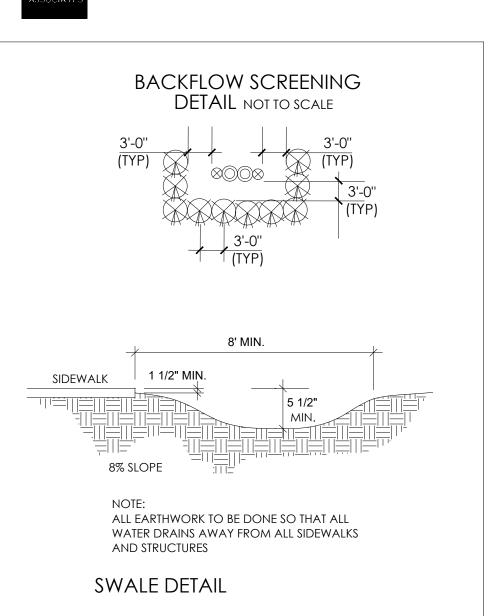
1. NOTCH TUBING LOOP

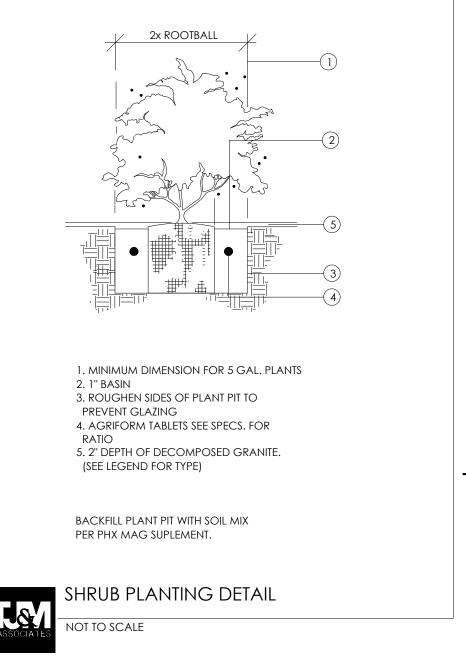
2. #10 WIRE RUBBER COATED 3. 1/2" RUBBER HOSE

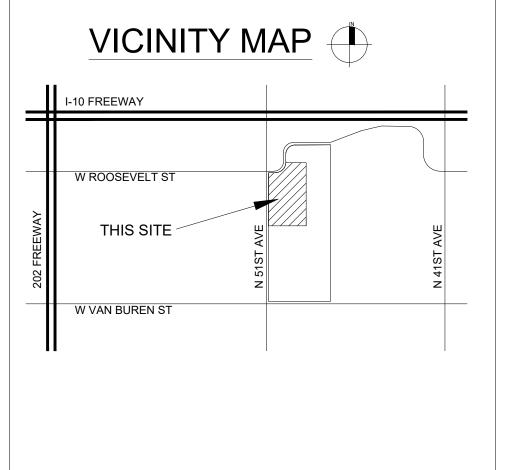
WIRE THROUGH











PROJECT INFORMATION

515 51ST PROJECT NAME:

PROJECT ADDRESS: 515 N 51ST AVENUE

OT TO SCALE

PHOENIX, AZ 85043

PROPERTY OWNER: PHOENIX VAN BUREN PROPERTIES

5112 N. 40TH STREET, SUITE 105 PHOENIX, AZ 85018

DEVELOPER: HARRISON PROPERTIES

5112 N. 40TH STREET, SUITE 105 PHOENIX, AZ 85018

> - TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8".

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH

REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

- USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE

- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD. - ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2"

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR

(6' 8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL

PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

SUCH ON THE PLANS.

OTHER DESIGN ISSUES.

MATERIAL OR EQUIPMENT.

REFERENCE ONLY.

TO THE APPROVED PLAN.

PHOENIX STANDARDS.

LANDSCAPING WITHIN THE RIGHT-OF-WAY.

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS

CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR

PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS

WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AR APPROVED ASSURANCES ARE PROVIDED FOR THE

ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6862 TO VERIFY OWNERSHIP OF ANY

THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OR

REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE

PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM

WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES

THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS

PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON

NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS

PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE

REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE

MISC. LANDSCAPE NOTES THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.

PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS

SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABONDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF

TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS) - PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM

24" IN HEIGHT, TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.

- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811

- NO SLOPES ARE GREATER THAN 4:1

- THERE IS NO OVERHEAD POWER LINES ON SITE - NO SALVAGED PLANT MATERIAL

LANDSCAPE ARCHITECT

CITY OF PHOENIX

ESTIMATED RIGHT-OF-WAY COST \$ MAINTENANCE BY: () CITY (x) OWNER

ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS DATE OF PRELIMINARY SITE PLAN APPROVAL

ZONNG CASE: Z-98-05

SQUARE FOOTAGE OF TURF



JAN 2 7 2023

APPROVALS

DATE

CITY OF PHOENIX T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE **URBAN DESIGN**

> 10450 N. 74th Street, Suite 120 Scottsdale, Arizona 85258 P.(602)265-0320

SITE PLANNING EMAIL: timmcqueen@tjmla.net

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518

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SHEET TITLE

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PROJECT NUMBER

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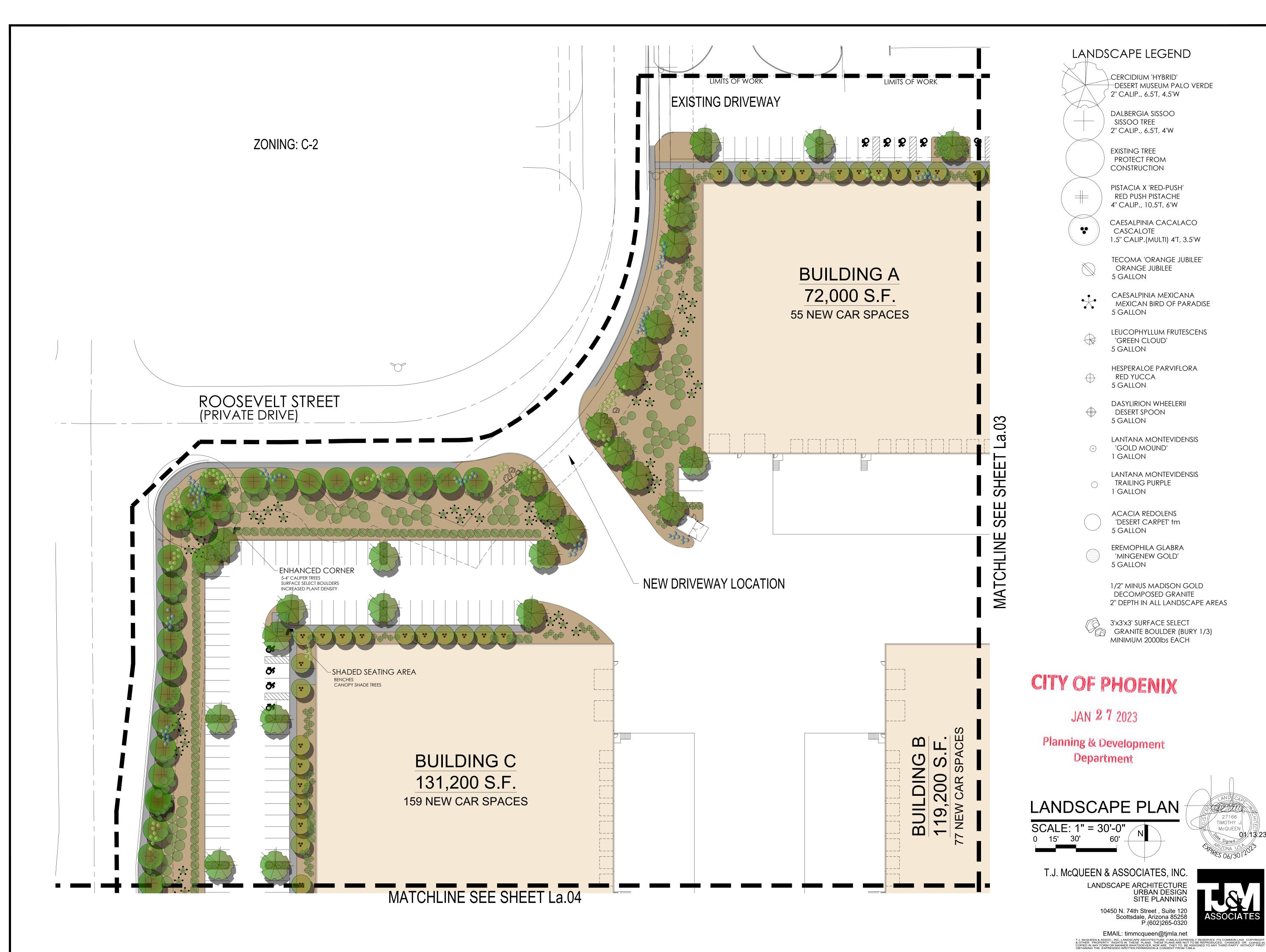
PHO-2-23--Z-98-05-7

CITY OF PHOENIX STANDARD DETAILS

NOT TO SCALE

SEAL

01.13.23 DRAWN **CHECKED BY** VJD





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> 515 51ST 51ST AVENUE & VAN BUREN PHOENIX, AZ 85043

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SHEET TITLE

LANDSCAPE PLAN

ISSUE DATE 01.13.23
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CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5'W

DALBERGIA SISSOO
SISSOO TREE
2" CALIP., 6.5'T, 4'W

EXISTING TREE
PROTECT FROM
CONSTRUCTION

PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 4" CALIP., 10.5'T, 6'W

CAESALPINIA CACALACO CASCALOTE 1.5" CALIP.(MULTI) 4'T, 3.5'W

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON

RED YUCCA 5 GALLON

HESPERALOE PARVIFLORA

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

LANTANA MONTEVIDENSIS

TRAILING PURPLE
1 GALLON

ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON

1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH

CITY OF PHOENIX

JAN 27 2023

Planning & Development
Department



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street , Suite 120

10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmcqueen@tjmla.net

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ASSOCIATES

DALKE DESIGN GROUP

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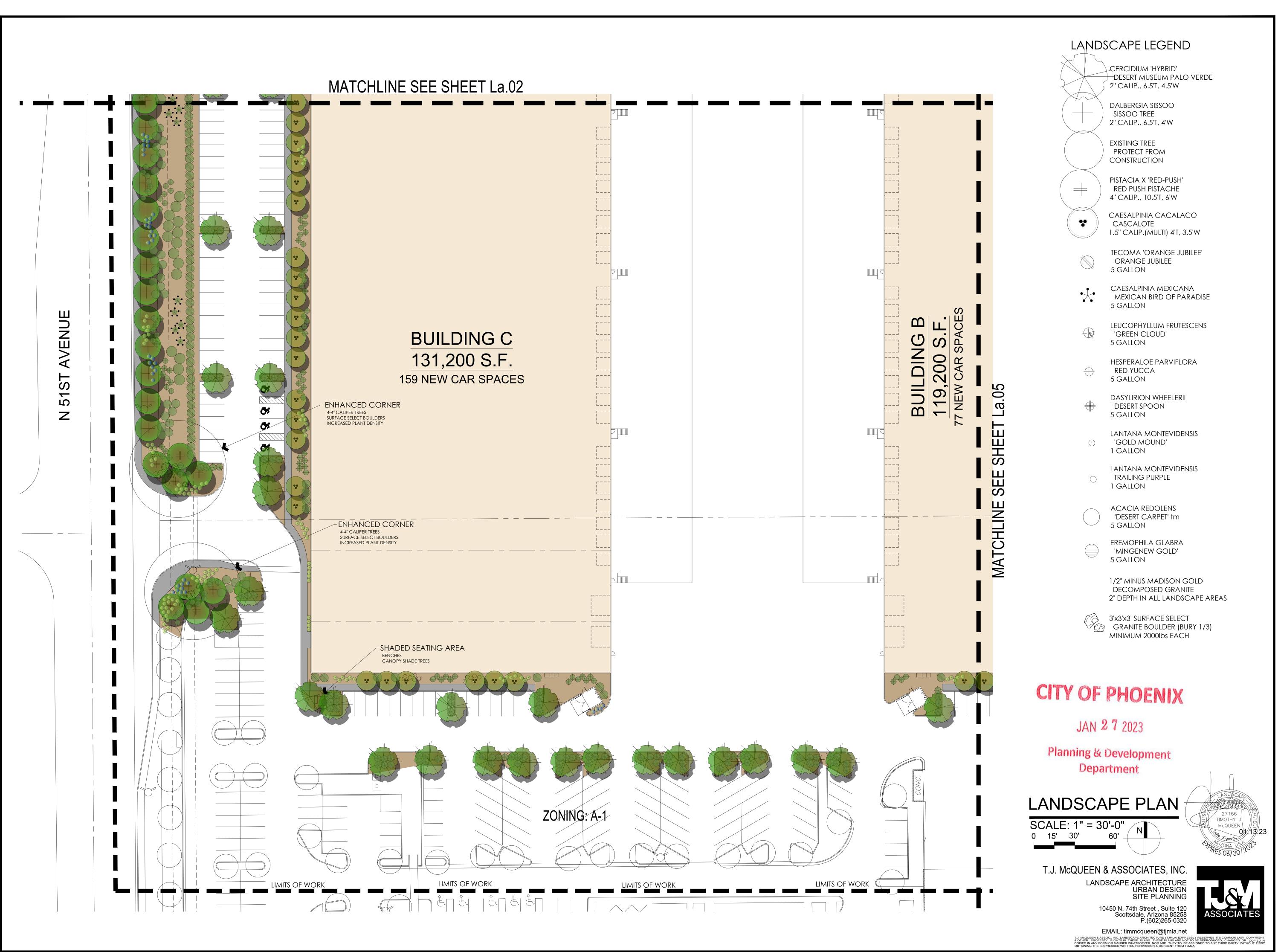
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JMBER REVISION DATE

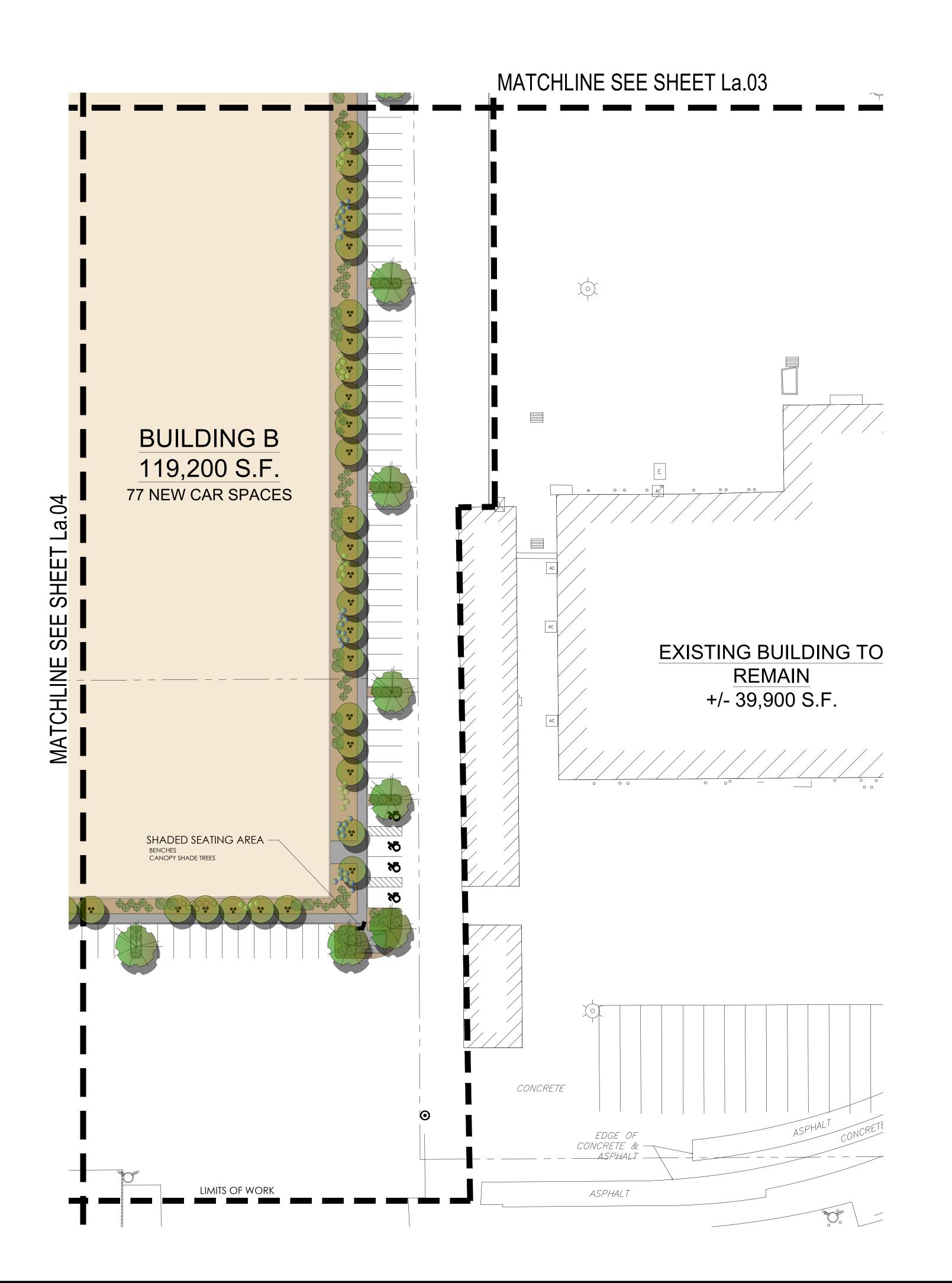
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PROJECT NUMBER

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CEI DE 2" C

CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5'W

DALBERGIA SISSOO SISSOO TREE 2" CALIP., 6.5'T, 4'W

EXISTING TREE
PROTECT FROM
CONSTRUCTION

PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 4" CALIP., 10.5'T, 6'W

CAESALPINIA CACALACO
CASCALOTE
1.5" CALIP.(MULTI) 4'T, 3.5'W

TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON

LANTANA MONTEVIDENSIS

TRAILING PURPLE
1 GALLON

ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON

EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON

1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

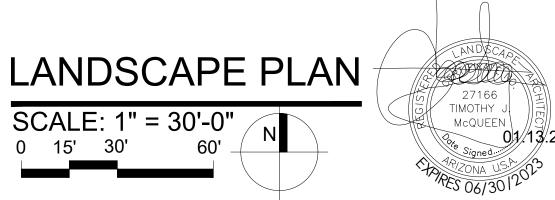


3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH

CITY OF PHOENIX

JAN 27 2023

Planning & Development
Department



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING 10450 N. 74th Street , Suite 120 Scottsdale, Arizona 85258 P.(602)265-0320

Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmcqueen@tjmla.net

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DALKE DESIGN GROUP

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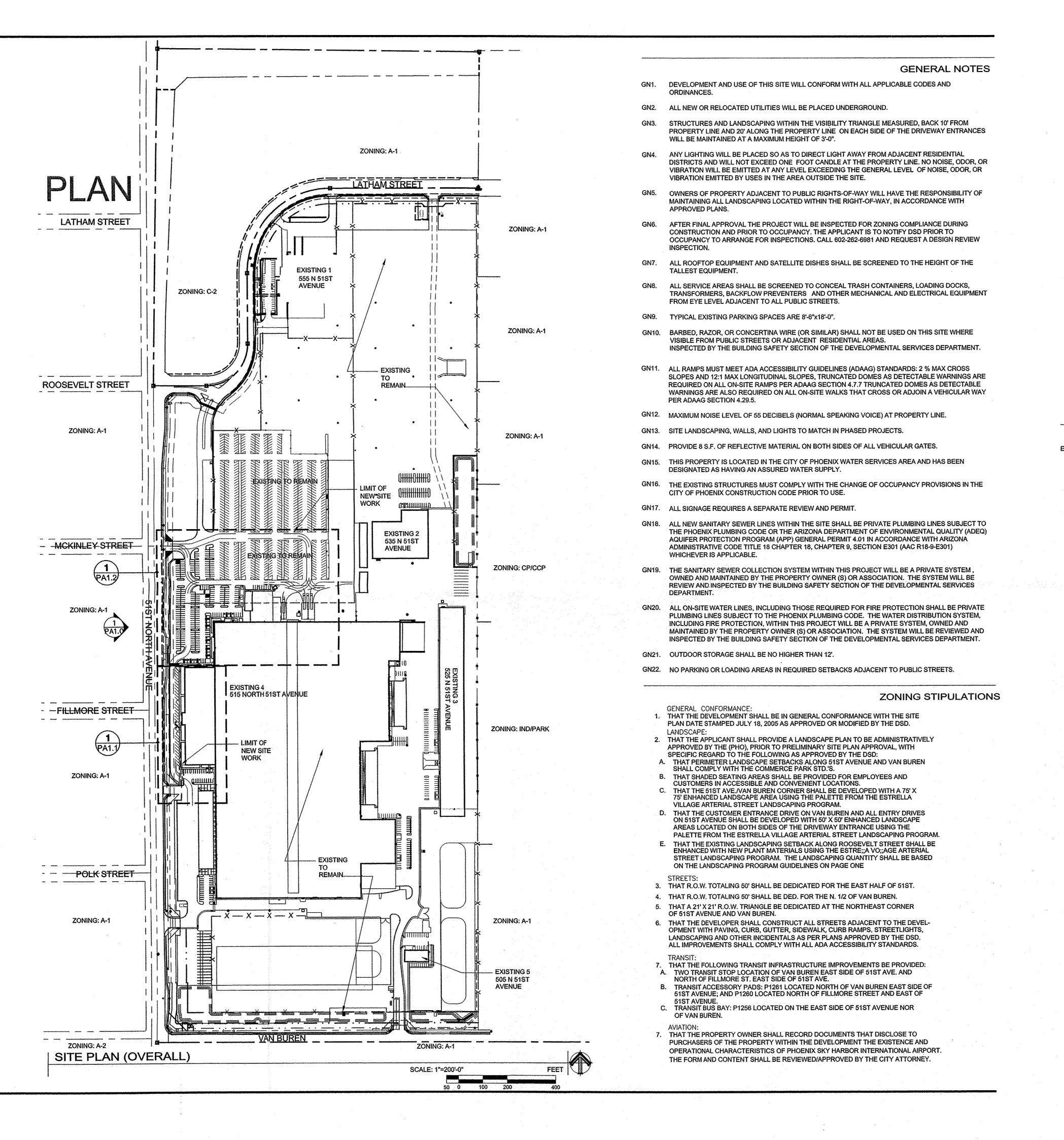
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_ 4" SPLIT-FACE CAP. MATCH FINISH AND TEXTURE OF NEW SITE WALLS WITH THAT OF EXISTING SITE WALLS CONFORMING TO OWNER'S SITE DEVELOPMENT STANDARDS VARIES REFER TO PLAN

SCREEN WALL ELEVATION

PROJECT TITLE D.E.S. RELOCATION

MADE, THE ARCHITECT WHO MAKE SUCH CHANGES ASSUME FULL RECTOR OCT 23 2007 RESPONSIBILITY AND LIABILITY FOR THE PI AN I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE SIGNATURE OF

COPYRIGHT OWNER

0600257

11-12, 12-17

KIVA NUMBER: 06-900A1

dieterich architectural

7373 N. SCOTTSDALE RD. - SUITE B160

1/4" = 1'-0"

PRINTED NAME OF

AMND:

SDEV:

QS #:

T 480 / 948 8911

COPYRIGHT OWNER:

515 NORTH 51ST AVENUE PHOENIX, ARIZONA 85043

DAVID D. DIETERICH PRE-APPLICATON SUBMITTAL OVERALL SITE PLAN

F 480 / 948 3501

DRAWING NAME DRAWING INFORMATION DESIGNED BY: CADFILE 02207-PRE-APP-PA1.0 DRAWN BY: PROJECT JLK 02207 SCALE: DATE: AS SHOWN 10/12/07

PRELIMINARY NOT FOR CONSTRUCTION 10/12/07

dieterich architectural group, Inc.

SEAL/SIGNATURE

PA1.0

REPORT OF PLANNING HEARING OFFICER ACTION Carol Johnson AICP Hearing Officer Racelle Escolar Planner I Assisting

December 05 2007

ITEM NO 1

DISTRICT NO 7

SUBJECT

Application # Z-98-05-7 Zoning A-1 Q S 11-17

Location Northeast corner of 51st Avenue and Van Buren Street

Acreage 98 95

Request Modification to stipulation 1 regarding general conformance to

site plan modification to stipulation 2A regarding perimeter landscape setbacks modification to stipulation 2D regarding

customer enterance drive

Applicant M Curley/Earl Curley & Lagarde PC
Owner J Harrison/Phoenix Van Buren Partners
Representative M Curley/Earl Curley & Lagarde PC

ACTIONS

<u>Planning Hearing Officer Recommendation</u> The Planning Hearing Officer recommended approval to modify stipulations

<u>Village Planning Committee (VPC) Recommendation</u> The Estrella Village Planning Committee chose not to review this case

DISCUSSION Mr Mike Curley, 3101 North Central Avenue, Suite 1000 described the property as approximately a 100-acre site with over a million square feet that had been used to produce copper wire. The site was vacated a number of years ago and has remained vacant for several years. The site is of high priority to Councilman Linguer as well as the Economic Development Department to place back into operation for employment. Over the past couple years the property owners have invested several million dollars into the property in order to regenerate the site. There have been a number of tenants that have occupied the site since the current owners purchased the property. The owners now have an opportunity to place a significant employer on the site the Arizona Department of Economic Security and the Arizona Industries for the Blind The proposed tenants will occupy approximately 300 000 square feet and have 375 employees. The city has been very helpful in procuring the proposed tenants and assisting the property developers in preparing the property. The proposed tenants will occupy the site in February assuming all improvements are completed and the zoning stipulation modification is approved

Mr Curley further explained that when they initially rezoned the property to A 1 they had agreed to develop the site along 51st Avenue with Commerce Park standards. This was prior to knowing the needs of the currently proposed tenants. The proposed tenants are requiring two items a bus bay because they anticipate that many of their employees will take the bus and secondly immediate parking adjacent to the building. In order to accommodate parking needs they will need to reduce the landscape areas along 51st. Avenue between McKinley Street and Polk Street. Mr. Curley presented an exhibit showing the proposed parking and circulation areas and stated that the area between McKinley Street and Polk Street is the only area to be modified.

Mr Curley stated that another item they need some relief from is the 50-foot by 50 foot enhanced landscape areas located at the driveways between McKinley Street and Polk Street Mr Curley pointed out and described the proposed landscape areas Mr Curley stated that the intent is not to eliminate these landscape areas but just to reduce them in order to accommodate for parking and circulation for the proposed tenants

The Planning Hearing Officer stated that she has reviewed the request and finds it to be reasonable. However, when a reduced landscape area is allowed, there is much more consideration placed on increased plant density, therefore the Planning Hearing Officer will modify the request to include that the Planning Hearing Officer be required to administratively review the Landscape Plan.

FINDINGS

No comment cards were submitted for this request

<u>DECISION</u> The Planning Hearing Officer recommended approval to modify stipulations with an additional modification to stipulation 2D

STIPULATIONS

GENERAL CONFORMANCE

That the development shall be in general conformance with the site plan date stamped July-18-2005 October 23, 2007 as approved or modified by the Development Services Department

LANDSCAPE

- That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO) prior to preliminary site plan approval with specific regard to the following as approved by the Development Services Department
 - A That the perimeter landscape setbacks along 51st Avenue and Van Buren Street shall comply with the Commerce Park standards,

- except the area along 51st Avenue generally between Polk Street and McKinley Street as shown on the site plan date stamped October 23, 2007 where A 1 landscape setbacks shall be applicable
- B That shaded seating areas shall be provided for employees and customers in accessible and convenient locations
- C That the 51st Avenue/Van Buren Street corner shall be developed with A 75 foot by 75-foot enhanced landscape area using the landscape palette from the Estrella Village Arterial Street Landscaping Program
- D That the customer entrance drive on Van Buren Street and all entry Drives on 51st Avenue shall be developed with 50-foot by 50 foot enhanced landscape areas located on both sides of the driveway entrance using the landscape palette from the Estrella Village Arterial Street Landscaping Program, except for the area along 51st Avenue generally between Polk Street and McKinley Street which shall provide entry landscape areas as shown on the site plan date stamped October 23, 2007 and that the Conceptual Landscape Plan for the enhanced landscape areas shall be approved administratively by the Planning Hearing Officer
- E That the existing landscape setback along Roosevelt Street shall be enhanced with new plant materials using the Estrella Village Arterial Street Landscaping Program The landscaping quantity shall be based on the landscaping program guidelines on page one

STREETS

- That right-of-way totaling 50 feet shall be dedicated for the east half of 51st Avenue
- That right-of way totaling 50 feet shall be dedicated for the north half of Van Buren Street
- That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast corner of 51st Avenue and Van Buren Street
- 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 by the Development Services Department All improvements shall comply with all ADA accessibility standards

TRANSIT

7 That the following transit infrastructure improvements shall be provided

- A Two transit stop locations north of Van Buren Street east side of 51st
 Avenue and north of Fillmore Street east side of 51st Avenue
- B Transit Accessory pads P1261 located north of Van Buren Street east side of 51st Avenue and P1260 located north of Fillmore Street and east of 51st Avenue
- C Transit Bus Bay P1256 located on the east side of 51st Avenue north of Van Buren Street

AVIATION

That the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.

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. Contact Theresa Damiani regarding ADA, 602, 262, 6368/voice, 602, 534, 5500 City, TTY, Relay

January 16, 2008

<u>MOTION</u> was made by Mr. Simplot, <u>SECONDED</u> by Mr. Mattox, that Item 13 be recommended for disapproval based on the Police Department's recommendation for disapproval and the applicant's criminal background.

Roll Call: Ayes: Baier, Mattox, Nowakowski, Simplot,

Stanton, Williams, and Mayor Gordon

Nays: None

Absent: Johnson and Vice Mayor Neely

MOTION CARRIED.

PETITIONS, COMMUNICATIONS AND PUBLIC HEARINGS

ITEM 15 DISTRICTS 1, 7, AND 8 MODIFICATION OF

STIPULATION REQUESTS FOR RATIFICATION OF PLANNING HEARING OFFICER ACTIONS

The Council heard request to approve Planning Hearing Officer's recommendations without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, December 5, 2007

DISTRICT 7

51ST AVENUE AND VAN

BUREN STREET

APPLICANT: M. CURLEY -

EARL, CURLEY, AND

LAGARDE, PC

OWNER: J. HARRISON -PHOENIX VAN BUREN

PARTNERS

REPRESENTATIVE:

M. CURLEY - EARL, CURLEY,

AND LAGARDE, PC

A. Application: Z-98-05-7

Request: Modification to Stipulation 1 regarding general

conformance to site plan.

Modification to Stipulation 2A regarding perimeter

landscape setbacks.

Modification to Stipulation 2D regarding customer

enterance drive.

Location: Northeast corner of 51st Avenue and Van Buren Street;

Acreage: 98.95

Planning Hearing Officer recommended approval to modify stipulations.

Estrella Village Planning Committee chose not to review this case.

Stipulations

GENERAL CONFORMANCE

- That the development shall be in general conformance with the site plan date stamped July 18, 2005 <u>October 23, 2007</u>, as approved or modified by the Development Services Department.
- 2. That the applicant shall provide a landscape plan to be administratively approved by the Planning Hearing Officer (PHO), prior to preliminary site plan approval, with specific regard to the following, as approved by the Development Services Department:
 - a. That the perimeter landscape setbacks along 51st Avenue and Van Buren Street shall comply with the Commerce Park standards, except the area along 51st Avenue generally between Polk Street and McKinley Street as shown on the site plan date stamped October 23, 2007, where A-1 landscape setbacks shall be applicable.
 - b. That shaded seating areas shall be provided for employees and customers in accessible and convenient locations.
 - c. That the 51st Avenue/Van Buren Street corner shall be developed with a 75-foot by 75-foot enhanced landscape area using the landscape palette from the Estrella Village Arterial Street Landscaping Program.

- d. That the customer entrance drive on Van Buren Street and all entry drives on 51st Avenue shall be developed with 50-foot by 50-foot enhanced landscape areas located on both sides of the driveway entrance using the landscape palette from the Estrella Village Arterial Street Landscaping Program, except for the area along 51st Avenue generally between Polk Street and McKinley Street which shall provide entry landscape areas as shown on the site plan date stamped October 23, 2007, and that the Conceptual Landscape Plan for the enhanced landscape areas shall be approved administratively by the Planning Hearing Officer.
- e. That the existing landscape setback along Roosevelt Street shall be enhanced with new plant materials using the Estrella Village Arterial Street Landscaping Program. The landscaping quantity shall be based on the landscaping program guidelines on page one.
- 3. That right-of-way totaling 50 feet shall be dedicated for the east half of 51st Avenue.
- 4. That right-of-way totaling 50 feet shall be dedicated for the north half of Van Buren Street.
- 5. That a 21-foot by 21-foot right-of-way triangle shall be dedicated at the northeast corner of 51st Avenue and Van Buren Street.
- 6. 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 by the Development Services Department. All improvements shall comply with all Americans with Disabilities Act (ADA) accessibility standards.

TRANSIT

- 7. That the following transit infrastructure improvements shall be provided:
 - a. Two transit stop locations: north of Van Buren Street east side of 51st Avenue and north of Fillmore Street east side of 51st Avenue.

- b. Transit accessory pads: P1261 located north of Van Buren Street east side of 51st Avenue and P1260 located north of Fillmore Street and east of 51st Avenue.
- c. Transit Bus Bay P1256 located on the east side of 51st Avenue north of Van Buren Street.

AVIATION

8. That the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of Phoenix Sky Harbor International Airport. The form and content of such documents shall be reviewed and approved by the City Attorney.

DISTRICT 1
27420 NORTH 35TH AVENUE
APPLICANT: DEBRA
MERKLE - A TO Z PERMIT
PURSUER
OWNER: CLIFFORD AND
JUDITH FOUGHT
REPRESENTATIVE: DEBRA
MERKLE - A TO Z PERMIT
PURSUER

B. Application: OS-9-07-1

Request: To allow an offsite constructed dwelling unit. Location: 27420 North 35th Avenue; Acreage: 1.035

Planning Hearing Officer recommended approval with stipulations.

Deer Valley Village Planning Committee chose not to review this case.

Stipulations

- 1. That the site shall be in general conformance with the site plan date stamped December 5, 2007, with specific regard to the front porch and garage.
- 2. The driveway shall be dust proofed according to City of Phoenix standards.

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3. That prior to final site plan approval, the property owner shall record documents that disclose the existence and operational characteristics of Phoenix Deer Valley 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.

DISTRICT 8
JESSE OWENS PARKWAY
AND WESTERN CANAL
APPLICANT: FELICIANO
VERA - SILVER DOLLAR
DEVELOPMENT, LLC
OWNER: SILVER DOLLAR
DEVELOPMENT, LLC
REPRESENTATIVE:
FELICIANO VERA - SILVER
DOLLAR DEVELOPMENT, LLC

C. Application: Z-208-86-8

Request: Deletion of Stipulation 1 regarding rezoning application.

Deletion of Stipulation 2 regarding general conformance to

a site plan and rezoning.

Deletion of Stipulation 3 regarding site plan review and

approval.

Deletion of Stipulation 4 regarding conditional approval.

Deletion of Stipulation 5 regarding a landscaped setback.

Deletion of Stipulation 6 regarding tree sizes and materials.

Deletion of Stipulation 7 regarding landscaping along Central Avenue.

Deletion of Stipulation 8 regarding parking and landscaping.

Deletion of Stipulation 9 regarding interior parking lot landscaping.

Deletion of Stipulation 10 regarding drive-through facilities. Deletion of Stipulation 11 regarding a pedestrian and bike trail.

Deletion of Stipulation 12 regarding rooftop mechanical units.

Deletion of Stipulation 13 regarding building height.

Deletion of Stipulation 14 regarding signage.

Deletion of Stipulation 15 regarding Fremont Drive alignment.

Deletion of Stipulation 16 regarding traffic signals.

Deletion of Stipulation 17 regarding right lanes.

Deletion of Stipulation 18 regarding construction of an internal loop road and bridge.

Deletion of Stipulation 19 regarding general conformance to site plans.

Deletion of Stipulation 20 regarding walls or fencing.

Location: Northwest corner of Jesse Owens Parkway and Western

Canal; Acreage: 4.09

Planning Hearing Officer recommended approval with modifications.

South Mountain Village Planning Committee chose not to review this case.

Stipulations

- 1. That the development shall be in general conformance to the site plan and elevations date stamped December 5, 2007, as approved or modified by the Development Services Department.
- 2. That the intersection of Central Avenue with Jesse Owens Parkway is to align with Fremont Drive (one-quarter mile point) to the west of Central Avenue or offset no more than a half street width to the south of that alignment. This is imperative in order to coordinate the traffic signals and minimize delay for traffic on Central Avenue.
- 3. That future signalization of Jesse Owens Parkway with Central Avenue and Baseline Road will be at the expense of the developer. Traffic signals will not be installed until the warrants are met.
- 4. That right lanes will be required on Baseline Road at Jesse Owens Parkway and on Central Avenue at Jesse Owens Parkway.
- 5. That construction of an internal loop road and bridge over the Western Canal be provided by the applicant/property owner with cooperation and support by the City of Phoenix in the first phase of development.

January 16, 2008

<u>MOTION</u> was made by Mr. Mattox, <u>SECONDED</u> by Mrs. Williams, that Item 15 be granted per the agenda recommendation. <u>MOTION CARRIED.</u>

ITEM 16 DISTRICT 7

PUBLIC HEARING -PROPOSED 27TH AVENUE AND VINEYARD ROAD ANNEXATION

The Council heard request for a public hearing, as required by Arizona Revised Statutes, Section 9-471, on the proposed 27th Avenue and Vineyard Road Annexation. This public hearing allowed the City Council to gather community comment regarding this annexation proposal. The City Council would not act on the proposed annexation at this public hearing. Formal adoption of this proposed annexation would be considered at a later date.

This annexation was requested by the property owners to obtain City services and conformed to current City policies regarding annexation of property prior to extension of City services. The proposed annexation area included 18.56 acres (0.029 square miles) and the population was estimated to be 12. The general boundaries of the area were Vineyard Road alignment on the north, Maldonado Road alignment on the south, 27th Avenue on the east, and 29th Avenue alignment on the west.

Mayor Gordon declared the public hearing open. It was noted a speaker card was submitted by Mr. Robert LaGronoe, in favor and only to speak if necessary. There being no one present wishing to speak, Mayor Gordon declared the public hearing closed.

ITEM 17 DISTRICT 7

PUBLIC HEARING -PROPOSED 37TH AVENUE AND LYDIA LANE ANNEXATION

The Council heard request for a public hearing, as required by Arizona Revised Statutes, Section 9-471, on the proposed 37th Avenue and Lydia Lane Annexation. This public hearing allowed the City Council to gather community comment regarding this annexation proposal. The City Council would not act on the proposed annexation at this public hearing. Formal adoption of this proposed annexation would be considered at a later date.

This annexation was requested by the property owners to obtain City services and conformed to current City policies regarding annexation of property prior to extension of City services. The proposed annexation area included 14.433 acres (0.023 square miles) and the population was estimated to be 3.