



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-88-16-3
January 23, 2017

Paradise Valley Village Planning Committee Hearing Date	February 6, 2017
Planning Commission Hearing Date	March 2, 2017
Request From:	RE-43 (1.65 acres)
Request To:	R-O (1.65 acres)
Proposed Use	Residential Office
Location	Southeast corner of 37 th Street and Shea Boulevard
Owner	RK & JE Wheeler Family Trust
Applicant's Representative	Withey Morris, PLC / Adam Baugh
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 1 to 2 du/acre	
Street Map Classification	Shea Boulevard	Major Arterial	40-foot south half street
	N 37 th Street	Local	30-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposed site improvements ensure compatibility with adjacent residential uses.</p>			
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The conversion of the property to an office use encourages the growth of business that is appropriately located along a major arterial.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-43
North	Single-family residential	R1-10
South	Vacant / Single-family residential	RE-43

East	School	RE-43
West	Church	RE-43

R-O (Residential Office District)		
Standards	Requirements	Proposed/Existing
<i>Building Setbacks</i>		
Front	20 feet	Met – 20 feet
Side	10 feet	Met – 10 feet
Rear	25 feet	Met – 25 feet
Lot Coverage	Maximum 30%	Met – 23%
Building Height	Maximum 25 feet	Met – 22 feet
Parking	Minimum 42 required	Met – 58 provided

Background/Issues/Analysis

1. This is a request to rezone a 1.65 acre parcel from RE-43 (Single-Family Residence District) to R-O (Residential Office District) to allow for an residential office.
2. The General Plan Land Use Map designation for this property is Residential 1 to 2 dwelling units per acre. Although the proposal is not consistent with this designation, an amendment is not required as the subject parcel is less than 10 acres.

3. The site is currently vacant and zoned RE-43. Existing single-family residential developments are located to the north and south, zoned R1-10 (Single-family Residence District) and RE-43 (Single-family Residence District), respectively. A church is located to the west, and a school is located to the east of the subject site, both are zoned RE-43.

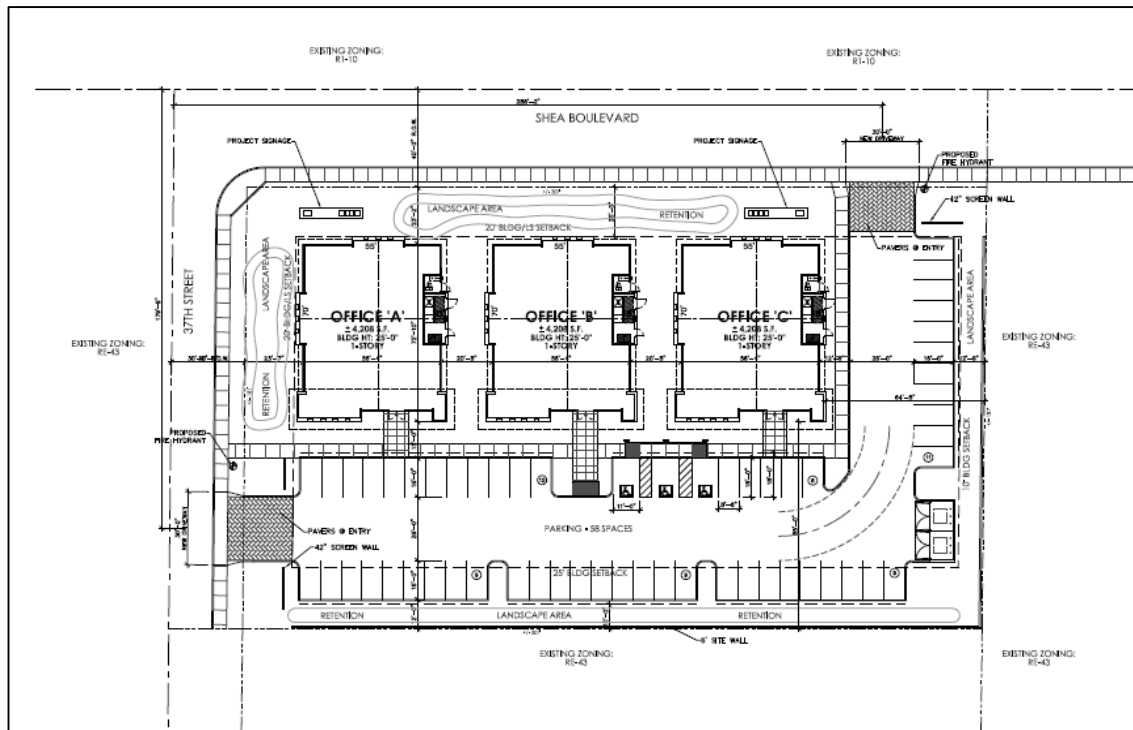


4. The Residential Office zoning district is intended to control developments on the edges of residential areas which, because of their location on arterial streets or other environmental conditions, are susceptible to pressures for nonresidential uses. The district permits new development at a residential scale or conversion of residential structures for use as professional offices or other limited service uses.

SITE DESIGN / LAYOUT

5. The proposed site plan depicts three 4,200 square foot office buildings positioned along Shea Boulevard. In order to maintain the residential scale of the buildings, staff included two stipulations that limits the square footage of individual buildings to a maximum of 6,000 square feet and the maximum building height of 22 feet.

The site plan includes 58 parking spaces for employees and clients, and the majority of these spaces are located on the southern portion of the site. In order to provide a buffer from the single-family neighborhood and keep the buildings positioned along Shea Boulevard, staff included a stipulation of a minimum 85 foot building setback along the south property line.



6. The total lot coverage for the site is 23%. To ensure that the buildings are compatible with the single-family residential development pattern located in the area, staff included a stipulation that the total lot coverage not exceed 23%.
7. The site plan shows access to the site by two driveways off of Shea Boulevard and 37th Street. However, for the site to have vehicular access onto 37th Street, the developer will need to obtain a variance. The R-O zoning district only allows vehicular access onto arterials and collectors (Shea Boulevard) and not local streets (37th Street).
8. The subject site is located adjacent to single-family residential homes; therefore, staff recommends stipulations to requiring additional landscaping along the

southern and eastern property line, that will serve as a buffer to the existing and future residences.

9. In order to provide shade for pedestrians along Shea Boulevard, staff recommends a stipulation to requiring additional landscaping along the street in the landscaping setback.
10. The subject site is located just north of the Phoenix Mountain Preserve and accessible to the bike lane located on 36th Street. Therefore, a stipulation requiring bicycle parking has been included.

DEPARTMENT COMMENTS

11. The Street Transportation Department is requesting that the developer have all improvements comply with ADA accessibility standards. Two stipulations addressing this recommendation has been included.
12. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
13. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1735 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The proposed rezoning will allow for the development of a vacant parcel that is impacted by a major arterial to a residential office use.
2. The proposed use is compatible with the land uses along Shea Boulevard.
3. As stipulated, the proposal will provide an adequate buffer for existing and future residential uses adjacent to the site.

Stipulations

1. A minimum 20-foot landscape setback along Shea Boulevard and 37th Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper trees, and minimum 25% 4-inch caliper trees to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and

Development Department. When possible, the developer should use existing trees and landscaping to meet the landscaping requirements.

2. An average 12-foot landscape setback, minimum 10-foot landscape setback, with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the south property line, as approved by the Planning and Development Department.
3. A minimum 10-foot landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the east property line, as approved by the Planning and Development Department.
4. A minimum building setback of 85 feet shall be required along the south property line, as approved by the Planning and Development Department.
5. The maximum building height shall be 22 feet.
6. No individual building shall exceed a maximum of 6,000 square feet.
7. Lot coverage shall not exceed 23%.
8. The development shall provide a minimum of 4 bicycle parking spaces that are located within 50 feet from the building entry points, as approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
10. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.

Writer

Hannah Oliver

January 23, 2017

Team Leader

Craig Mavis

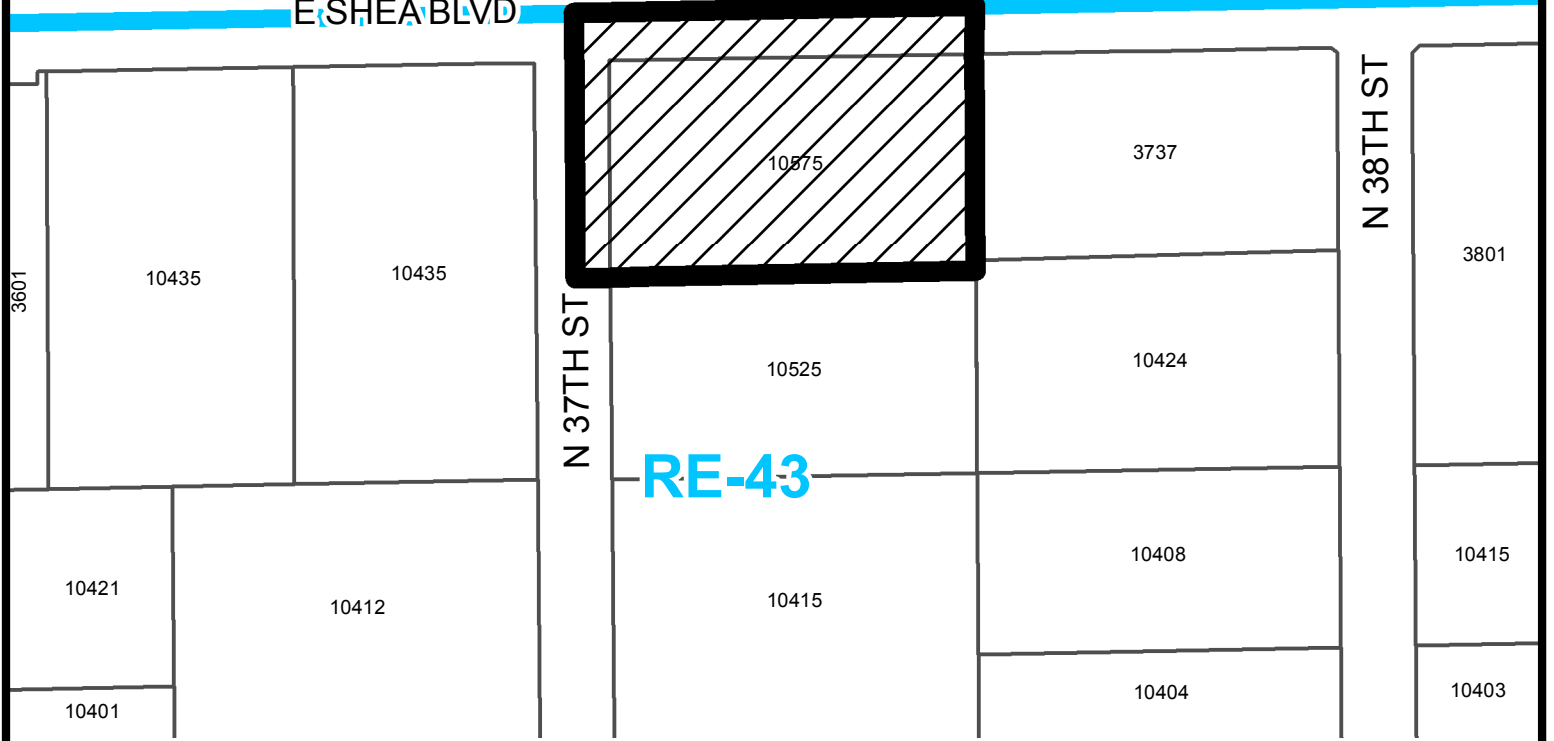
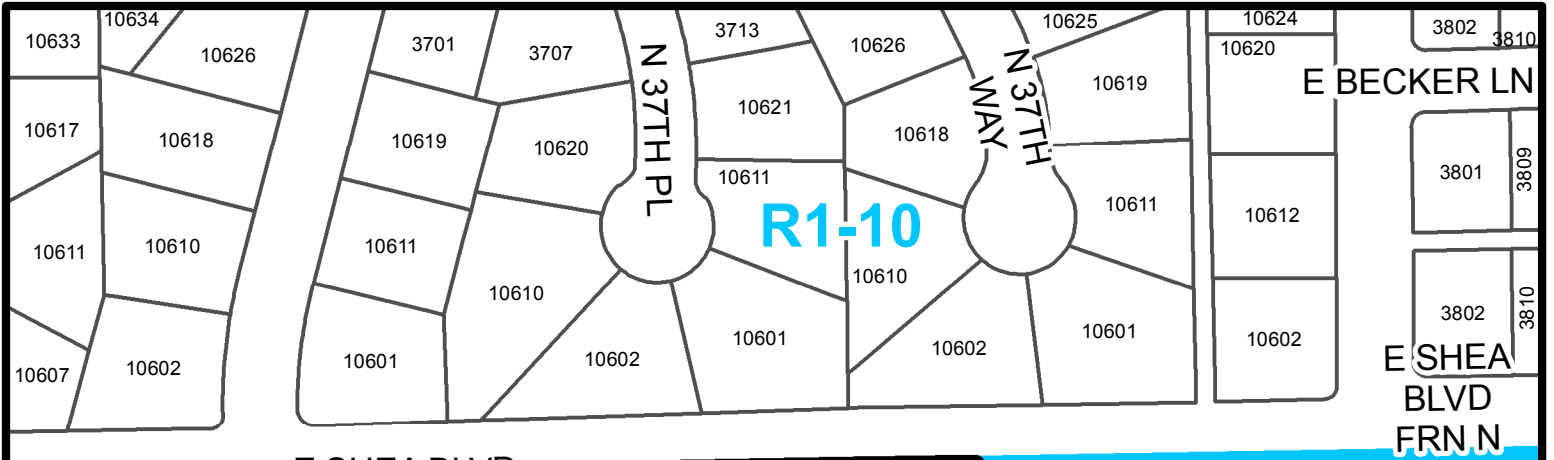
Attachments

Sketch Map

Aerial

Site Plan date stamped November 28, 2016 (1 page)

Elevations date stamped November 28, 2016 (1 page)

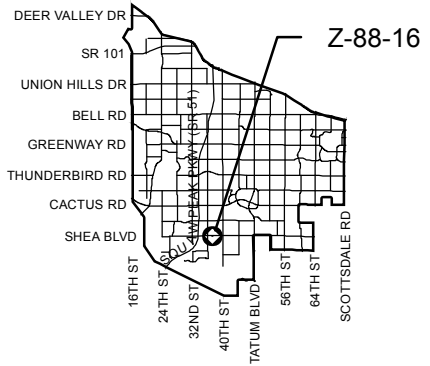


PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Withey Morris, PLC/ Adam Baugh		REQUESTED CHANGE: FROM: RE-43, (1.65 a.c.) TO: R-O, (1.65 a.c.)	
APPLICATION NO. Z-88-16	DATE: 12/28/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.65 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 28-36	ZONING MAP K-10	
MULTIPLES PERMITTED RE-43 R-O	CONVENTIONAL OPTION 1 1	* UNITS P.R.D. OPTION N/A N/A	

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



Feet

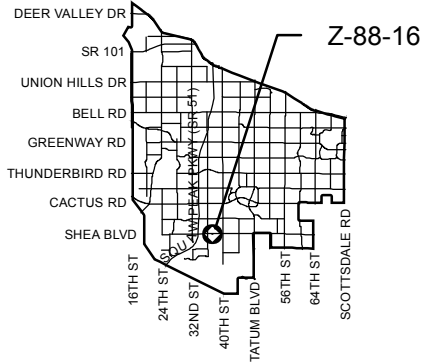
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PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Withey Morris, PLC/ Adam Baugh

REQUESTED CHANGE:

FROM: RE-43, (1.65 a.c.)

APPLICATION NO. Z-88-16

DATE: 12/28/2016
REVISION DATES:

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

1.65 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 28-36

ZONING MAP
K-10

TO: R-O, (1.65 a.c.)

MULTIPLES PERMITTED

RE-43

R-O

CONVENTIONAL OPTION

1

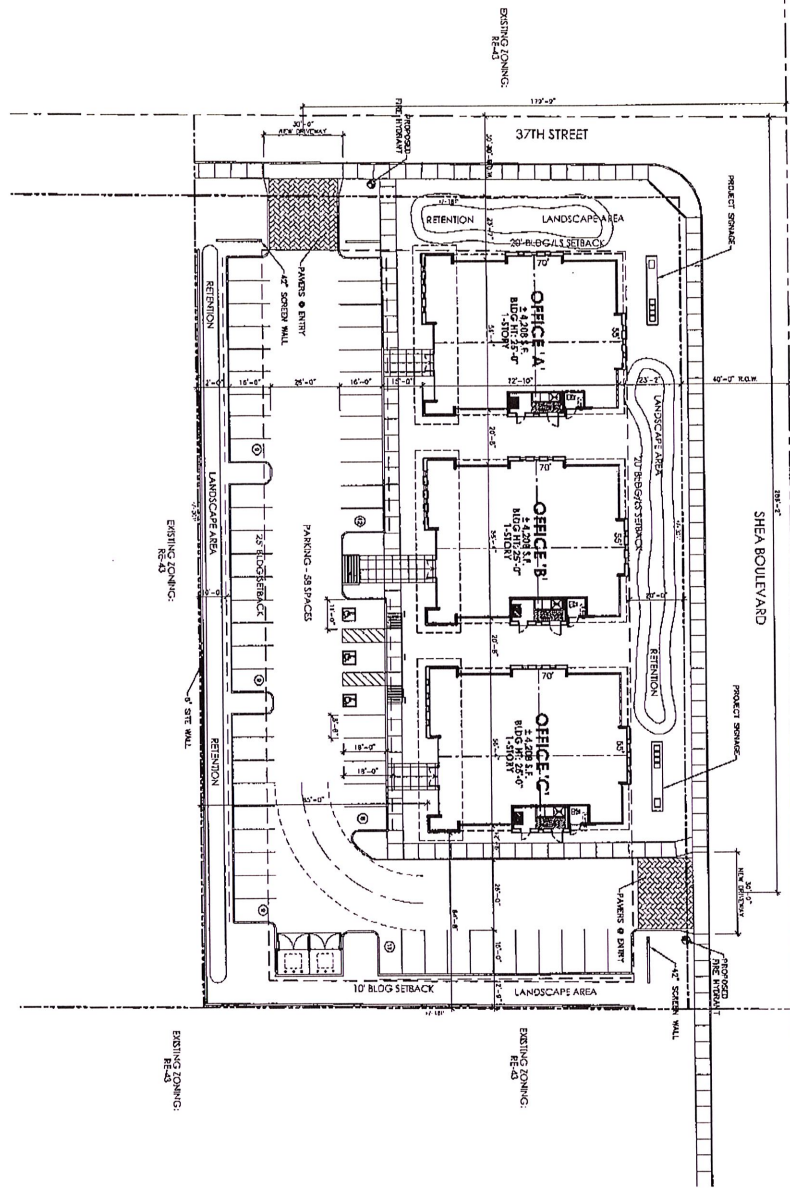
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*** UNITS P.R.D. OPTION**

N/A

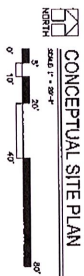
N/A

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



EXISTING ZONING: R1-10

EXISTING ZONING: M1-10



PROJECT DATA:

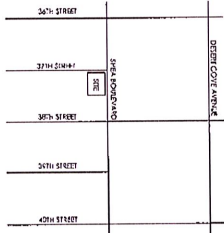
ASSESSOR'S PARCEL NUMBER: 145-01-007D
 PROPOSED ZONING: R-O (RESIDENTIAL OFFICE)
 PROPOSED USE: OFFICE
 BUILDING HEIGHT: 25'-0"
 BUILDING STORES: 1-STORY

SITE DATA:
 GROSS SITE AREA: ± 75,915 S.F. (± 1.69 ACRES)
 NET SITE AREA: ± 54,514 S.F. (± 1.25 ACRES)
 PROPOSED BUILDING AREA: ± 12,624 S.F. (GROSS)
 LOT F.A.R.: ± 1.7% (GROSS BLDG/GROSS LOT)
 LOT COVERAGE: ± 2.2% (GROSS BLDG/NET SITE)
 CITY PARKING REQUIRED: ± 58 SPACES (@ 1,200 S.F.)
 PARKING PROVIDED: ± 46 FEES 1,200 S.F.

APPLICANT:
 WHITEY MOHRNS P.C.
 2525 N. CENTRALE AVENUE, SUITE 212
 PHOENIX, ARIZONA 85016
 PHONE: 602-230-0000
 CONTACT: MICHAEL WHITEY
 CONTACT: ADAM BAUSH

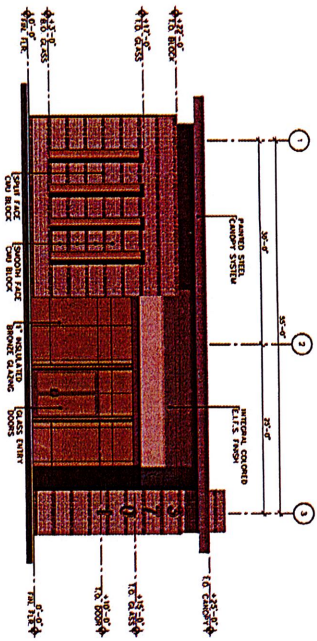
ARCHITECT:
 DLR GROUP
 6225 N. 24TH STREET, SUITE 230
 PHOENIX, ARIZONA 85016
 PHONE: 602-381-8580
 CONTACT: TIM HERLE

VICINITY MAP:



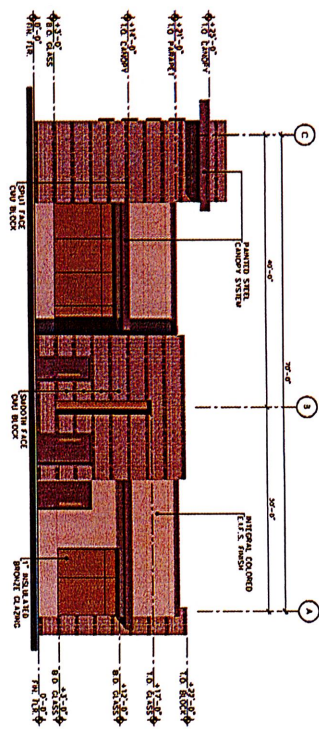
CITY OF PHOENIX

NOV 28 2016



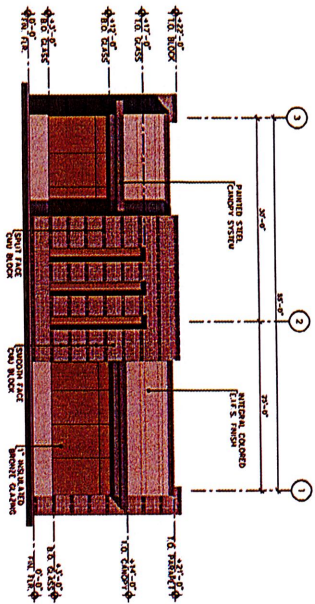
CONCEPTUAL ELEVATION - SOUTH

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



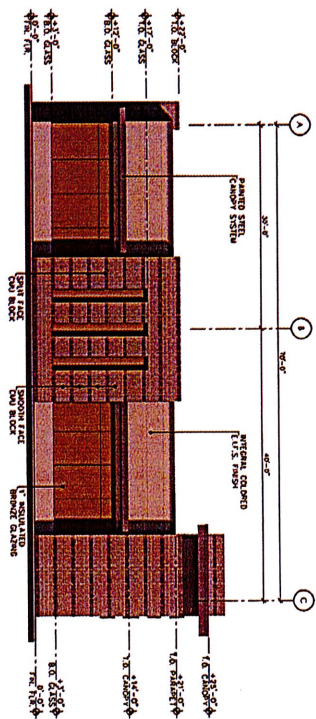
CONCEPTUAL ELEVATION - EAST

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



CONCEPTUAL ELEVATION - NORTH

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



CONCEPTUAL ELEVATION - WEST

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

CITY OF PHOENIX

NOV 28 2016

Planning & Development
Department

Village Planning Committee Meeting Summary
Z-88-16-3

Date of VPC Meeting	February 6, 2017
Request From	RE-43 (1.65 acres)
Request To	R-O (1.65 acres)
Proposed Use	Residential Office
Location	Southeast corner of the 37th Street and Shea Boulevard
VPC Recommendation	Approval, with two additional stipulations
VPC Vote	10-4

VPC DISCUSSION & RECOMMENDATION:

Staff provided an overview of the rezoning request and identified the surrounding land uses and zoning, staff findings, and stipulations.

The applicant's representative, Mr. Adam Baugh, provided an overview of the request, discussed the site plan and elevations. The representative outlined the intent of the Residential Office zoning district and how it is used to buffer single-family residential from arterial streets, like Shea Boulevard. In addition, Mr. Baugh submitted two additional stipulations for the committee to consider that include a right turn only median and signage onto 37th Street and collaborating with neighbors and the Streets Department regarding traffic calming solutions on Mountain View Road, 36th Street, and 37th Street.

There were 12 cards submitted on this item. There were 10 cards submitted in opposition and 2 cards in favor of the request. In addition, staff received one email in opposition, and four emails in favor of the request prior to the meeting.

Chairman Avrhami opened the floor up for public comments.

The public in opposition to this item has concerns with the following:

- Traffic along 37th Street and that cars will use the neighborhood streets to cut through to get to the SR-51.
- Not consistent with the character of the neighborhood.
- That a single-family home would be a better use on the site.
- Increased traffic in the neighborhood and potential safety issues with additional vehicles and the existing horses in the area.
- The development will lower property values in the area.
- Concerns about notifications of the rezoning request.

In addition, there was a letter submitted that noted opposition to the rezoning request that was signed by 15 neighbors along 37th Street.

There was also some discussion about whether or not the subject site was in the Sahuaro Neighborhood Conservation Plan. Staff presented the ordinance that approved the Sahuaro Neighborhood Conservation Plan in 1986 and showed the map that was adopted, which shows the subject site being outside of the Plan area.

Chairman Avrhami opened the floor up for committee questions and discussion.

The Village Planning committee had questions for the applicant regarding the traffic patterns in the area and had clarifying questions about the site plan. In addition, there was concerned noted about the public in opposition stating they had not been contacted by the applicant. The applicant responded that they held two public meetings, which is exceeding the requirement, and added any resident that contacted the City and them to the notification list even outside of the 600-foot requirement.

MOTION:

Mr. Roger Baele made a motion to recommend approval with the addition of two stipulations:

- The development shall provide a right-turn only median and signage for egress on 37th Street.
- The applicant shall work with the neighbors and the Streets and Transportation Department regarding traffic calming solutions on Mountain View Road, 36th Street, and 37th Street.

Mr. Robert Goodhue seconded the request.

VOTE:

The motion was approved, 10-4.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

The first additional stipulation added by the VPC regarding a right-turn only median and signage on 37th Street is not applicable and should be removed. The R-O zoning district only allows vehicular access onto arterials and collectors (Shea Boulevard) and not local streets (37th Street).

REPORT OF PLANNING COMMISSION ACTION
March 2, 2017

ITEM NO: 12	
	DISTRICT NO.: 3
SUBJECT:	
Application #:	Z-88-16-3
Location:	Southeast corner of 37th Street and Shea Boulevard
Request:	RE-43 To: R-O Acreage: 1.65
Proposal:	Residential Office
Applicant:	Withey Morris, PLC/ Adam Baugh
Owner:	RK & JE Wheeler Family Trust
Representative:	Withey Morris, PLC/ Adam Baugh

ACTIONS:

Staff Recommendation: Approval, subject to stipulations

Village Planning Committee (VPC) Recommendation:

Paradise Valley 2/6/2017 Approved, per staff stipulations. Vote: 10-4

Planning Commission Recommendation: Approved, as recommended by the Paradise Valley Planning Committee with a modification to Stipulation 11 and technical correction to Stipulation 12.

Motion discussion: N/A

Motion details – Commissioner Heck made a MOTION to approve Z-88-16-3 as recommended by the Paradise Valley Planning Committee with a modification to Stipulation 11 and technical correction to Stipulation 12.

Maker: Heck
Second: Montalvo
Vote: 7-0
Absent: Whitaker
Opposition Present: 4

Findings:

1. The proposed rezoning will allow for the development of a vacant parcel that is impacted by a major arterial to a residential office use.
2. The proposed use is compatible with the land uses along Shea Boulevard.
3. As stipulated, the proposal will provide an adequate buffer for existing and future residential uses adjacent to the site.

Stipulations:

1. A minimum 20-foot landscape setback along Shea Boulevard and 37th Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 25% 3-inch caliper trees, and minimum 25% 4-inch caliper trees to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department. When possible, the developer should use existing trees and landscaping to meet the landscaping requirements.
2. An average 12-foot landscape setback, minimum 10-foot landscape setback, with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the south property line, as approved by the Planning and Development Department.
3. A minimum 10-foot landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the east property line, as approved by the Planning and Development Department.
4. A minimum building setback of 85 feet shall be required along the south property line, as approved by the Planning and Development Department.
5. The maximum building height shall be 22 feet.
6. No individual building shall exceed a maximum of 6,000 square feet.
7. Lot coverage shall not exceed 23%.
8. The development shall provide a minimum of 4 bicycle parking spaces that are located within 50 feet from the building entry points, as approved by the Planning and Development Department.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
10. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.
11. ~~THE DEVELOPMENT SHALL PROVIDE A RIGHT TURN ONLY MEDIAN AND SIGNAGE FOR EGRESS ON 37TH STREET.~~ IF ACCESS IS PERMITTED TO 37TH ST, NO SOUTHBOUND TRAFFIC MOVEMENT SHALL BE PERMITTED AND THE DRIVEWAY SHALL BE SIGNED AND DESIGNED ACCORDINGLY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE APPLICANT SHALL WORK WITH THE NEIGHBORS AND THE STREETS AND TRANSPORTATION DEPARTMENT REGARDING TRAFFIC CALMING SOLUTIONS ON MOUNTAIN VIEW ROAD, 36TH STREET AND 37TH STREET.

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC			
I HEREBY REQUEST THAT THE PC / CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-88-16-3 Southeast corner of the 37th Street and Shea Boulevard	(SIGNATURE ON ORIGINAL IN FILE)	
		opposition	applicant X
APPEALED FROM:	PC 3/2/17	Adam Baugh / Withey Morris 602-230-0600	
	<small>PC/CC DATE</small>	<small>NAME / PHONE</small>	
TO PC/CC HEARING	CC 4/5/17	2525 E Arizona Biltmore Circle A-212 Phoenix AZ 85016	
	<small>DATE</small>	<small>STREET ADDRESS/CITY/STATE/ZIP</small>	
REASON FOR REQUEST:			
The applicant and neighbors worked together on site plan changes and revised stipulations. The appeal is necessary to update the stipulations to reflect the neighborhood compromise.			
RECEIVED BY:	EM / mb for LO	RECEIVED ON:	03/09/17

Alan Stephenson
Sandra Hoffman
Tricia Gomes
Christina Encinas
Stephanie Saenz
Lilia Olivarez, PC Secretary
PLN All



MAR 09 2017

Planning & Development
Department

The **PLANNING COMMISSION** agenda for March 2, 2017 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

- 1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. March 9, 2017.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council 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., March 9, 2017.

- 2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the land included in the proposed change or of the land within 150 feet (not including the width of the street) of the front, back or any side of the property sought to be rezoned signed the petition. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. March 9, 2017.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

- 3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. March 16, 2017.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

2-88-16
APPLICATION NO.

SEC of 37th St. + Shea Blvd
LOCATION OF APPLICATION SITE

MARCH 2 2017
DATE APPEALED FROM

OPPOSITION
 APPLICANT

[Signature]
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

ADAM BAUGH / WITHEY MORRIS P/C
PRINTED NAME OF PERSON APPEALING

A. Abu Ramez
SIGNATURE

2525 E. Arizona Biltmore Cr. A-212
STREET ADDRESS

3/9/17
DATE OF SIGNATURE

Phoenix AZ 85016
CITY, STATE & ZIP CODE

602 230 0600
TELEPHONE NO.

REASON FOR REQUEST The applicant and neighbors worked together on site plan changes and revised stipulations. The appeal is necessary to update the stipulations to reflect the

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER neighborhood compromise.

**Revised 2/24/17*

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PLANNING COMMISSION** and to the general public, that the **CITY OF PHOENIX PLANNING COMMISSION** will hold a meeting open to the public on **March 2, 2017, at 6:00 p.m. located in City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona**

1. Public hearing for Z-94-16-2 will be held on March 22, 2017 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

2. If appealed, the City Council Hearing will be held on April 5, 2017 at 2:30 p.m. For cases not appealed, the ordinance/resolution adoption will be on April 5, 2017 at 2:30 p.m. in the City Council Chambers, 200 West Jefferson Street.

The agenda for the meeting is as follows:

I. APPROVAL OF MINUTES

For correction or approval of the Planning Commission Hearing minutes of February 2, 2017 (Commissioner Heck)

II. CONTINUANCES AND WITHDRAWALS

1. Application #: Z-85-16-8
From: S-1
To: R1-8
Acreage: 79.58
Location: Northeast corner of 35th Avenue and Baseline Road
Proposal: Single-family residential
Applicant: Woodside Homes, Heather Davenport
Owner: Silva Farming Enterprises, LTD Partnership
Representative: Norris Design, Hillary Turby

III. REZONING CASES

2. Application #: Z-95-16-8
From: C-2
C-2 SP
To: C-2 HR
C-2 HR SP
Acreage: 4.27
Location: Southeast corner of 10th Street and Willetta Avenue
Proposal: Hospital Expansion

- Applicant: Steve Eiss/Banner Health
Owner: Banner Health
Representative: Ray Brown/HKS Architects
3. Application #: Z-SP-13-16-2
From: C-2 DNS/WVR DRSP
To: C-2 DNS/WVR SP DRSP
Acreage: 0.10
Location: Approximately 350 feet north of the northwest corner of Tatum Boulevard and Rose Garden Lane
Proposal: Massage establishment and all underlying C-2 uses
Applicant: Rod Jarvis/Earl, Curley & Lagarde
Owner: Jerry Simms
Representative: Tim Rasnake - Archicon, AIA, LC
- 4.. Application #: Z-70-16-7
From: R-4
To: A-1
Acreage: 0.27
Location: Approximately 290 feet east of the northeast corner of 35th Avenue and Adams Street
Proposal: Car wash, automobile sales
Applicant: Rush Investments LLC, Janet Rush
Owner: Rush Investments LLC
Representative: James Day/ James M Day & Associates Inc.
5. Application #: Z-91-16-8
From: R-3
C-2
P-1
To: C-2
Acreage: 3.48
Location: Northeast corner of 25th Street and Brill Street
Proposal: Commercial Retail
Applicant: Olsson Associates, Cardell Andrews III
Owner: Various
Representative: O'Reilly Auto Parts, Mandi Paswaters
6. Application #: Z-94-16-2
From: C-3
To: R-3A
Acreage: 2.39
Location: Approximately 300 feet south of the southeast corner of 25th Street and Bell Road
Proposal: Multi-family Residential
Applicant: Jacob Zonn, Tiffany & Bosco, PA
-

- Owner: Chicanos Por La Causa Lan Bank, LLC
Representative: Jacob Zonn, Tiffany & Bosco, PA
7. Application #: Z-86-16-4
From: R-3
To: P-1
Acreage: 0.23
Location: Approximately 70 feet west of the northwest corner of 11th Street and Mariposa Street
Proposal: Parking Lot
Applicant: One Development, Virginia Senior
Owner: Palo Verde Place, LLC
Representative: One Development, Virginia Senior
8. Application #: Z-53-16-8
From: R-3 RI
To: P-1
Acreage: 0.20
Location: Approximately 200 feet west of the southwest corner of 16th Street and Willetta Street
Proposal: Surface parking for a medical clinic
Applicant: Dr. Ricardo Celaya
Owner: Willetta Building, LLC
Representative: Luis Badilla
9. Application #: Z-36-16-2
From: R1-8
To: PUD
Acreage: 1.99
Location: Northeast corner of 30th Street and Union Hills Drive
Proposal: Planned Unit Development to allow multifamily residential
Applicant: GCHI Landholdings, LLC
Owner: D. Schirripa, I.german, D.Rifley
Representative: Zoning Strategies, LLC / Jenifer Corey
10. Application #: Z-57-16-8
From: C-O
To: PUD
Acreage: 3.18
Location: Approximately 639 feet south of the southwest corner of 44th Street and Thomas Road
Proposal: Planned Unit Development to allow a mix of uses including retail and multi-family residential
Applicant: George Pasquel III - Withey Morris PLC
Owner: Stockdale Capital
Representative: George Pasquel III - Withey Morris PLC

11. Application #: Z-73-16-2
 From: County RU-43 (Pending S-1)
 To: R1-18
 Acreage: 12.49
 Location: Northeast corner of the 42nd Street alignment and Dynamite Boulevard
 Proposal: Single-family Residential
 Applicant: EcoVista Development, LLC/ Seth
 Owner: J & M Aronica Revocable Trust
 Representative: Berry Riddell, LLC/ Wendy Riddell esq.
12. Application #: Z-88-16-3
 From: RE-43
 To: R-O
 Acreage: 1.65
 Location: Southeast corner of 37th Street and Shea Boulevard
 Proposal: Residential Office
 Applicant: Withey Morris, PLC/ Adam Baugh
 Owner: RK & JE Wheeler Family Trust
 Representative: Withey Morris, PLC/ Adam Baugh
13. Application #: PHO-1-16—Z-181-99-3
 Existing Zoning: R1-6
 Acreage: 1.91
 Location: East side of 26th Street, 350 feet south of Vogel Avenue
 Proposal: Request to delete Stipulation 1 that the development be in general conformance with the site plan dated February 23, 2000, and building elevations dated August 2, 1999
 Technical Corrections to Stipulations 4, 7, and 9
 Applicant: JL Ventures, LLC
 Owner: Apostolic Christian Church of America
 Representative: Trapezium Consulting Group, LLC

IV. OTHER BUSINESS

- *14. Presentation, discussion and possible action to initiate a rezoning application for a portion of the North Gateway Planned Community District generally located approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment to remove the PCD designation.

V COMMISSION MEMBER REQUESTS FOR INFORMATION, FOLLOW-UP ON FUTURE ITEMS, AS WELL AS COMMENTS FROM THE PUBLIC CONCERNING ITEMS NOT ON THE AGENDA

For further information, please call Tricia Gomes at (602) 262-4870

Rezoning staff reports currently in the hearing process are now available online; please visit our website at <http://phoenix.gov/pdd/services/rezoning-and-special-permits>. This publication can be made available in alternate format upon request. Contact Tamra Ingersoll at (602) 534-6648, TTY: use 7-1-1.

To request reasonable accommodations, please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

February 23, 2017