ATTACHMENT B

City of Phoenix

Staff Report: Z-41-94-6 (PHO-2-19)

APPLICATION: Z-41-94-6 (PHO-2-19)

APPLICANT: Rakesh Patel, Hillstone Restaurant Group

REPRESENTATIVE: Heidi Short, Lewis Roca Rothgerber Christie LLP

OWNER: Hillstone Restaurant Group, Inc.

LOCATION: Southeast corner of 31st Street and Camelback Road

REQUEST:

1) Modification of Stipulation 1 regarding general conformance to the site plan dated April 12, 1994.

2) Deletion of Stipulation 2 regarding conditional approval.

3) Deletion of Stipulation 3 regarding zoning being vested with final site plan approval.

4) Deletion of Stipulation 5 regarding the existing oleander hedge along the south boundary of the site.

5) Modification of Stipulation 6 regarding egress to 31st Street and signage and hours of access for service driveway.

6) Technical corrections to Stipulations 7 and 9.

STAFF RECOMMENDATION

It is recommended that this request be approved with modifications and additional stipulations as recommended by the Planning Hearing Officer.

PLANNING HEARING OFFICER RECOMMENDATION

On February 19, 2020, the Planning Hearing Officer took this case under advisement. On February 28, 2020, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

BACKGROUND/ANALYSIS

The subject property is located at the southeast corner of 31st Street and Camelback Road and is approximately 1.92 gross acres. The property is zoned C-2 and is developed with a restaurant. The applicant proposes to demolish the existing 11,000

square foot, 25.5-foot tall restaurant and build a 4,966 square foot restaurant. The proposed restaurant will be 13 feet to the top of the parapet and 15 feet, 8 inches to the top of the mechanical screen. The proposed restaurant will have a residential, mid-century modern aesthetic intended to complement the adjacent residential community. The building will be located at the northwest corner of the property to provide maximum separation from nearby residences and create visual interest at the corner of 31st Street and Camelback Road. The applicant intends to create an inviting and vibrant environment with awnings, trellises, and lush landscaping. A six-foot-high wall and Indian Laurel Fig trees will screen the restaurant from residences to the south.

The applicant requested modification of Stipulation 1, regarding general conformance to the stipulated site plan, to accommodate a new site plan and landscape plan. The applicant's proposed site plan was updated to reflect the smaller restaurant concept. The applicant stated that they wanted to add conformance to a landscape plan to address previous landscaping stipulations and depict landscaping throughout the site.

The applicant requested deletion of Stipulation 2, regarding conditional approval, and Stipulation 3, regarding zoning being vested with final site plan approval, because the zoning for the property has been vested following the development of the existing restaurant.

The applicant requested deletion of Stipulation 5, regarding the existing oleander hedge along the south boundary of the site, because the hedge was removed prior to the applicant's acquisition of the property. Additionally, the applicant intends to stipulate to a landscape plan that depicts acacia and ficus trees along the south property line.

The applicant requested modification of Stipulation 6, regarding egress to 31st Street, signage, and hours of access for the service driveway to allow proper site flow. According to the applicant's narrative, only right turn egress was proposed from the driveway on 31st Street and signage would be provided to preclude left turns and use of the driveway by adjacent commercial property. However, during the Planning Hearing Officer hearing, the applicant clarified that three-quarter movement is proposed at the driveway on 31st Street, allowing all movements except left-turn egress. The applicant stated that the proposed restaurant will provide significantly more than the required parking which would eliminate any concerns regarding potential neighborhood parking by restaurant patrons. Additionally, the applicant stated that the owners of the office building to the east rejected any proposal to create or retain cross-access driveways and noted that the proposed site plan would remove the existing driveway on the east.

PREVIOUS HISTORY

On May 4, 1994, the Phoenix City Council approved the request from R1-6 (approved C-O) to C-2 for approximately 1.92 acres at the southeast corner of 31st Street and Camelback Road, subject to stipulations.

The proposed development consisted of a one story 9,775 square foot restaurant with a small second story level for office/storage space. Traffic projections for the restaurant

included approximately 825 vehicle trips a day. 90 parking spaces were required based on the proposed floor plan. Vehicular access was provided from Camelback Road and an ingress only driveway was proposed on 31st Street for valet parking. The driveway at 31st Street was designed to eliminate left turn egress from the site. Previous development proposals were for office buildings of approximately 50,000 square feet, so the proposed restaurant was seen as a significant reduction in the potential intensity of the property.

The subject property is located along an arterial street in close proximity to a major intersection. Adjacent properties along Camelback Road were developed as commercial, retail, and offices. Nearby single-family homes were separated from the subject site by a proposed alley dedication and stipulations were proposed that addressed the property's boundaries adjacent to residential uses.

Neighbors expressed concerns regarding vehicular circulation, specifically regarding access to 31st Street. The applicant revised the site plan to prohibit access to the property from 31st Street for patrons. The site plan depicted a 12-foot wide service vehicle access driveway that allowed right-turn egress only onto 31st Street. The rear one-way service driveway was stipulated to be appropriately signed with directional arrows and closed off at 5:00 p.m. to preclude any use of the driveway by patrons or deliveries. Neighbors also expressed concerns regarding the future of the restaurant and what would occur if the restaurant did not succeed or changed ownership.

An application for Planning Hearing Officer action was submitted in 2007 but was withdrawn by applicant.

NEIGHBORHOOD CONCERNS

Correspondence

37 letters of opposition were received regarding this request. Concerns included the following:

- Opposition to the proposed driveway on 31st Street (34 items)
- The driveway on 31st Street should be restricted to emergency access only (two items)
- Increased traffic in the neighborhood (five items)
- Wall on the south property line (one item)
- Alternative ingress/egress recommendations – second driveway on Camelback Road or shared entry with the property to the east (one item)
- Negative impact to residents in the community (one item)

13 letters of support were received regarding this request. Points raised in these letters included the following:

- Hillstone's positive reputation related to community awareness (one items)
- The proposed restaurant has a smaller building footprint (five items)
- The building height will be lower (two items)

- The new development will provide greater distance between the restaurant and residences to the south (two items)
- The proposed ingress/egress will allow traffic to flow easily, without distraction to the neighborhood (one item)
- The restaurant will complement the neighborhood (three items)
- The restaurant will positively contribute to Arizona's restaurant economy (one item)

GENERAL PLAN DESIGNATION

Commercial

CHARACTER OF SURROUNDING LAND USE

	Zoning	Land Use
On-site:	C-2	Restaurant
North:	C-1	Bank, commercial shopping center
South:	R1-6, P-1	Single family residential, vacant /proposed parking lot
East:	C-2	Multi-tenant office building
West:	C-O	Multi-tenant office building

DEPARTMENT REVIEW COMMENTS

Archaeology
Not archaeologically sensitive.

Aviation
No response.

Fire Prevention
Fire prevention does not anticipate any problems with this case.

But the site or/and building(s) shall comply with the Phoenix Fire Code

Also, we do not know what the water supply (GPM and PSI) is at this site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

Floodplain Management
We have determined that the project is not located in a Special Flood Hazard Area (SFHA) but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate

Maps (FIRM) dated April 07, 2017. Based on the project information provided, there are no Floodplain Management requirements to fulfill.

Light Rail
No response.

Parks and Recreation
No trail or trail easement comments.

Public Transit
No comments.

Street Transportation

1. The developer shall provide a minimum 25-foot wide driveway along 31st Street per City of Phoenix Standard Detail P-1255-1. The developer shall install and maintain private signage on the property to restrict right turn egress and preclude left turns or use of the driveway by adjacent commercial property.

2. The developer shall provide as enhanced pedestrian connection from the southern parking lot to the primary pedestrian pathway leading to the building entrance, as approved by the Planning and Development Department.

3. The developer shall provide a minimum 30-foot-wide driveway along Camelback Road in accordance with City of Phoenix Standard Detail P-1255-1.

Pedestrian Safety Coordinator - Street Transportation Department, Traffic Services Division
No comments.

Water Services
Domestic Water Stipulations:

- <u>Existing System</u>
  Pressure zone 2A

  Water mains: 8-inch CIP within Camelback Rd
  Water mains: 18-inch RCP within Camelback Rd Do Not Use
  Water mains: 6-inch ACP within 31st St
  Water mains: 4-inch DIP substandard fire line within an easement south side of project site
  Water mains: 6-inch ACP within Mariposa St

- <u>Main Extension and Upsizing Requirement</u>
  None

- <u>Connection Points and Water Taps</u>
  ¾-inch water tap off of the 8-inch CIP within Camelback Rd

¾-inch water tap off of the 6-inch ACP within Mariposa St
Field verification may be necessary to determine if services are still active.

- Easement Stipulation
  A water main in an easement shall follow the easement requirements per the DSM, Section 3.2 pages 8-11. No permanent structures are allowed within a water easement.

Fire Flow Stipulations:

- Please provide fire flow requirements for the development according to the City of Phoenix Building/Fire code with the pre-app/ preliminary site plan submittal.

Sewer Stipulations:

- Existing System
  Sewer mains: 21-inch VCP within Camelback Rd
  Sewer mains: 8-inch VCP within an easement south side of project site

- Main Extension and Upsizing Requirement
  None

- Connection Points and Sewer Taps
  (3) 4-inch sewer tap off of the 8-inch VCP within an easement south side of project Site. Field verification may be necessary to determine if services are still active

- Easement Stipulation
  A sewer main in an easement shall follow the easement requirements per the DSM, Section 3.2 pages 8-11. No permanent structures of any kind are allowed within a sewer easement. Extend the sewer main only to the point of need.

Miscellaneous Stipulations:

- Repayment
  None

  The proposed zone change has no stipulations. The proposed property has water and sewer mains that can serve this development.

General Stipulations:
Per City Code Chapter 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install.
The information contained above is based on existing conditions and circumstances. Please be advised that available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval, building permit, or PCD master plan approval. If you are in the City's service area, it is our intent to provide water and sewer service. However, the requirements for

such water and sewer service are not determined until the time of application for site plan, PCD master plan, or building permit approval. These requirements will be based on the status of our water and sewer infrastructure at the time the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of our infrastructure.

VILLAGE PLANNING COMMITTEE RECOMMENDATION

The Camelback East Village Planning Committee opted not to hear this case.

PLANNING HEARING OFFICER FINDINGS

The Planning Hearing Officer's recommendation was based on the following findings:

1) The original stipulated site plan depicted a 9,775 square foot restaurant with a maximum height of 26 feet, with an approximately 25-foot setback from the south property line, a shared property line with adjacent single-family residential homes. The proposed site plan depicts a 4,996 square foot restaurant with a maximum height of 15 feet 8 inches, with an approximately 65-foot setback from the south property line. The reduced square footage, reduced height, and enhanced building setback will better mitigate impacts of building massing and activity on adjacent single-family homes to the south.

   The stipulated site plan provided 90 parking spaces. Based on code requirements at the time, the original restaurant required 90 parking spaces. The proposed site plan depicts 94 parking spaces provided on both the subject property and the P-1 zoned property adjacent to the site to the southeast. Based on the smaller size of the proposed restaurant, the proposed site plan would require 38 parking spaces.

   A new sub-stipulation also is recommended to modify the proposed site plan to require an enhanced pedestrian connection that will connect the southern parking lot to the primary pedestrian pathway leading to the building entrance. The pathway is depicted on the proposed site plan running east-west from the east property line to the primary building entrance. The proposed site plan depicts 22 parking spaces in the south parking lot. A connecting pathway will ensure a safe pedestrian route for users of that parking lot to the restaurant.

2) The conditions outlined in Stipulations 2 and 3 regarding conditional approval and vesting of the approved zoning were met with the development of a restaurant and the City Council's approval of an Official Supplementary Zoning Map for the existing C-2 zoning designation. Deletion of these stipulations is recommended.

3) The oleander hedge identified for preservation in Stipulation 5 is no longer present on the site. Additionally, the applicant has proposed new language requiring general conformance to a landscape plan that depicts a large quantity of acacia and ficus trees along the south property line, both trees with dense foliage. This language is recommended for approval and will promote the intent of enhanced

screening for adjacent residences to the south. However, it should be noted that the caliper size of the proposed trees is predominantly 1-inch caliper which would not conform with current Ordinance requirements. Some trees will need to be increased to a minimum 2-inch caliper size for compliance.

4) The original stipulated site plan depicted an approximately 12-foot wide drive aisle along the south property line, behind the restaurant. Stipulated restrictions on this driveway included right-turn egress only, limiting its use to delivery or service vehicles, on-site signage, prohibiting access after 5:00 p.m., and other potential measures to discourage use by patrons and deliveries to or from the adjacent commercial property to the east.

   The applicant's request for modification of this stipulation included the removal of the restrictions regarding delivery or service vehicles and the limitation on time-of-use as well as additional language intended to preclude left-turns. It was unclear whether the proposed new language regarding precluding left turns was intended to discourage left-turn ingress or egress. At the hearing, the applicant clarified that the intended use of the driveway was to allow three-quarter movement, prohibiting left-turn egress only.

   In the original rezoning case, there were concerns raised regarding the potential impacts of restaurant patrons parking in the adjacent neighborhood which led to the stipulated restrictions. Testimony provided in the current PHO hearing and in correspondence received by staff indicate that these concerns remain.

   The proposed restaurant represents an approximately 51% reduction in the building footprint compared to the existing restaurant, from 9,775 square feet to 4,996 square feet. Additionally, the proposed 94 parking spaces comprises a 247% increase above the 38 required parking spaces. Finally, the applicant intends to retain restrictions regarding signage and prohibit left-turn egress into the existing neighborhood. Combined, these factors will mitigate the potential impacts of the development and the revised driveway configuration on the neighborhood to the south. The provision of significantly enhanced on-site parking will mitigate the potential for customers of the restaurant to rely on street-parking or any off-site parking in the surrounding area.

   The applicant's request is recommended to be approved with modifications. The Street Transportation Department recommends that the driveway be restricted to either developing in accordance with a modified Standard Detail P-1243-1 to prohibit left-turn egress or limiting use of the driveway to emergency access only. An additional stipulation is also recommended to preserve the original stipulation's requirement for the developer to install and maintain private signage communicating the driveway movement restrictions and discouraging any use of the driveway by users of adjacent commercial property. However, the proposed site plan does not depict any driveway or vehicular cross-access along the east

property line and therefore there may be no actual opportunity for use of the driveway on 31st Street for users of the adjacent commercial property.

5) The Street Transportation Department recommended an additional stipulation requiring a minimum 30-foot wide driveway along Camelback Road in accordance with City of Phoenix Standard Detail P-1255-1.

6) Adjacent to the southeast corner of the property is a parcel zoned P-1 (Parking District) which was rezoned in case no. Z-4-10-6. This property was originally rezoned to provide additional parking for the existing Donovan's Restaurant. This parcel remains undeveloped. The property is depicted on the site plans in this case and is intended to provide additional parking for the proposed restaurant. Modifications to the stipulations in this case are proposed in case no. PHO-1-9—Z-4-10-6 which was also heard on this agenda.

PLANNING HEARING OFFICER RECOMMENDED STIPULATIONS

1.	~~That~~ THE development SHALL be in general conformance WITH ~~to~~ the site plan AND LANDSCAPE PLAN DATE STAMPED FEBRUARY 11, 2020 ~~dated April 12, 1994~~, as ~~may be~~ modified by the following stipulations~~,~~ and APPROVED by the PLANNING AND Development ~~Services~~ Department ~~through the Development Review process~~.	
	A.	THE DEVELOPER SHALL PROVIDE AN ENHANCED PEDESTRIAN CONNECTION FROM THE SOUTHERN PARKING LOT TO THE PRIMARY PEDESTRIAN PATHWAY LEADING TO THE BUILDING ENTRANCE.
~~2.~~	~~That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.~~	
~~3.~~	~~That zoning vest with final site plan approval by the Development Services Department.~~	
2. ~~4.~~	~~That n~~No windows SHALL be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.	
~~5.~~	~~That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.~~	
3. ~~6.~~	~~That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from~~	

	~~adjacent commercial property.~~ IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:	
	A.	THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1, AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
	B.	THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4.	IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	
5. ~~7.~~	~~That a~~Any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the PLANNING AND Development ~~Services~~ Department.	
6.	THE DEVELOPER SHALL PROVIDE A MINIMUM 30-FOOT-WIDE DRIVEWAY ALONG CAMELBACK ROAD IN ACCORDANCE WITH CITY OF PHOENIX STANDARD DETAIL P-1255-1.	
7. ~~8.~~	~~That a~~A 10-foot sidewalk/landscape easement SHALL be dedicated along Camelback Road.	
8. ~~9.~~	~~That a~~Additional easements and right-of-way dedications may be required by the PLANNING AND Development ~~Services~~ Department at time of preliminary site plan review.	

PLANNING HEARING OFFICER RECOMMENDATION

On February 19, 2020, the Planning Hearing Officer took this case under advisement. On February 28, 2020, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

ATTACHMENTS

A – Appeal Documents (2 pages)
B – Applicant's Narrative (6 pages)
C – Aerial Map (1 page)
D – Zoning Map (1 page)
E – Approval Letter for Rezoning Case No. Z-41-94-6 (2 pages)
F – Sketch Map from Rezoning Case No. Z-41-94-6 (1 page)
G – Proposed Site Plan date stamped February 11, 2020 (1 page)
H – Proposed Landscape Plan date stamped February 11, 2020 (1 page)
I – Stipulated Site Plan date April 12, 1994 (1 page)
J – PHO Summary for Z-41-94-6 (PHO-2-19) (9 pages)
K – Correspondence regarding Z-41-94-6 (PHO-2-19) (66 pages)
- Opposition (45 pages)
- Support (19 pages)

ATTACHMENT A

PLANNING HEARING OFFICER APPEAL

I HEREBY REQUEST THAT THE PLANNING COMMISSION/CITY COUNCIL HOLD A PUBLIC HEARING ON:

APPLICATION NO:	Z-41-94-6 (PHO-2-19)		
LOCATION:	Southeast corner of 31st Street and Camelback Road		
PHO HEARING DATE:	2/19/2020 (UA 2/28)	**RECEIVED:**	3/6/2020
APPEALED BY:	☒ Opposition	☐ Applicant	
APPEALED TO:	**PLANNING COMMISSION**	4/2/20	
		TENTATIVE DATE	
	CITY COUNCIL		
		TENTATIVE DATE	

NAME/ADDRESS/CITY/STATE/ZIP	**PHONE #**
Colleen Geretti 4822 North 31st Place Phoenix, AZ 85016	602-505-9777

RECEIPT NUMBER:	
REASON FOR REQUEST:	
Prohibition of access to North 31st Street. Applicant and PHO recommendation include potential driveway access. Prohibition of access recommended.	
Taken By:	Adam Stranieri

c: Ben Ernyei – Posting
Benjamin Kim, IS
PDD All

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CITY OF PHOENIX

MAR 06 2020

Planning & Development Department

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

The PLANNING HEARING OFFICER agenda for 2/19/20 - Z-41-94-6 Taken out from under advisement on 2/28/20 is attached.

The City Council May Ratify the Recommendation of the Planning Hearing Officer on April 15, 2020 **Without Further Hearing Unless:**

- **A REQUEST FOR A HEARING BY THE PLANNING COMMISSION** is filed by 5:00 p.m. on Friday, March 6, 2020. (There is a **$630.00 fee** for hearings requested by the applicant.)

  Any member of the public may, within seven (7) days after the Planning Hearing Officer's action, request a hearing by the Planning Commission on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. on Friday, March 6, 2020.

APPEAL FORM

I HEREBY REQUEST THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING ON:

Z-41-94-6 (PHO-2-19) — APPLICATION NO.

Southeast corner of 31st Street and Camelback Road — LOCATION OF APPLICATION PROPERTY

Colleen Geretti — NAME (PLEASE PRINT)

☒ OPPOSITION ☐ APPLICANT

4822 N. 31st Place — STREET ADDRESS

Phoenix, AZ 85016 — CITY, STATE AND ZIP CODE

602.505.9777 — TELEPHONE NO

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THE SCHEDULED HEARING DATE AS FOLLOWS:

APPEALED FROM 2/19/20 - Z-41-94-6 Taken out from under advisement on 2/28/20 (DATE) **PHO HEARING TO** 4-2-2020 (DATE) **PC HEARING**

SIGNATURE: Colleen Geretti DATE: 3-6-2020

REASON FOR APPEAL: Prohibition of access to N. 31st Street. Applicant & PHO recommendation include potential driveway access. Prohibition of access recommended.

APPEALS MUST BE FILED IN PERSON AT THE 2ND FLOOR ZONING COUNTER, 200 W. WASHINGTON STREET, 602-262-7131, Option 6

PLANNER TAKING APPEAL: AS AST 1

Copies to: Case File — PHO Planner – Julianna Pierre — PHO Secretary – Stephanie Vasquez

ATTACHMENT B

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ROTHGERBER CHRISTIE

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December 16, 2019

Planning Hearing Officer
City of Phoenix
Planning and Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: PHO Narrative for Stipulation Modification in Zoning Case Nos. Z-41-94-6 and Z-4-10-6
Southeast Corner of 31st Street and Camelback Road

Dear Planning Hearing Officer:

Our law firm represents Hillstone Restaurant Group, Inc., ("Hillstone") the property owners of the approximately 2.254 gross acre subject site located at the southeast corner of 31st Street and Camelback Road (the "Site"). The purpose of this letter is to request PHO approval for modification of stipulations of approval included in two (2) zoning cases: Z-41-94-6 (a C-2 parcel currently improved with an existing restaurant that will be demolished and replaced with a new, much smaller restaurant) and Z-4-10-6 (an adjacent vacant P-1 parcel). This letter provides the City Staff and the Planning Hearing Officer with additional information in support of the requests.

Z-41-94-6 concerns an approximately 1.899 gross acre, C-2 zoned parcel currently improved with an approximately 10,899 square foot, 25.5-foot high restaurant that will be demolished and replaced with a much smaller restaurant (the "Restaurant Parcel"). Z-4-10-6 concerns a vacant approximately 0.355 gross acre, P-1 zoned parcel located south of, and adjacent to, the Restaurant Parcel (the "Parking Parcel") (collectively, the Restaurant Parcel and the Parking Parcel are referred to as the "Parcels"). The Parcels have been the subject of multiple zoning requests (some of which were withdrawn) that included several neighborhood issues and concerns. Hillstone was well aware of this history prior to purchasing the Parcels and met with the neighbors on several occasions both during their due diligence review for the purchase of the Parcels and prior to beginning their design work for the Parcels.

This request is the result of multiple meetings with the neighbors, extensive research related to the neighborhood and the surrounding area, meticulous site design and a detailed impact analysis on neighboring properties. It should first be noted that the existing nearly 11,000 square foot, 25.5-foot high restaurant will be demolished and replaced with a proposed restaurant that will be only 4,966 square feet in size and significantly lower in height (only 13'-0" high to the top of parapet and only 15'-8" high to the top of mechanical screen). Hillstone intends to give the proposed restaurant a distinctly residential, mid-century modern feel that is very much in keeping with the adjacent residential community.

Hillstone's thorough design analysis is not only focused on the restaurant building, but also the building location and the hardscape and landscape aspects of the Site which have been designed to enhance the guest experience even before the guest enters the Site. The building is intentionally located close to Camelback Road to provide maximum separation from the existing residential neighbors: the south wall of the proposed building will be over 65' from the south property line whereas the south wall of the existing building is only 27' feet from the south property line. The building is also designed to ensure visual interest from the corner of 31st Street and Camelback Road, with the display kitchen visible from the corner and restaurant activity visible along Camelback Road. Additionally, the building design incorporates awnings, trellises and lush landscaping visible from the Camelback Road frontage creating an inviting and vibrant streetscape that considers the natural environment but does not obscure the accentuated visual interest (the kitchen scene and the ability to see into the restaurant) even though the building maintains a low residential profile that might otherwise be overwhelmed by landscaping.

Once guests enter the Site, they are provided shade by the ample landscaping and are invited into the restaurant via a tree-lined alley at the center of the parking area ending in a water feature. Finally, the existing residential neighbors are shielded by double 6'-0" high walls that run along the southern property line of the Restaurant Parcel as well as the western property line of the Parking Parcel. The double walls will be sealed at the top to ensure there are no issues with debris that might be trapped between the walls. The Restaurant Parcel will include a row of Indian Laurel Fig trees along the south property line to further ensure screening and sound attenuation

To facilitate the above-referenced improvements, we request the following stipulations be modified:

Z-41-94-6

Current Wording:

1. That development be in general conformance to the site plan dated April 12, 1994, as may be modified by the following stipulations, and by the Development Services Department through the Development Review process.

Proposed Wording:

1. That development be in general conformance to the site plan dated ~~April 12, 1994~~[_____, 2019] and the landscape plan dated [_____, 2019], as may be modified by the following stipulations, and by the Planning and Development ~~Services~~ Department ~~through the Development Review process~~.

Rationale:

The site plan has been updated to significantly reduce the size of the existing restaurant and the applicant wishes to add a landscape plan to the stipulations of approval to address previous landscaping stipulations so that all landscaping will be addressed rather than just specific landscaping issues.

Current Wording:

2. That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506 B of the Zoning Ordinance.

Proposed Wording

2. DELETE

Rationale:

Zoning for this property has already vested with the development of the existing restaurant and most jurisdictions no longer use time stipulations.

Current Wording:

3. That zoning vest with final site plan approval by the Development Services Department.

Proposed Wording:

3. DELETE

Rationale:

Zoning for this property has already vested with the development of the existing restaurant.

Current Wording:

5 That the existing mature oleander hedge, located along the south boundary of the site be preserved as approved by the development Services Department.

Proposed Wording:

5. DELETE.

Rationale:

The applicant has stipulated to a specific site plan and landscape plan in stipulation No. 1. Additionally, the Oleander hedge was removed prior to Hillstone reviewing the Parcels for purchase.

Current Wording:

6. That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way services driveway shall be appropriately signed with directional arrows and closed off at 5:00 pm. (or whatever other measures are necessary shall be taken to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.

Proposed Wording:

6. That only right turn ~~delivery/service~~ egress be allowed from the site to 31st Street, as approved by the Planning and Development ~~Services~~ Department, and that the ~~rear one-way services~~ driveway shall be appropriately signed with directional arrows ~~and closed off at 5:00 pm. (or whatever other measures are necessary shall be taken~~ to preclude any left turns or use of the driveway by ~~restaurant patrons or deliveries to or from~~ adjacent commercial property.

Rationale:

Proper site flow requires that the drive on 31st Street be used for right turns only. This stipulation was previously used to ensure patrons did not park in the residential neighborhood. This issue should be addressed by having significantly better parking ratios on the Parcels. There should be no benefit to making a left turn onto 31st street from the Parcels. Additionally, historic data has shown there has not been an issue with adjacent commercial traffic and no issues are anticipated.

Z-4-10-6

Current Wording:

1. That the development shall be in general conformance with the site plan date stamped March 11, 2010, and the landscape plan date stamped April 6, 2010, with specific regard to the south and west.

Proposed Wording:

1. That the development shall be in general conformance with the site plan date stamped ~~March 11, 2010~~[_____, 2019,] and the landscape plan date stamped ~~April 6, 2010~~[_____, 2019,] ~~with specific regard to the south and west~~.

Rationale:

The site plans have been updated to reflect the new restaurant design and new landscape design pursuant to extensive meetings and input from the adjacent neighbors.

Current Wording:

2. That the development shall provide a minimum 25-foot landscape setback along Mariposa Street, as approved or modified by the Development Services Department and as follows:

    a. Trees shall be placed 20 feet on center or in equivalent groupings;

    b. Minimum 3-inch caliper (75 percent of required trees),

    c. Minimum 4-inch caliper (25 percent of required trees),

    d. Minimum five 5-gallon shrubs per tree,

    e. Landscaping shall be of a similar palette to that of the adjacent commercial property to the southeast.

Proposed Wording:

2. That the development shall provide a minimum 25-foot landscape setback along Mariposa Street, as approved or modified by the Planning and Development ~~Services~~ Department and as follows:

    a. Trees shall be placed 20 feet on center or in equivalent groupings;

    b. Minimum 3-inch caliper (75 percent of required trees),

    c. Minimum 4-inch caliper (25 percent of required trees),

    d. Minimum five 5-gallon shrubs per tree,

    e. ~~Landscaping shall be of a similar palette to that of the adjacent commercial property to the southeast.~~

Rationale:

The adjacent property has an older site plan and landscape palette that does not work well with the site plan, building design or surroundings of the proposed improvements on the Parcels.

Current Wording:

4. That the development shall provide a minimum landscape setback of 10 feet along the west property line of the parking area, planted with minimum 3-inch caliper trees 20 feet on center, as approved by the Development Services Department.

Proposed Wording:

DELETE

Rationale:

The Parking Parcel has been designed with input from the neighbors to address the primary concerns of the neighbors. The adjacent residential parcel to the Parking Parcel has ample landscaping and the western wall of the Parking Parcel will be a double 6'-0" high wall. The existing wall will be supplemented with second 6'-0" high foot wall for sound attenuation. The primary concern of the neighbors is that the Parcels be over-parked to ensure there will be ample parking for the Parcels.

This request seeks to modify existing stipulations of approval to accommodate a significantly improved site plan and building design that not only considers neighborhood concerns and issues, but also embraces the neighborhood character though a mid-century modern design with a residential look, feel and scale and using building materials that are more consistent with what is seen in the neighborhood. Prior designs on the Parcels required stipulations of approval to mitigate the building and site plans that were not congruous with the neighborhood, were too large for the Parcels and did not have adequate parking and, thus, caused friction with the nearby residents. Hillstone looks forward to joining the neighborhood and adding to its charm and vibrancy.

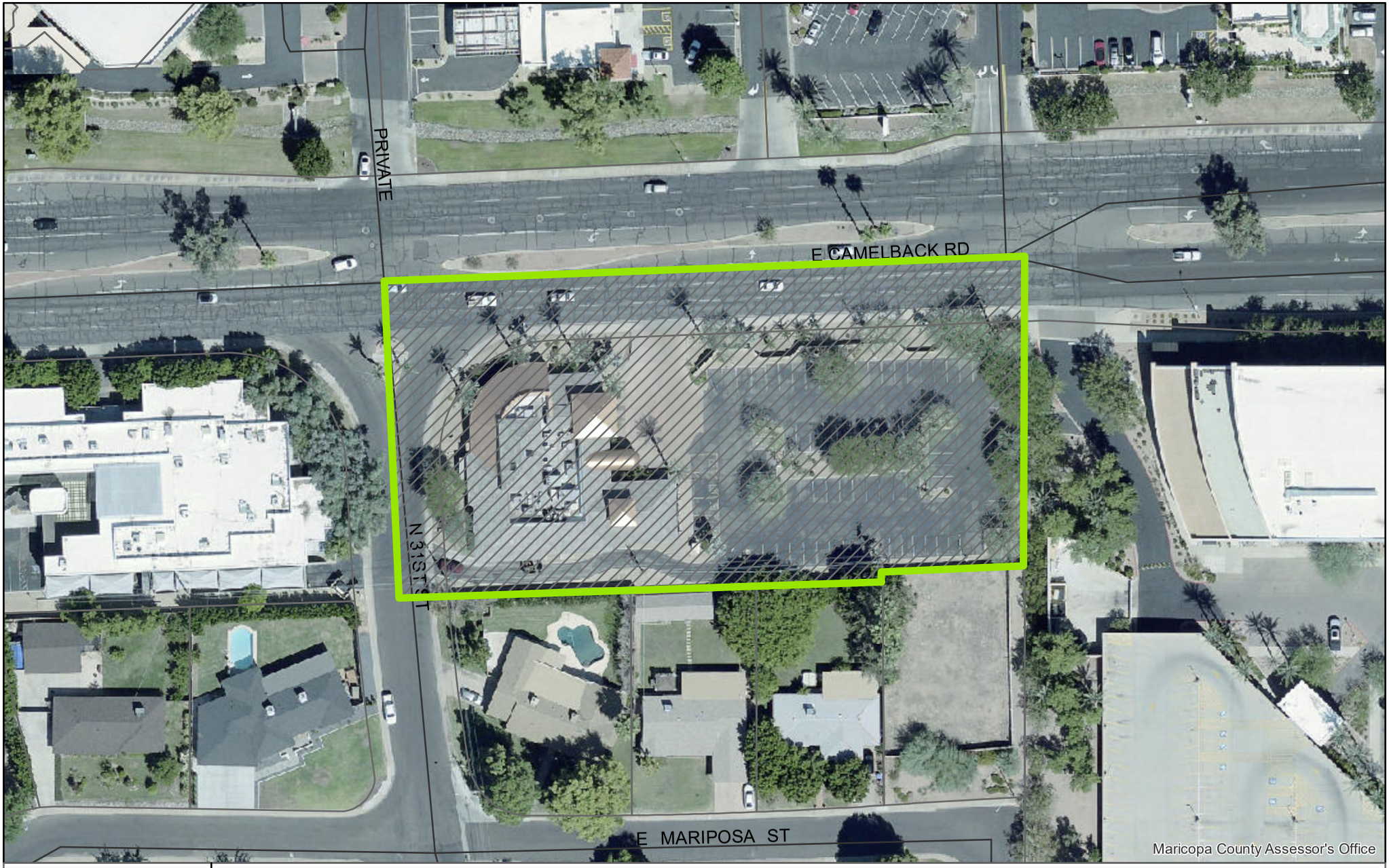
Thank you for your time and consideration in this matter.

Sincerely,

Heidi Short
Lewis Roca Rothgerber Christie LLP

HS

ATTACHMENT C



PHO-2-19--Z-41-94-6

Property Location: The southeast corner of 31st Street and Camelback Road

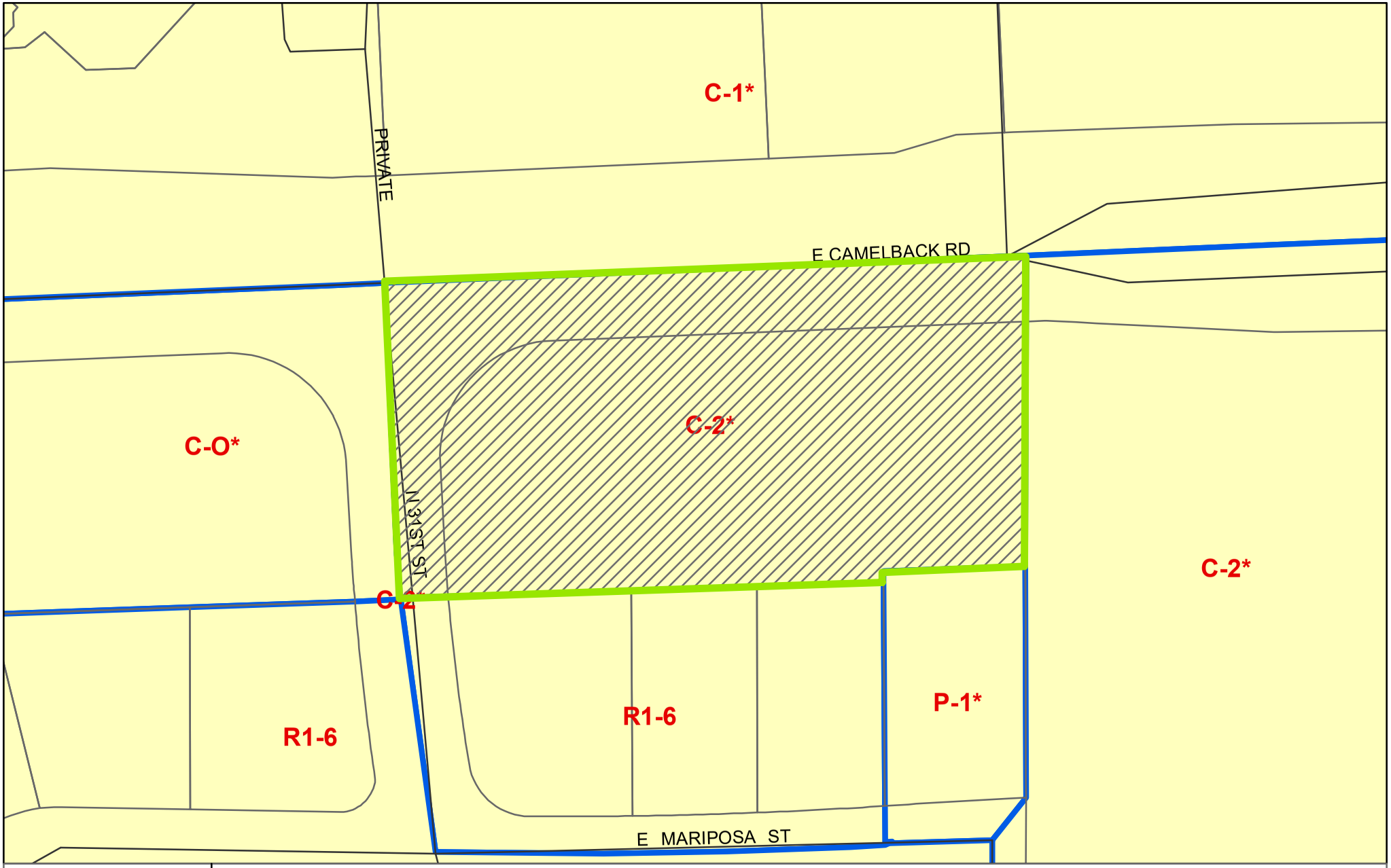
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

N

ATTACHMENT D



PHO-2-19--Z-41-94-6

Property Location: The southeast corner of 31st Street and Camelback Road

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 40 80 160 Feet

N

ATTACHMENT E

City of Phoenix
PLANNING DEPARTMENT

May 6, 1994

Sylvia A. Friedman Living Trust
Davis and Sons Partnership
% Stephen C. Earl
Earl, Curley, and Lagarde
3101 North Central Avenue, Ste. 1090
Phoenix, AZ 85012

Dear Applicant:

RE: Application No. 41-94-6

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on May 4, 1994, concurred in the recommendation of the Planning Commission and approved a request with stipulatios to rezone a parcel located at the southeast corner of 31st Street and Camelback Road (approximately 1.92 acres) from R1-6 (approved C-0) to C-2. (Proposed Use: Restaurant).

STIPULATIONS

1. That development be in general conformance to the site plan dated April 12, 1994, as may be modified by the following stipulations, and by the Development Services Department through the Development Review process.

2. That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.

3. That zoning vest with final site plan approval by the Development Services Department.

4. That no windows be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.

5. That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.

6. That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00 p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.

200 West Washington Street, Phoenix, Arizona 85003 602-262-7131 FAX: 602-495-3793
Recycled Paper

7. That any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the Development Services Department.

8. That a 10-foot sidewalk/landscape easement be dedicated along Camelback Road.

9. That additional easements and right-of-way dedications may be required by the Development Services Department at time of preliminary site plan review.

Sincerely,

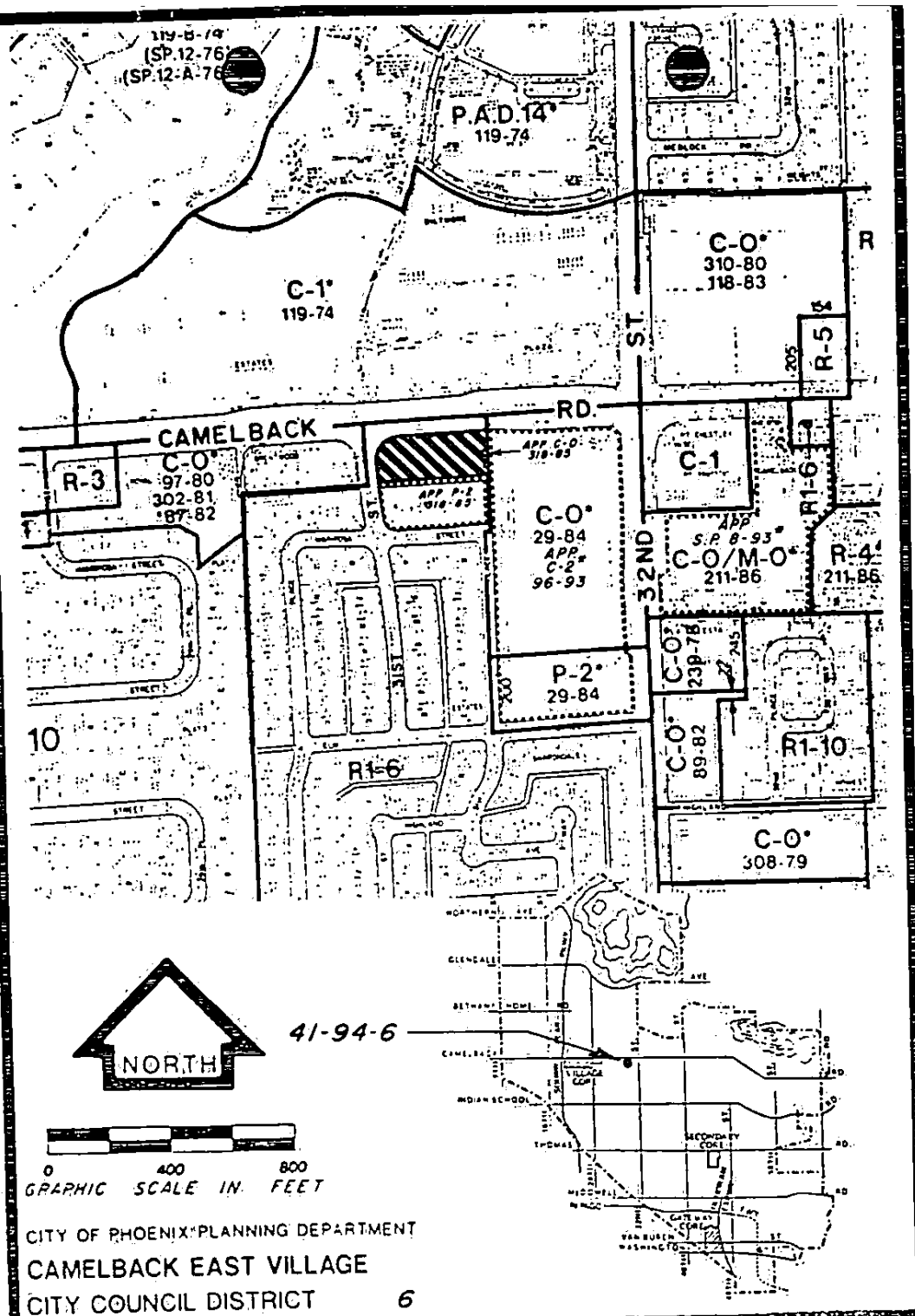
Mark Steele

Mark Steele, AICP
Principal Planner

MS:law:41946

c: City Clerk
Joe Guzman
John Beall (2)
Victor Morrison-Vega, NSD
Fred Luna, Building Safety
Ben Leonard, Public Transit
Kelly Zak, Signs
Files
Stephen C. Earl/Earl, Curley, and Lagarde/3101 N. Central Avenue, Suite 1090/Phoenix, AZ 85012

ATTACHMENT F



CITY OF PHOENIX PLANNING DEPARTMENT

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT 6

APPLICANT'S NAME: SYLVIA A. FRIEDMAN LIVING TRUST / DAVIS AND SONS' PARTNERSHIP				REQUESTED CHANGE
APPLICATION NO. 41-94-6	HEARING DATES: Z.H.O. 3-21-94	P.C.	C.C.	FROM: R1-6 APP C-O 318-85
				TO: C-2
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.92 ACRES	AERIAL PHOTO & QUARTER SEC. NO. 18-34	ZONING MAP H-10 (G-8)		
MULTIPLES PERMITTED	UNITS STANDARD OPTION			* UNITS P.R.D. OPTION

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS

ATTACHMENT G

PROPOSED SITE PLAN

FOR

HILLSTONE RESTAURANT

3101 E. CAMELBACK ROAD
PHOENIX, ARIZONA 85016

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS OF WAY IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.

_____
SIGNATURE OF COPYRIGHT OWNER

MIKE JACKSON
_____
PRINTED NAME OF COPYRIGHT OWNER

12-04-2019
_____
DATE

ABBREVIATION LEGEND

NO.	NUMBER
BSL	BUILDING SETBACK LINE
LSL	LANDSCAPE SETBACK LINE
SVT	SITE VISIBILITY TRIANGLE
S.W.E.	SIDEWALK EASEMENT
TYP.	TYPICAL
ELEC	ELECTRIC
ESMT	EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY

BASIS OF BEARING

THE MONUMENT LINE OF CAMELBACK ROAD, ALSO BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, USING A BEARING OF NORTH 87 DEGREES 30 MINUTES 00 SECONDS EAST, PER THE PLAT OF BRENTWOOD ESTATES, RECORDED IN BOOK 55, PAGE 2, M.C.R.

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, HARRIS' RESTAURANT, ACCORDING TO BOOK 414 OF MAPS, PAGE 49, RECORDS OF MARICOPA COUNTY, ARIZONA.

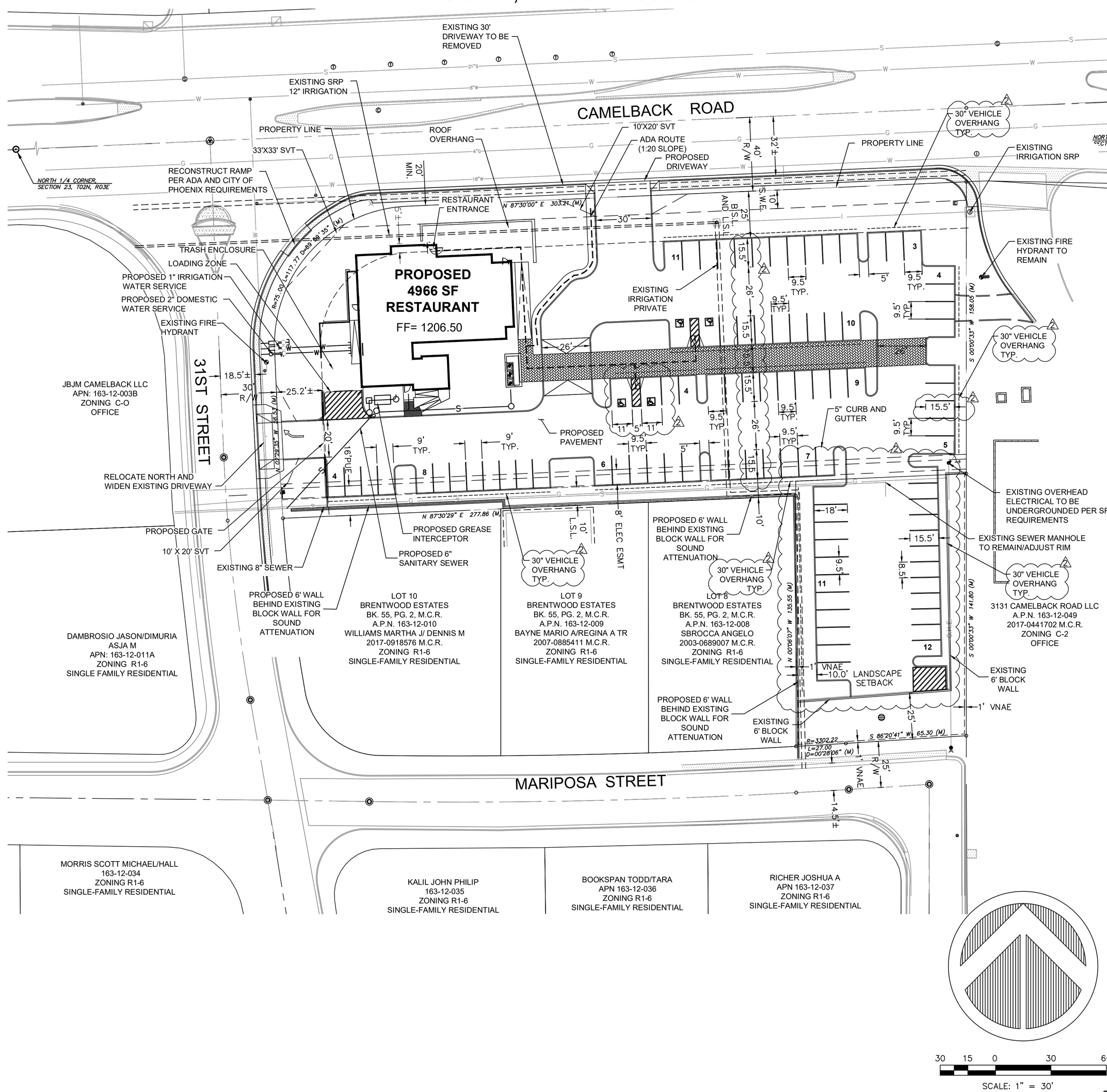
PARCEL NO. 2:
LOT 7, OF BRENTWOOD ESTATES, ACCORDING TO BOOK 55 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.
TOGETHER WITH THE SOUTH HALF OF THAT PORTION OF THE ABANDONED ALLEYWAY LOCATED NORTH OF AND ADJACENT TO THE NORTH LINE AND ITS EASTERLY EXTENSION OF LOT 7, BRENTWOOD ESTATES, ACCORDING TO THE PLAT RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA, ARIZONA RECORDED IN BOOK 55 OF MAPS, PAGE 2 AND LYING EAST OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 7 AND WEST OF THE EASTERLY LINE OF SAID SUBDIVISION, AS SET FORTH IN THE CITY OF PHOENIX RESOLUTION NO. 18392 RECORDED OCTOBER 5, 1994, AS 94-0725876 OF OFFICIAL RECORDS ALL IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

PARCEL 2 - SPECIAL NOTES

A 1' WIDE VNAE IS PROPOSED ALONG THE WEST, SOUTH AND EAST PROPERTY LINES ON PARCEL 2. REFER TO THE ATTACHED NARRATIVE FOR DETAILS.

PROJECT DESCRIPTION

PROPOSED SINGLE STORY RESTAURANT 4,966 SQFT AND 15'-8" TALL FROM FINISH FLOOR TO TOP OF MECHANICAL ROOF SCREEN. NO OUTDOOR EATING OR DRINKING.



OWNER/APPLICANT

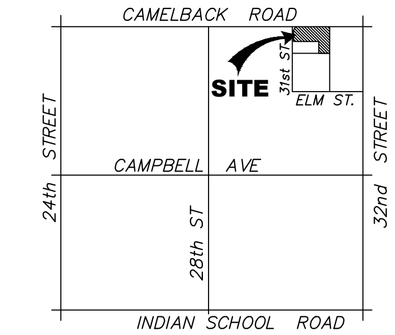
HILLSTONE RESTAURANT GROUP
2710 E. CAMELBACK ROAD, SUITE 200
PHOENIX, ARIZONA 85016
PHONE: 602-553-2111
CONTACT: RAKESH PATEL
EMAIL: RAKESH.PATEL@HILLSTONE.COM

CIVIL ENGINEER

IMEG CORP
1600 N. DESERT DRIVE, SUITE 230
TEMPE, AZ 85281
PHONE: 480-378-3925
CONTACT: MIKE JACKSON
EMAIL: MIKE.A.JACKSON@IMEGCORP.COM

VICINITY MAP

NTS



SITE DATA

PROPERTY ADDRESS	3101 E CAMELBACK RD, PHOENIX,AZ 85016
A.P.N.	163-12-050 & 163-12-007A
PARCEL 1 GROSS AREA	82,724 S.F. (1.899 ACRES)
PARCEL 1 NET AREA	60,177 S.F. (1.381 ACRES)
PARCEL 2 GROSS AREA	15,470 S.F. (0.355 ACRES)
PARCEL 2 NET AREA	13,150 S.F. (0.302 ACRES)
PARCEL 1 & 2 GROSS AREA	98,194 S.F. (2.254 ACRES)
PARCEL 1 & 2 NET AREA	73,327 S.F. (1.683 ACRES)
EXISTING ZONING	C2 (PARCEL 1) & P1 (PARCEL 2)
PROPOSED ZONING	C-2 & P-1
ZONING TO NORTH:	C-1, RETAIL
ZONING TO EAST:	C-2, OFFICE
ZONING TO SOUTH:	R1-6, SINGLE-FAMILY RESIDENTIAL
ZONING TO WEST:	C-0, OFFICE
PARCEL 1 CASE NO.	Z-41-94-9
PARCEL 2 CASE NO.	Z-4-10-6
BUILDING HEIGHT	13' TOP OF PARAPET AND 15'8" TOP OF MECHANICAL SCREEN
BUILDING TYPE	TYPE V-B FULLY-SPRINKLERED
BUILDING SF GROSS	4966 SF
BUILDING SF NET	4690 SF
DINING SF:	1,900 SF
LOT SALES:	NO
PROPOSED FIRE HYDRANT	NONE
VEHICULAR OR PED. GATES	AS SHOWN
LOCATION OF WALLS	AS SHOWN
FAA DETERMINATION	LAT: 33°30'34.79"N, LONG: 112°00'53.15"W 15-30' HEIGHT, STRUCTURE IN PROXIMITY OF NAVIGATION, REQUIRES FAA FILING
PROPOSED USE	4966 SF, UPSCALE FAST CASUAL RESTAURANT WITH BAR. NO OUTDOOR/ ~~PATIO DINING~~
PARKING REQUIRED/PARKING PROVIDED	38 SPACES REQ. ACTUAL (1/50SF DINING) 94 STALLS PROVIDED (INCLUDES 4 ACCESSIBLE)
DEMOLITION PLAN	COMPLETE ONSITE DEMO

LOT COVERAGE: THE TOTAL STRUCTURAL COVERAGE PROVIDED ON A LOT OR SITE INCLUSIVE OF ALL ROOFED AREAS OR STRUCTURES CAPABLE OF SUPPORTING A ROOF DIVIDED BY THE NET AREA OF THE LOT OR SIZE. THE FIRST THREE FEET OF ROOF OVERHANG OR PROJECTION SHALL NOT BE INCLUDED IN THE LOT COVERAGE.

LOT COVERAGE = 4,966 SF / 73,327 SF
= 6.77%
LANDSCAPE % = 32%
FLOOR AREA RATIO = 7%

CITY OF PHOENIX
FEB 11 2020
Planning & Development Department

Q.S.# 18-34

KIVA # 02-3746 CPGD # XXXXXX SDEV# 0400582 Q.S.# 18-34

GENERAL:
all designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the OWNER and shall neither be used on any other work nor be used by any other person for any use whatsoever without the written permission from the OWNER.

written dimensions shall take precedence over scaled dimensions and shall be verified at the construction site. any dimensional discrepancy shall be brought to the attention of the OWNER prior to the commencement of work

SEAL:
this document is 'NOT FOR CONSTRUCTION' unless the architect or engineer's signature and seal appear below

ENGINEER of record:
IMEG
PH: 480.951.0517
FAX: 480.951.2353
www.imegcorp.com
1600 N DESERT DRIVE
SUITE 230
TEMPE, AZ 85281

PROJECT:
RESTAURANT concept
3101 east camelback road
phoenix arizona 85016

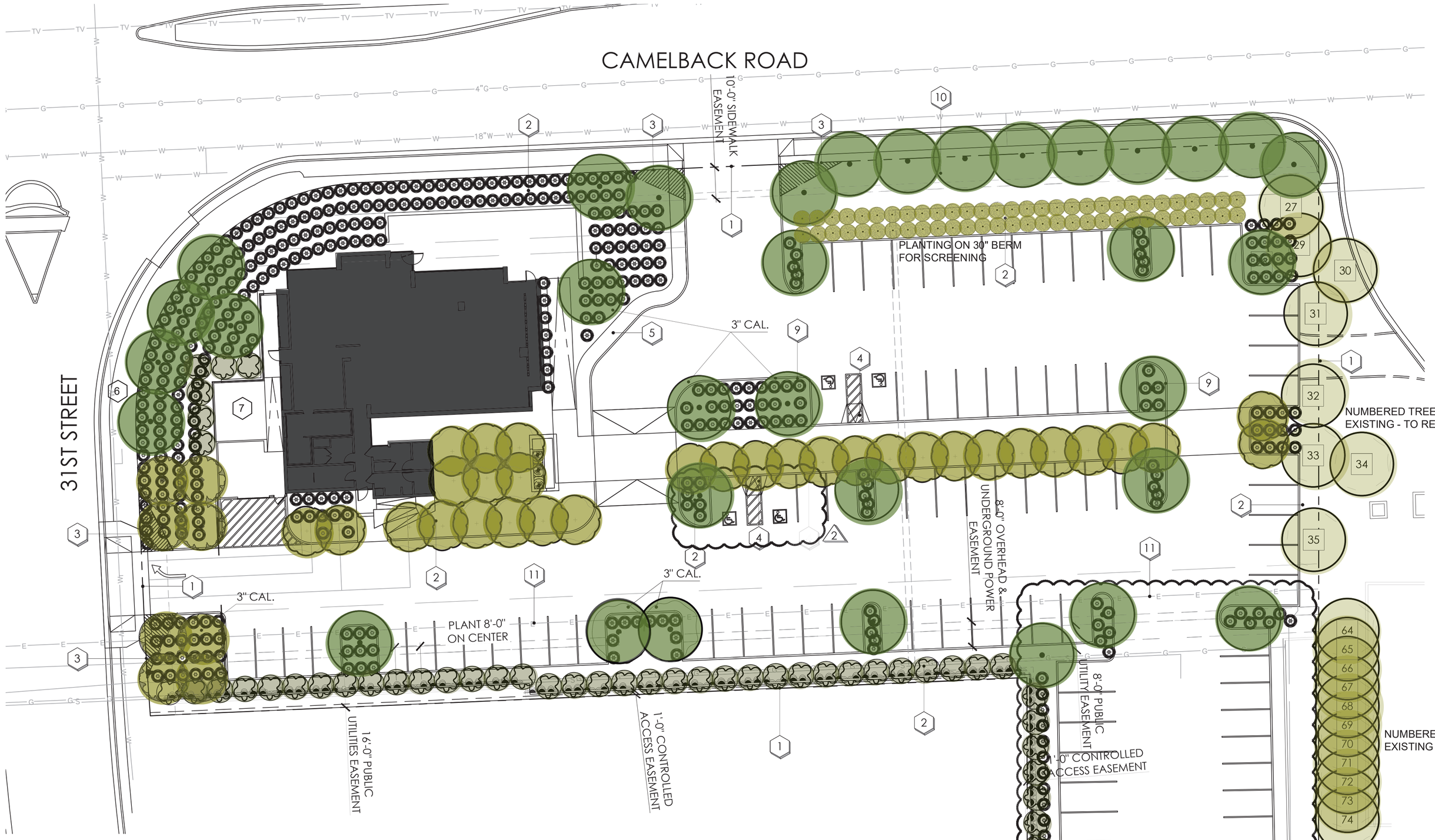
REVISION:

rev	date	remarks
1	02.06.19	PHO submission
2	02.04.20	Site parking revision

HILLSTONE
RESTAURANT GROUP
147 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CA 90212
P 310 385 0340
F 310 385 7119

pic/pm: MAJ
drawn by: RR/AM
job no: 19000401
sheet: ASP-1

ATTACHMENT H



planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. CALIFORNIA GOLD DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
4. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
5. 5'-0" SIDEWALK WITH MAX SLOPE OF 1:20.
6. FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
7. FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE PER MAG STANDARD DETAIL 362.
8. 6'-0" CMU WALL. SEE SITE PLANS.
9. CURB. SEE CIVIL ENG. PLANS.
10. EXISTING IRRIGATION LINES AND EASEMENTS. NO TREES IN THIS AREA
11. OVER HEAD ELECTRIC LINE(O.H.E.). . TO BE BURIED UNDERGROUND

plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	2" CAL	8	9.0H., 6.0W., 2.0CAL. STAKE IN PLACE
	FICUS NITIDA INDIAN LAUREL FIG	(6 @ 2.0 GPH)	1" CAL	53	8.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	3" CAL 2" CAL	6 33	10.5H., 8.5W., 3.0CAL. STAKE IN PLACE 9.0H., 5.5W., 2.0CAL. STAKE IN PLACE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	(6 @ 2.0 GPH)	2" CAL	31	10.0H., 5.0W., 2.0CAL. STAKE IN PLACE
vines					
	FICUS PUMILA CREEPING FIG		5 GAL.	37	TRAIN TO WALL
shrubs					
	OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE	(6 @ 1.0 GPH)	15 GAL	93	
groundcover					
	TRACHELOSPERMUM ASIATICUM ASIATIC JASMINE		1 GAL.	444	PLANT AT 4' O.C.
inerts					
2	DECOMPOSED GRANITE CALIFORNIA GOLD		1/4" MINUS	22,059 SF	2" MINIMUM IN ALL PLANTERS

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

CITY OF PHOENIX
FEB 11 2020
Planning & Development Department

GENERAL:

all designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the OWNER and shall neither be used on any other work nor be used by any other person for any use whatsoever without the written permission from the OWNER.

written dimensions shall take precedence over scaled dimensions and shall be verified at the construction site. any dimensional discrepancy shall be brought to the attention of the OWNER prior to the commencement of work

SEAL:

this document is 'NOT FOR CONSTRUCTION' unless the architect or engineer's signature and seal appear below

LANDSCAPE ARCHITECT of record:

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
9535 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.699.0977

PROJECT:

RESTAURANT concept
3101 east camelback road
phoenix arizona 85016

REVISION:

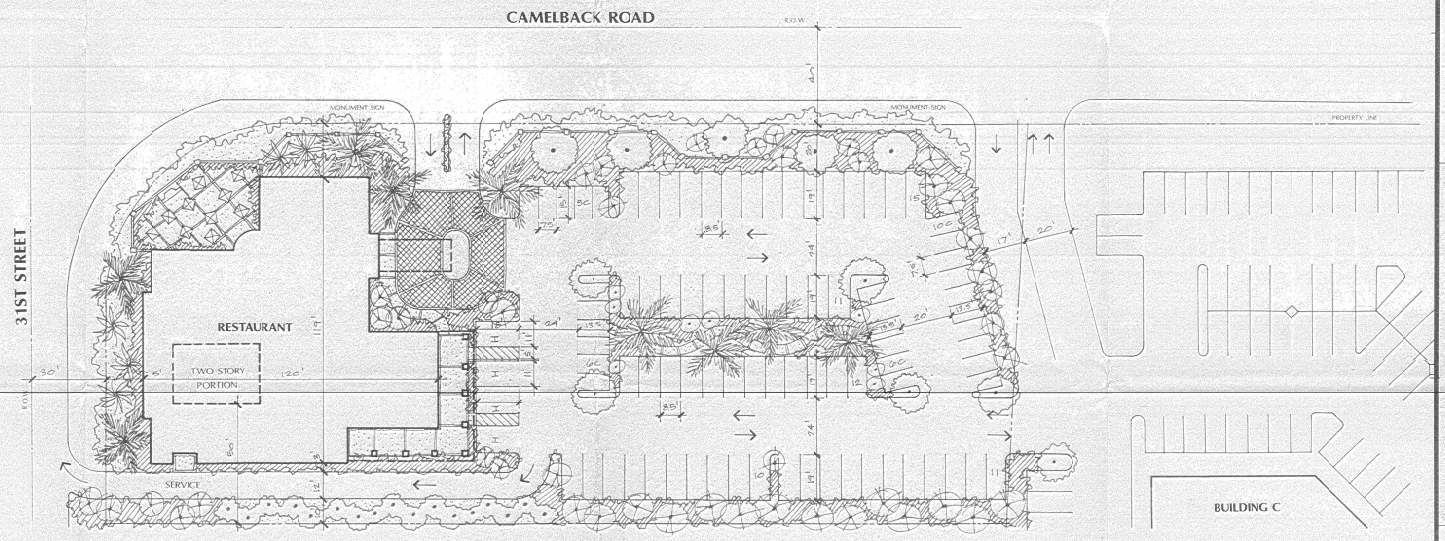
rev.	date	remarks
REV 1	12/06/2019	PHO SUBMISSION
REV 2	02/04/2020	SITE PLAN REVISIONS

HILLSTONE
RESTAURANT GROUP
147 SOUTH BEVERLY DRIVE
BEVERLY HILLS, CA 90212
P 310 385 0340
F 310 385 7119

pic/pm: B. PAUL
drawn by: B. PAUL
job no: 19-062
sheet: L.02 of L.02
2 OF 2

ATTACHMENT I

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



SCALE: 1"=20'

LOT

GROSS BUILDING AREA 76,230 S.F.

F.A.R. (9,775÷76,230)=.13

LOT COVERAGE:

BUILDING LOT AREA(W/ ALLEY) 60,905 S.F.
BUILDING PAD AREA(W/ OVERHANG) 11,619 S.F.

11,619 ÷60,905=.19

RESTAURANT

MAIN LEVEL 9,147 S.F.
UPPER LEVEL 628 S.F.
9,775 S.F.

HEIGHT:
ONE STORY PORTION 22'-0"
TWO STORY PORTION 26'-0"

PARKING SCHEME 1

AREA/PARKING REQUIRED:

LOBBY 400 S.F.
LOUNGE 918 S.F.
DINING 1,764 S.F.
PRIVATE DINING 612 S.F.
PATIO 1,000 S.F.=(50 SEATS)
4,694 S.F. ÷ 50= 94 SPACES REQUIRED

PARKING PROVIDED:

59 STANDARD
27 COMPACT
4 HANDICAP
90 TOTAL

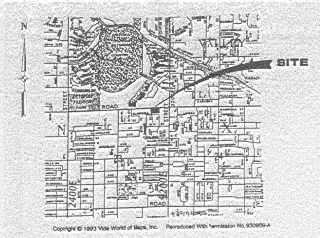
PARKING SCHEME 2

AREA/PARKING REQUIRED:

LOBBY 400 S.F.
LOUNGE 918 S.F.
DINING 1,764 S.F.
PRIVATE DINING 612 S.F.
PATIO 800 S.F.=(46 SEATS)
4,494 S.F. ÷ 50= 90 SPACES REQUIRED

PARKING PROVIDED:

59 STANDARD
27 COMPACT
4 HANDICAP
90 TOTAL



VICINITY MAP
NTS

ALTEVERS ASSOCIATES

Architecture • Interior Design
The Aventine, Suite 250
8910 University Center Lane
San Diego, CA 92122
(619) 535-9777,
Fax (619) 535-1181

Members
American Institute
of Architects

Harris'
PHOENIX • ARIZONA

SITE PLAN

APRIL 12, 1994

ATTACHMENT J

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Julianna Pierre, Planner I, Assisting

February 19, 2020

ITEM 2

DISTRICT 6

SUBJECT:

Application #:	Z-41-94-6 (PHO-2-19)
Zoning:	C-2
Location:	Southeast corner of 31st Street and Camelback Road
Acreage:	1.92
Request:	1) Modification of Stipulation 1 regarding general conformance to the site plan dated April 12, 1994. 2) Deletion of Stipulation 2 regarding conditional approval. 3) Deletion of Stipulation 3 regarding zoning being vested with final site plan approval. 4) Deletion of Stipulation 5 regarding the existing oleander hedge along the south boundary of the site. 5) Modification of Stipulation 6 regarding egress to 31st Street and signage and hours of access for service driveway. 6) Technical corrections to Stipulations 7 and 9.
Applicant:	Rakesh Patel, Hillstone Restaurant Group
Owner:	Hillstone Restaurant Group, Inc.
Representative:	Heidi Short, Lewis Roca Rothgerber Christie LLP

ACTIONS

Planning Hearing Officer Recommendation: The Planning Hearing Officer took this case under advisement. On February 28, 2020, the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

Village Planning Committee (VPC) Recommendation: The Camelback East Village Planning Committee opted not to hear this case.

DISCUSSION

Bill Lally, representative with Tiffany & Bosco, stated that the C-2 site (Z-41-94-6) and P-1 site (Z-4-10-6) are a combined redevelopment for a new Hillstone Restaurant. He gave background about the Hillstone Restaurant Group, including their mission and values. He stated that the existing Donovan's Restaurant is approximately 11,000 square feet and closer to the residential homes to the south than the proposed new restaurant building. He stated that the proposed restaurant will be half the footprint of Donovan's and will provide two and a half times the amount of required parking. He

added that the proposed restaurant will be more residential in scale and built closer to the intersection at 31st Street and Camelback Road. He added that the power poles on the site will also be buried. Adam Stranieri asked for clarification regarding the location of the power poles. Mr. Lally clarified that the power poles run east to west along the southern boundary of the site. He added that this will not only benefit Hillstone, but also beautify the neighborhood. He stated that modifications and deletions are necessary to accommodate the new proposed restaurant.

Mr. Stranieri asked for clarification regarding the height depicted on the stipulated site plan for the existing Donovan's Restaurant, specifically the two-story element at the southwest corner. Rakesh Patel, applicant with Hillstone Restaurant Group, clarified that the second floor was for office and storage space. He added that the space on the second floor was not for customer seating.

Mr. Lally stated that an updated site plan and landscape plan were submitted to the Planning Hearing Officer on February 11, 2020. He added that both plans depicted a 10-foot landscape setback along the west property line of the P-1 zoned parking area. He clarified that the applicant's original request asked for deletion of Stipulation 4, regarding a minimum 10-foot landscape setback along the west property line, but are now requesting to withdraw their request for deletion of this stipulation.

Mr. Lally stated that he is aware of neighborhood concerns about Stipulation 6, regarding egress to 31st Street and signage and hours of access for a service driveway. He stated that the proposed site plan has been modified to create a circulation pattern that does not encourage traffic to move south into the neighborhood. He stated that it is logical for patrons of the restaurant to ingress and egress directly from Camelback Road and that the proposed driveway was unlikely to be used for access to the neighborhood to the south or to bypass Camelback Road. Mr. Stranieri asked for clarification regarding proposed driveway movements on 31st Street. He noted that the applicant's conceptual site plan and request language address right-turn egress from the site to 31st Street only, while the applicant's presentation suggests that right and left-turn ingress is proposed. Mr. Lally stated that they are proposing multiple routes to and from the site including left and right-turn ingress and right-turn egress on 31st Street.

Mr. Lally stated that there was extensive outreach to the neighborhood. He stated that over the past nine months there were two mailers, ten meetings, twelve calls and/or text messages, and fifty emails.

Colleen Geretti, President of Brentwood Estates Home Owners Association and resident of the neighborhood, stated that the modification of Stipulation 6 is inappropriate and would erode the preservation of the residential neighborhood to the south. She stated that she submitted a letter discussing Stipulation 6 and opposition letters from 80% of the homeowners in the Brentwood Estates subdivision, adjacent to the subject property to the south. She stated that residents are excited at the prospect of having Hillstone as a neighbor but had serious concerns regarding the driveway on 31st Street. She stated that the existing stipulated one-way service driveway posed ongoing issues for the neighborhood while Donovan's Restaurant was in operation. She explained that employees, customers, and vendors used the neighborhood to enter

the restaurant's parking area, drop off patrons, and/or park. She shared a graphic with the applicant and Planning Hearing Officer depicting two proposed alternative access options: a shared entry with the commercial office building to the east or a second driveway on Camelback Road.

Mr. Stranieri asked if Ms. Geretti could provide any additional information regarding the driveway on the east property line depicted on the stipulated site plan. Ms. Geretti stated that the driveway does exist, and Donovan's Restaurant used the driveway to access the parking garage at 3131 East Camelback for overflow parking and valet. Ms. Geretti added that the history of cross-access with this site is why a shared entry on the east side of the site would make sense as an additional option for the proposed development. Bryce Johnson, owner with Hillstone Restaurant Group, responded that there is an existing driveway on the east, but that there was no cross-access agreement. He stated that he spoke with the owners of the office building to the east and they rejected the proposal to create any new cross-access driveways and that they are now forced to close the existing driveway on the east. He added that City staff stated that they would not allow the developer to build a second driveway on Camelback Road.

Angelo Sbrocca, a resident of the neighborhood, stated that Hillstone would be an asset to the neighborhood, but objected to access on 31st Street. He stated that while the Donovan's was in operation residents would often see produce trucks and rideshare vehicles utilizing the driveway. He stated that he would encourage the ownership to continue working with neighboring office buildings regarding cross-access.

John Kalil, a resident of the neighborhood, stated that the location is a great site for a restaurant, but was faced with commercial traffic issues while Donovan's was in operation. He recognized that Hillstone is proposing a different size and style of restaurant but feels that signage will not be effective to deter patron traffic on 31st Street.

Jessica Wilson, a resident of the neighborhood, stated that she is excited to have Hillstone in the neighborhood, but has concerns with the driveway on 31st Street. She stated that people will use the driveway on 31st Street and drive through the neighborhood to avoid congestion on Camelback Road. She asked the representatives and ownership present why they needed the driveway on 31st Street and if the 94 parking spaces provided will be adequate.

Melissa Glissmeyer, a resident of the neighborhood, stated that the landscaping and restaurant concept will benefit the neighborhood. She added that the existing P-1 lot is vacant and an eyesore, so she is thankful that Hillstone decided to extend their parking into that site. She stated that she understood the restaurant would need a secondary entrance for fire safety reasons. She stated that she bought her home in the neighborhood last year and as far as she knew, Brentwood Estates did not have a home owners association.

Jay Swart, Chair of the Camelback East Village Planning Committee, stated that it is important to embrace economically viable development while also protecting

neighborhoods. He stated that the Hillstone Restaurant Group is proposing a restaurant that is conscious of the surrounding community. He stated that the median at 31st Street may restrict people from turning onto that street. He noted that it may be beneficial for the restaurant to provide brochures that discourage patrons from using the driveway on 31st Street.

John Fagnani, a resident of the neighborhood, stated that traffic will utilize the driveway on 31st Street. He added that there will be congestion, despite the median, as people wait to turn left onto Camelback Road from 31st Street. He stated that he is excited for the restaurant but noted that traffic will negatively affect the neighborhood.

Josh Richer, a resident of the neighborhood, stated that it will be natural for drivers to use the neighborhood as a shortcut to 32nd Street.

Mr. Lally stated that he utilized Google Maps to determine the fastest route to the restaurant, and that the suggested route was always via Camelback Road. He added that the restaurant and its traffic generation will be vastly different from Donovan's because they are significantly decreasing the restaurant size with 24 tables and 24 seats at the bar. Mr. Stranieri clarified that neither seating nor tables are the metric used to determine the parking requirement. He added that required parking for restaurants is determined by square footage of dining area. He stated that based on the size of the proposed restaurant, there would be 38 parking spaces required.

Mr. Lally stated that he believed people will use the driveway on 31st Street to go north to Camelback Road. He stated that the road should not be restricted because the dynamic between the restaurant and adjacent properties is not unique. He added that commercial and residential uses interface along Camelback Road via collector streets and are not restricted anywhere else. Mr. Stranieri asked for clarification regarding why staff had suggested a second driveway on Camelback Road was not possible. Mr. Lally stated that there was a spacing issue created by a flood irrigation line.

Mr. Stranieri asked for clarification regarding the applicant's submittal for a variance regarding a reduction in the building setback adjacent to Camelback Road. He asked if there would be outdoor dining, alcohol, or dancing, or recreation within the outdoor space. Mr. Lally stated that there would not be any outdoor uses in that space.

Mr. Stranieri stated that other than the remaining questions regarding the proposed drive-through, he saw no major issues with the proposed site plan. He stated that it was uncommon to see a modification to reduce intensity and scale on a property adjacent to a major arterial street.

Mr. Stranieri stated that the deletion of Stipulation 2, regarding conditional approval, and Stipulation 3, regarding zoning being vested with final site plan approval, could be accurately characterized as an administrative action. He added that the conditions of the stipulations were met with the development of Donovan's Restaurant and adoption of the Supplementary Zoning Map, which vested the C-2 zoning.

Mr. Stranieri stated that Stipulation 5, regarding the existing oleander hedge along the south boundary of the site, would not be enforceable since the hedge no longer exists. He asked if the applicant intends to establish general conformance to a landscape plan. Mr. Lally stated that was correct. He added that they wanted to conform to landscaping that was agreed upon with the neighborhood. Mr. Stranieri stated that he had concerns about the landscape plan because it only depicted one-inch caliper trees, which do not meet Ordinance requirements. He added that this will have to be enhanced to include two-inch caliper trees during the landscape review process to meet the Ordinance standard of 60% one-inch and 40% two-inch caliper trees.

Mr. Stranieri stated that the Street Transportation Department submitted recommendations regarding a minimum 25-foot wide driveway along 31st Street, enhanced pedestrian connection from the southern parking lot to the building entrance, and a 30-foot wide driveway along Camelback Road.

Mr. Stranieri stated that he received 46 pieces of correspondence within the 24 hours prior to the hearing, 37 of which were received after close of business the day before. He stated that he would like more time to review the material and review the ingress and egress concerns raised by the speakers with a traffic reviewer. He stated that he also wanted to speak with the Street Transportation Department regarding any traffic calming options regarding the proposed driveway on 31st Street. Because of these reasons, the PHO stated that he would take Z-41-94-6 (PHO-2-19) under advisement.

Regarding Z-4-10-6 (PHO-1-19), Mr. Stranieri stated that he had no issues with the site plan or landscape plan. He stated that he was inclined to recommend approval of the deletion of Stipulation 2.e, regarding the landscape palette, because the palette of the adjacent office building is not appropriate for the site. He stated that he was inclined to recommend denial as filed of the deletion of Stipulation 4 since the applicant intends to retain the stipulation.

Mr. Stranieri asked if the applicant would prefer both cases to be taken under advisement. Mr. Lally stated that he wanted to keep the cases together. For this reason, the Planning Hearing Officer stated that he would take Z-4-10-6 (PHO-1-19) under advisement as well.

FINDINGS

1) The original stipulated site plan depicted a 9,775 square foot restaurant with a maximum height of 26 feet, with an approximately 25-foot setback from the south property line, a shared property line with adjacent single-family residential homes. The proposed site plan depicts a 4,996 square foot restaurant with a maximum height of 15 feet 8 inches, with an approximately 65-foot setback from the south property line. The reduced square footage, reduced height, and enhanced building setback will better mitigate impacts of building massing and activity on adjacent single-family homes to the south.

   The stipulated site plan provided 90 parking spaces. Based on code requirements at the time, the original restaurant required 90 parking spaces. The

proposed site plan depicts 94 parking spaces provided on both the subject property and the P-1 zoned property adjacent to the site to the southeast. Based on the smaller size of the proposed restaurant, the proposed site plan would require 38 parking spaces.

A new sub-stipulation also is recommended to modify the proposed site plan to require an enhanced pedestrian connection that will connect the southern parking lot to the primary pedestrian pathway leading to the building entrance. The pathway is depicted on the proposed site plan running east-west from the east property line to the primary building entrance. The proposed site plan depicts 22 parking spaces in the south parking lot. A connecting pathway will ensure a safe pedestrian route for users of that parking lot to the restaurant.

2) The conditions outlined in Stipulations 2 and 3 regarding conditional approval and vesting of the approved zoning were met with the development of a restaurant and the City Council's approval of an Official Supplementary Zoning Map for the existing C-2 zoning designation. Deletion of these stipulations is recommended.

3) The oleander hedge identified for preservation in Stipulation 5 is no longer present on the site. Additionally, the applicant has proposed new language requiring general conformance to a landscape plan that depicts a large quantity of acacia and ficus trees along the south property line, both trees with dense foliage. This language is recommended for approval and will promote the intent of enhanced screening for adjacent residences to the south. However, it should be noted that the caliper size of the proposed trees is predominantly 1-inch caliper which would not conform with current Ordinance requirements. Some trees will need to be increased to a minimum 2-inch caliper size for compliance.

4) The original stipulated site plan depicted an approximately 12-foot wide drive aisle along the south property line, behind the restaurant. Stipulated restrictions on this driveway included right-turn egress only, limiting its use to delivery or service vehicles, on-site signage, prohibiting access after 5:00 p.m., and other potential measures to discourage use by patrons and deliveries to or from the adjacent commercial property to the east.

   The applicant's request for modification of this stipulation included the removal of the restrictions regarding delivery or service vehicles and the limitation on time-of-use as well as additional language intended to preclude left-turns. It was unclear whether the proposed new language regarding precluding left turns was intended to discourage left-turn ingress or egress. At the hearing, the applicant clarified that the intended use of the driveway was to allow 3/4 movement, prohibiting left-turn egress only.

   In the original rezoning case, there were concerns raised regarding the potential impacts of restaurant patrons parking in the adjacent neighborhood which led to the stipulated restrictions. Testimony provided in the current PHO hearing and in correspondence received by staff indicate that these concerns remain.

The proposed restaurant represents an approximately 51% reduction in the building footprint compared to the existing restaurant, from 9,775 square feet to 4,996 square feet. Additionally, the proposed 94 parking spaces comprises a 247% increase above the 38 required parking spaces. Finally, the applicant intends to retain restrictions regarding signage and prohibit left-turn egress into the existing neighborhood. Combined, these factors will mitigate the potential impacts of the development and the revised driveway configuration on the neighborhood to the south. The provision of significantly enhanced on-site parking will mitigate the potential for customers of the restaurant to rely on street-parking or any off-site parking in the surrounding area.

The applicant's request is recommended to be approved with modifications. The Street Transportation Department recommends that the driveway be restricted to either developing in accordance with a modified Standard Detail P-1243-1 to prohibit left-turn egress or limiting use of the driveway to emergency access only. An additional stipulation is also recommended to preserve the original stipulation's requirement for the developer to install and maintain private signage communicating the driveway movement restrictions and discouraging any use of the driveway by users of adjacent commercial property. However, the proposed site plan does not depict any driveway or vehicular cross-access along the east property line and therefore there may be no actual opportunity for use of the driveway on 31st Street for users of the adjacent commercial property.

5) The Street Transportation Department recommended an additional stipulation requiring a minimum 30-foot wide driveway along Camelback Road in accordance with City of Phoenix Standard Detail P-1255-1.

6) Adjacent to the southeast corner of the property is a parcel zoned P-1 (Parking District) which was rezoned in case no. Z-4-10-6. This property was originally rezoned to provide additional parking for the existing Donovan's Restaurant. This parcel remains undeveloped. The property is depicted on the site plans in this case and is intended to provide additional parking for the proposed restaurant. Modifications to the stipulations in this case are proposed in case no. PHO-1-9—Z-4-10-6 which was also heard on this agenda.

DECISION: The Planning Hearing Officer took this case under advisement. On February 28, 2020 the Planning Hearing Officer took this case out from under advisement and recommended approval with modifications and additional stipulations.

STIPULATIONS

1.	~~That~~ THE development SHALL be in general conformance WITH ~~to~~ the site plan AND LANDSCAPE PLAN DATE STAMPED FEBRUARY 11, 2020 ~~dated April 12, 1994~~, as ~~may be~~ modified by the following stipulations~~,~~ and APPROVED by the PLANNING AND Development ~~Services~~ Department ~~through the Development Review process~~.

	A.	THE DEVELOPER SHALL PROVIDE AN ENHANCED PEDESTRIAN CONNECTION FROM THE SOUTHERN PARKING LOT TO THE PRIMARY PEDESTRIAN PATHWAY LEADING TO THE BUILDING ENTRANCE.
~~2.~~	~~That approval be conditioned on the development of a restaurant within 18 months of final City Council approval in accord with Section 506B of the Zoning Ordinance.~~	
~~3.~~	~~That zoning vest with final site plan approval by the Development Services Department.~~	
2. ~~4.~~	~~That n~~No windows SHALL be located along the south side of the building. The exterior courtyard wall on the south side of the building shall be of sufficient height to screen dining room windows that open onto the courtyard.	
~~5.~~	~~That the existing mature oleander hedge, located along the south boundary of the site, be preserved as approved by the Development Services Department.~~	
3. ~~6.~~	~~That only right turn delivery/service egress be allowed from the site to 31st Street, as approved by the Development Services Department, and that the rear one-way service driveway shall be appropriately signed with directional arrows and closed off at 5:00p.m. (or whatever other measures are necessary shall be taken) to preclude any use of the driveway by restaurant patrons or deliveries to or from adjacent commercial property.~~ IF A DRIVEWAY IS PROPOSED ALONG 31ST STREET, THE DRIVEWAY SHALL BE RESTRICTED IN ONE OF THE FOLLOWING WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS:	
	A.	THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED PER CITY OF PHOENIX STANDARD DETAIL P-1243-1 AS MODIFIED TO RESTRICT LEFT TURN EGRESS AND AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
	B.	THE DRIVEWAY SHALL BE RESTRICTED TO EMERGENCY ACCESS ONLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4.	IF A DRIVEWAY IS APPROVED AND CONSTRUCTED ALONG 31ST STREET, THE DEVELOPER SHALL INSTALL AND MAINTAIN PRIVATE SIGNAGE ON THE PROPERTY INTENDED TO PROHIBIT LEFT-TURN EGRESS AND PROHIBIT USE OF THE DRIVEWAY BY THE ADJACENT COMMERCIAL PROPERTY, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.	

5. ~~7.~~	~~That a~~Any driveway to/from Camelback Road shall be right-in right-out only. If a common driveway agreement with the parcel to the east can be obtained, left turns out of the common driveway may be allowed, as approved by the PLANNING AND Development ~~Services~~ Department.
6.	THE DEVELOPER SHALL PROVIDE A MINIMUM 30-FOOT-WIDE DRIVEWAY ALONG CAMELBACK ROAD IN ACCORDANCE WITH CITY OF PHOENIX STANDARD DETAIL P-1255-1.
7. ~~8.~~	~~That a~~A 10-foot sidewalk/landscape easement SHALL be dedicated along Camelback Road.
8. ~~9.~~	~~That a~~Additional easements and right-of-way dedications may be required by the PLANNING AND Development ~~Services~~ Department at time of preliminary site plan review.

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