

**PLEASE RESPOND ELECTRONICALLY TO BRAD WYLM 2ND FLOOR, 602-256-3322**



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned **Date:** June 17, 2022  
**From:** Alan Stephenson  
Planning & Development Department Director  
**Subject:** **P.H.O. APPLICATION NO. PHO-1-22--Z-146-06-8** – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **July 20, 2022**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **June 24, 2022**.

**DISTRIBUTION**

Mayor's Office (Lisa Fernandez), 11th Floor  
City Council (Sina Matthes, Tony Motola ), 11th Floor  
Aviation (Sheldon Daisley)  
CED (Michelle Pierson), 20th Floor  
Fire Prevention (Aaron Conway), 2nd Floor  
Light Rail (Joel Carrasco/Special TOD Only)  
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor  
Parks & Recreation (Natasha Hughes), 16th Floor  
Public Transit (Michael Pierce)  
Public Works (Ray Dovalina, Kristina Jensen, Elise Moore, Rudy Rangel), 5th Floor  
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Alan Stephenson, Joshua Bednarek), 3rd Floor  
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor  
Village Planner (Anthony Grande, Central City Village)  
Village Planning Committee Chair (Rachel Frazier Johnson, Central City Village)



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-22-Z-146-06

Council District: 8

Request For: Stipulation Modification

**Reason for Request:** Modification of Stipulation 1 regarding general conformance with the site plan and elevations date stamped October 26, 2006. Modification of Stipulation 3 regarding townhome architecture fronting Polk Street. Deletion of Stipulation 6 regarding exterior planters on balconies. Modification of Stipulation 8 regarding a plaza at grade level along Van Buren Street. Technical corrections for Stipulations 2, 4, 5, and 7.

Owner	Applicant	Representative
Dharam Ahir Investments of Arizona Inc 5251 East McDonald Drive Paradise Valley AZ 85253 (602) 382-6824 ngriemann@swlaw.com	Ian Swiergol, Alliance Residential 7135 East Camelback Road, #360 Scottsdale AZ 85251 (602) 778-2807 iswiergol@allresco.com	Nick Wood, Snell and Wilmer LLP 400 East Van Buren Street Phoenix AZ 85004 P: (602) 382-6824 F: (602) 382-6070 ngriemann@swlaw.com

**Property Location:** Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street

Zoning Map: F-8 Quarter Section: 11-29 APN: 116-57-029 Acreage: 4.30  
Village: Central City  
Last Hearing: CC RATIFICATION  
Previous Opposition: No  
Date of Original City Council Action: 03/07/2007  
Previous PHO Actions:  
Zoning Vested: C-2HGT/WVR(AppC-2HR)  
Supplemental Map No.:  
Planning Staff: 078321

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

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

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,725.00	\$0.00	06/02/2022	22-0054911	Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

#### Hearing Results

Planning Hearing Officer Date: <u>07/20/2022 1000 AM</u>	Planning Commission Date: _____	City Council Date: _____
Appealed?: _____	Appealed?: _____	Action: _____
Action: _____	Action: _____	Action: _____

# Snell & Wilmer

ONE ARIZONA CENTER  
400 E. VAN BUREN, SUITE 1900  
PHOENIX, AZ 85004-2202  
602.382.6000 P  
602.382.6070 F

**Noel J. Griemsmann AICP**  
**(602) 382-6824**  
**ngriemsmann@swlaw.com**

June 2, 2022

## BY HAND DELIVERY

Planning Hearing Officer  
Planning & Development Department  
City of Phoenix  
200 W Washington St  
Phoenix, AZ 85003

Re: Stipulation Modification Request for Z-146-06-8

Dear Planning Hearing Officer:

On behalf of Alliance Residential we are pleased to submit this request for Planning Hearing Officer (“PHO”) approval of proposed modifications of the stipulations of approval associated with Case Z-146-06-8, approved by the City Council on March 7, 2007.

The 2007 approval of C-2/HR was for a proposed high-rise residential and hotel complex with two (2) towers up to 250 feet in height (23 stories), including 390 dwelling units and 260 hotel rooms with restaurant and bar uses. To address the impacts that the significant size of this complex would impose on the surrounding community (focused on existing single-family homes to the north within the historic Garfield neighborhood), a number of specific design solutions were included in the plan, and subsequently codified in the approval. The key one being a requirement to include townhomes along the northern edge of the project to provide a buffer for the tower elements.



While the 2007 project was a grand vision, it reflected the time in which it was proposed. As evidenced by the project not being constructed, this vision does not reflect today's market realities. Since there has been a number of new hotels constructed in Downtown combined with changes in leisure and business travel due to the COVID pandemic and resulting use of electronic

Planning Hearing Officer  
June 2, 2022  
Page 2

meetings, this is no longer a location for a hotel use. Without the hotel, the concept of a mixed-use development where residents would have access and proximity to hotel amenities (such as restaurant and bar on site) does not work and a high-rise tower does not make market sense at this time.

Today, the site is a great location for a residential development of a more neighborhood scale. The Broadstone Van Buren is a “podium” design, with the internalized parking garage underneath residential units and hidden by ground floor residential units and/or leasing and amenity spaces. This design does result in a more uniform building mass, but lowers total height from 250 feet down to 70 feet. It also lowers density to 336 units and eliminates the intensive hotel use from the site. Other improvements to the design include removal of driveway access to Polk Street (keeping traffic out of the neighborhood) and the ability to utilize ground floor units that engage the street with direct access and patios, acting as a transition to the neighborhood beyond.

As shown in the attached site plan and conceptual elevations, the reimagined project is of a more neighborhood scale, similar to other recent development in the area along Washington, Jefferson and Van Buren Streets.

In order to facilitate this new design and construction type, specific conditions of the approval must be modified, with each discussed in detail below.

## Stipulation Review

*1. That the development shall be in general conformance with the site plan and elevations date stamped ~~October 26, 2006~~ JUNE 6, 2022, as approved or modified by the Development Services Department, with the following specific provisions, all as approved by the Development Services Department.*

- *That all pedestrian routes shall have appropriate lighting and shading created either by landscaping and exterior building design.*
- *That the roof top pool and jacuzzi area, IF PROVIDED, shall be provided with a minimum of four ramadas and landscaping to shade 25% of the deck.*
- ~~*That the townhomes on the west and north part of the site shall be limited to 56' in height.*~~
- ***THAT THE GROUND FLOOR UNITS ALONG POLK STREET PROVIDE PATIOS AND DIRECT ACCESS TO THE STREET FOR RESIDENT USE.***

REQUEST: These changes will update the plans to reflect the contemporary design that transitions from a 250 foot tall dual tower design to a seven (7) story podium design. With this reduction in height, the transition from the neighborhood to the project is best provided by a focus on the “20/20” area, the first 20 feet of height and the 20 feet around the sidewalk. This pedestrian focused design will encourage eyes on the street, as well as a more neighborly feel as residents will be more likely to interact with neighbors as they utilize Polk. The proposed modifications to

Planning Hearing Officer  
June 2, 2022  
Page 3

this stipulation will allow for an update to the site plan and elevations to reflect the current design and project, while allowing (but not requiring) a roof top pool and allows for a design change from a “townhouse” to a “flat” style units along the north part of the site. With the change in design to lower overall project height, there is no longer a need for transitional townhome style units, nor is there a way to provide such units with the podium plan. Furthermore, the removal of the Polk Street driveway will eliminate traffic from Polk and support a more pedestrian environment on this neighborhood street, a major shift in the site plan that will benefit the neighborhood.

*3. That the architecture of the townhome buildings fronting on Polk Street shall provide design features and architectural embellishments consistent with the character of the neighborhood, as approved by the Development Services Department.*

REQUEST: Remove the reference to townhome as the units are “flats” and are not of a townhome design, as discussed above.

*6. That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets, on the first eight floors, as approved by the Development Services Department.*

REQUEST: With the revised design and changes in construction type, as well as reduction in overall building height, it is both impractical as well as unnecessary to provide “hanging gardens” on the building façade. On façade planters are notorious for leaking, causing damage to the structure, including interior to the units. As noted above, the design of the building will focus on providing a quality pedestrian experience along Polk and Van Buren; by removing on-building vegetation requirements the design team can focus on providing a quality streetscape to better benefit the neighborhood with shade, street trees and a walkable perimeter.

*8. That a plaza shall be provided at grade level at a location along Van Buren Street adjacent to the façade. The plaza shall have a minimum size of 1000 square feet, with one side at least 20 feet in length, as approved by the Development Services Department. The following amenities shall be provided within the street level plaza:*

- *decorative paving*
- *50% afternoon shade stationary seating to include a minimum of five benches and other planter or low wall ledge seating as deemed appropriate*
- *trash receptacles as appropriate*
- *artistic elements which can be incorporated into the design and furnishings of the plaza*

**8. THAT THE PROJECT SHALL INCLUDE ENHANCED PEDESTRIAN FEATURES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. REQUIRES A MINIMUM OF:**

Planning Hearing Officer  
June 2, 2022  
Page 4

- **DECORATIVE PAVING OF ALL ON SITE PEDESTRIAN PATHS**
- **FIVE (5) SEATING NODES**
- **SHADE TRELLIS AND/OR TREES TO PROVIDE 100% SHADING OF SEATING NODES**
- **SEATING NODES TO INCLUDE (I) SEATING FOR TWO (2), (II) LIGHTING, AND (III) A UNIQUE ART ELEMENT OR FEATURE**
- **SEATING NODES TO BE ADJACENT AND/OR ACCESSIBLE FROM PUBLIC RIGHT-OF-WAY**

**REQUEST:** Because this development will no longer be as imposing along Van Buren as the original concept and is of a more uniform and lower massing/height, the requirement to provide a Van Buren specific “plaza” is no longer appropriate. This development will be of a more standard scale with other development and no longer includes a semi-public element by removing the hotel. Rather than a single space requirement for gathering, which makes sense with a hotel, the updated proposal will move the pedestrian elements contemplated by this stipulation to at least five (5) parts of the overall site, allowing for both residents and pedestrians to enjoy a comfortable and unique outdoor seating area for resting, talking, or checking their phones. We believe this approach will offer more value to the community while ensuring design flexibility.

**Summary.** This is a request to approve several minor changes to the 2007 rezoning stipulations to reflect the modern concept for this site. The new plan is an improvement to the neighborhood both in its reduction of height, as well as its improved traffic circulation. Furthermore, activation of this site, with its visibility to Verde Park, will support the larger neighborhood by removing a vacant site, putting “eyes on the park” as well as along abutting streets and will support transit use and commercial uses along the Van Buren corridor.

We look forward to discussing this request at our hearing. In the interim, if you need any additional information, please advise.

Respectfully submitted,

Snell & Wilmer



Noel J. Griemann AICP  
Sr Urban Planner



# City of Phoenix

PLANNING DEPARTMENT

March 8, 2007

Snell and Wilmer, LLC  
One Arizona Center  
Phoenix, AZ 85004-2202

Dear Applicant:

**RE: Z-146-06-8** Approximately 200 feet west of the northwest corner of Van Buren and 11th Streets

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 March 7, 2007, concurred with the recommendation of the Planning Commission and has ratified application Z-146-06-8 to C-2 HR on approximately 4.3 acres, subject to the following stipulations:

## STIPULATIONS

1. That the development shall be in general conformance with the site plan and elevations date stamped October 26, 2006, as approved or modified by the Development Services Department, with the following specific provisions, all as approved by the Development Services Department.
  - That all pedestrian routes shall have appropriate lighting and shading created either by landscaping and exterior building design.
  - That the roof top pool and jacuzzi area shall be provided with a minimum of four ramadas and landscaping to shade 25% of the deck.
  - That the townhomes on the west and north part of the site shall be limited to 56' in height
2. That the architectural treatment of all buildings in this development shall utilize a consistent, architectural theme, and harmonious building materials and exterior colors, as approved by the Development Services Department.
3. That the architecture of the townhome buildings fronting on Polk Street shall provide design features and architectural embellishments consistent with the character of the neighborhood, as approved by the Development Services Department.

TC

TC 4. That building materials shall not exceed a reflectivity rating greater than 20 percent, as approved by the Development Services Department.

TC 5. That a minimum of 75% of the sidewalk along the Polk Street and Van Buren Street frontages shall be shaded by a combination of awnings, arcades and trees (measured at maturity). Shading shall be positioned to shade the sidewalk from April 15th through September 30th, as approved by the Development Services Department.

6. That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets, on the first eight floors, as approved by the Development Services Department.

TC 7. That the applicant shall construct a 6-foot high masonry wall along the east, and where provided on the west side of the site. The wall shall be decorative wherever visible both on site and off site, as approved by Development Services Department.

8. That a plaza shall be provided at grade level at a location along Van Buren Street adjacent to the facade. The plaza shall have a minimum size of 1000 square feet, with one side at least 20 feet in length, as approved by the Development Services Department. The following amenities shall be provided within the street level plaza:

- decorative paving
- 50% afternoon shade stationary seating to include a minimum of five benches and other planter or low wall ledge seating as deemed appropriate
- trash receptacles as appropriate
- artistic elements which can be incorporated into the design and furnishings of the plaza

9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.

10. That the property owner shall record documents that disclose the existence and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.

March 9, 2007  
Ratification Z-146-06-8  
Page 3

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

Sincerely,



Carol Johnson, AICP  
Principal Planner

cc: Book, File

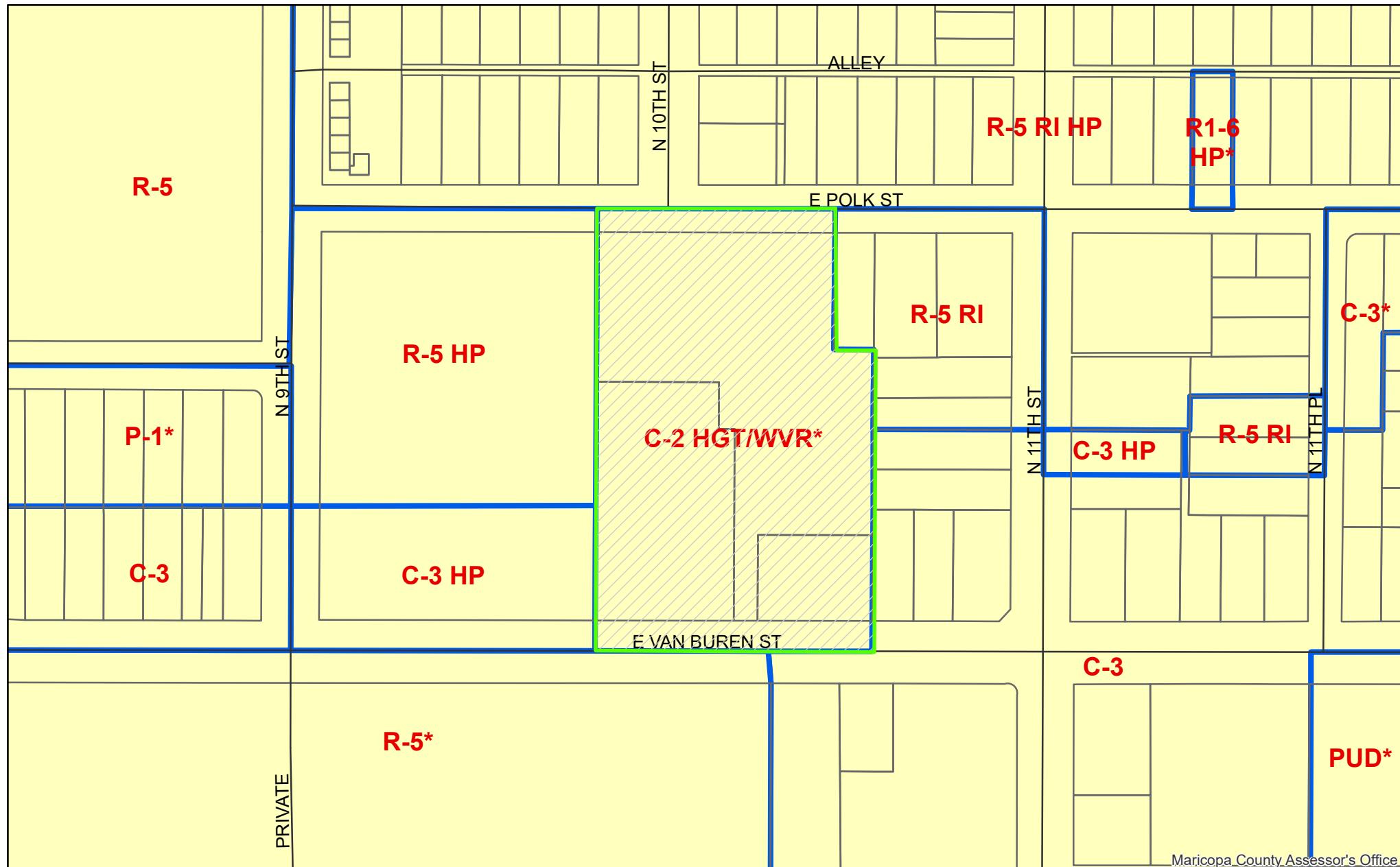
Dharam Ahir Investments of Arizona, Inc, 2180 East Thomas Rd, Suite 301; Phoenix, AZ, 85016  
Nick Wood - Snell and Wilmer, LLC, One Arizona Center, Phoenix, AZ, 85004-2202  
Sent electronically: Annie Alvarado/NSD, Aubrey Anaya/PLN, David Barrier/DSD, David Ebeling/PLN, Frank Dancil/DSD, Jay Neville/PLN, Kelly Kvetko/DSD, Kelly P Walker/PLN, Lilia Olivarez/PLN, Mark Melnychenko/PTD, Michael Cook/PFD, Racelle Escolar/PLN, Shawn Pierce/NSD, Teresa Hillner/DSD



PHO-1-22-Z-146-06-8

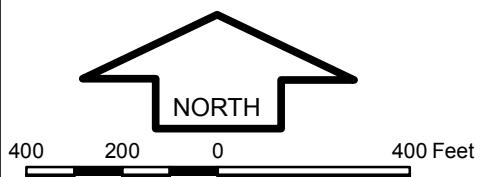
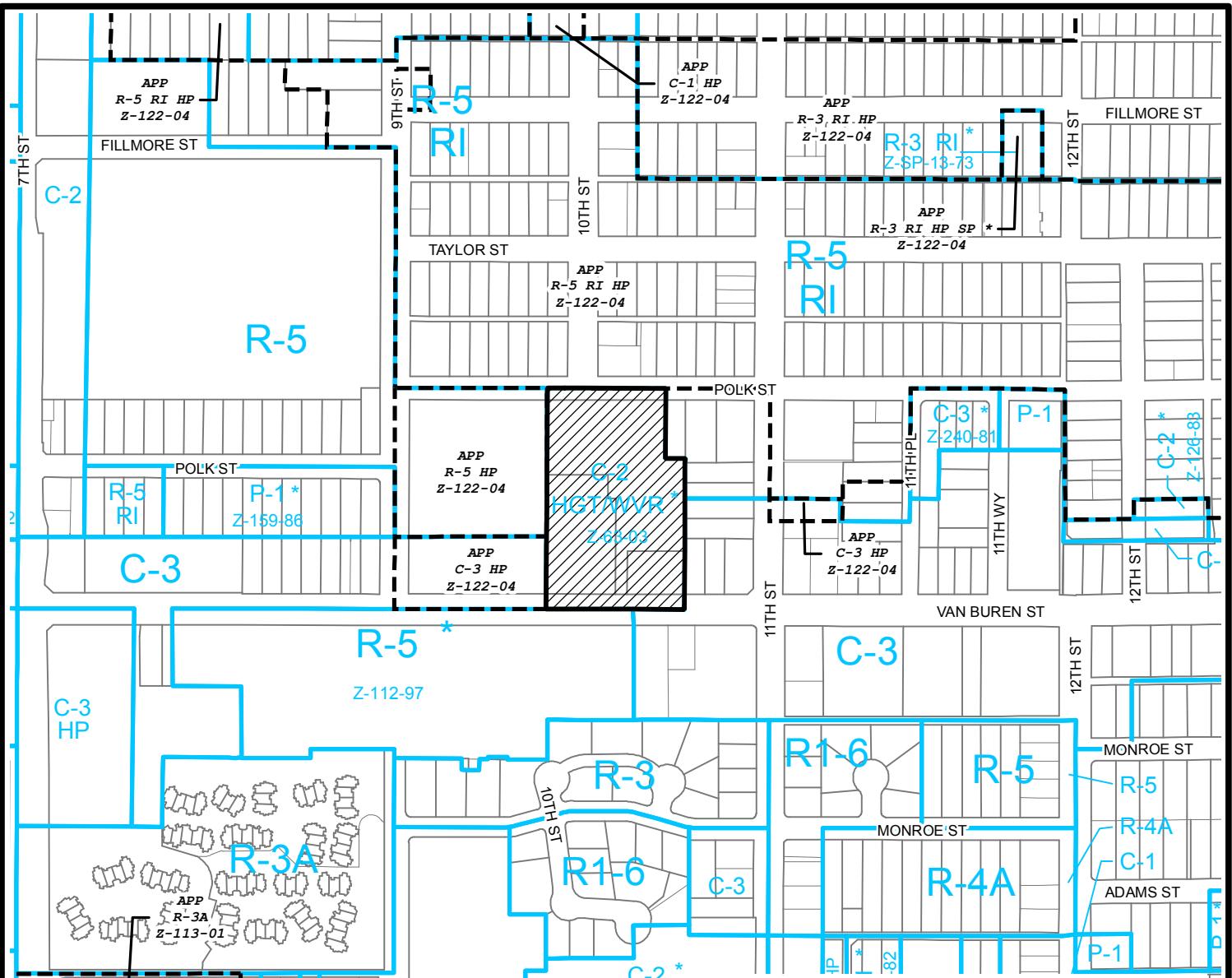
**Property Location: Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street**

Maricopa County Assessor's Office



PHO-1-22-Z-146-06-8

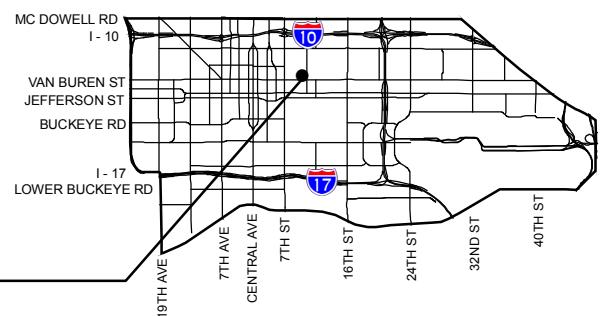
**Property Location:** Approximately 200 feet west of the northwest corner of 11th Street and Van Buren Street



CITY OF PHOENIX PLANNING DEPARTMENT

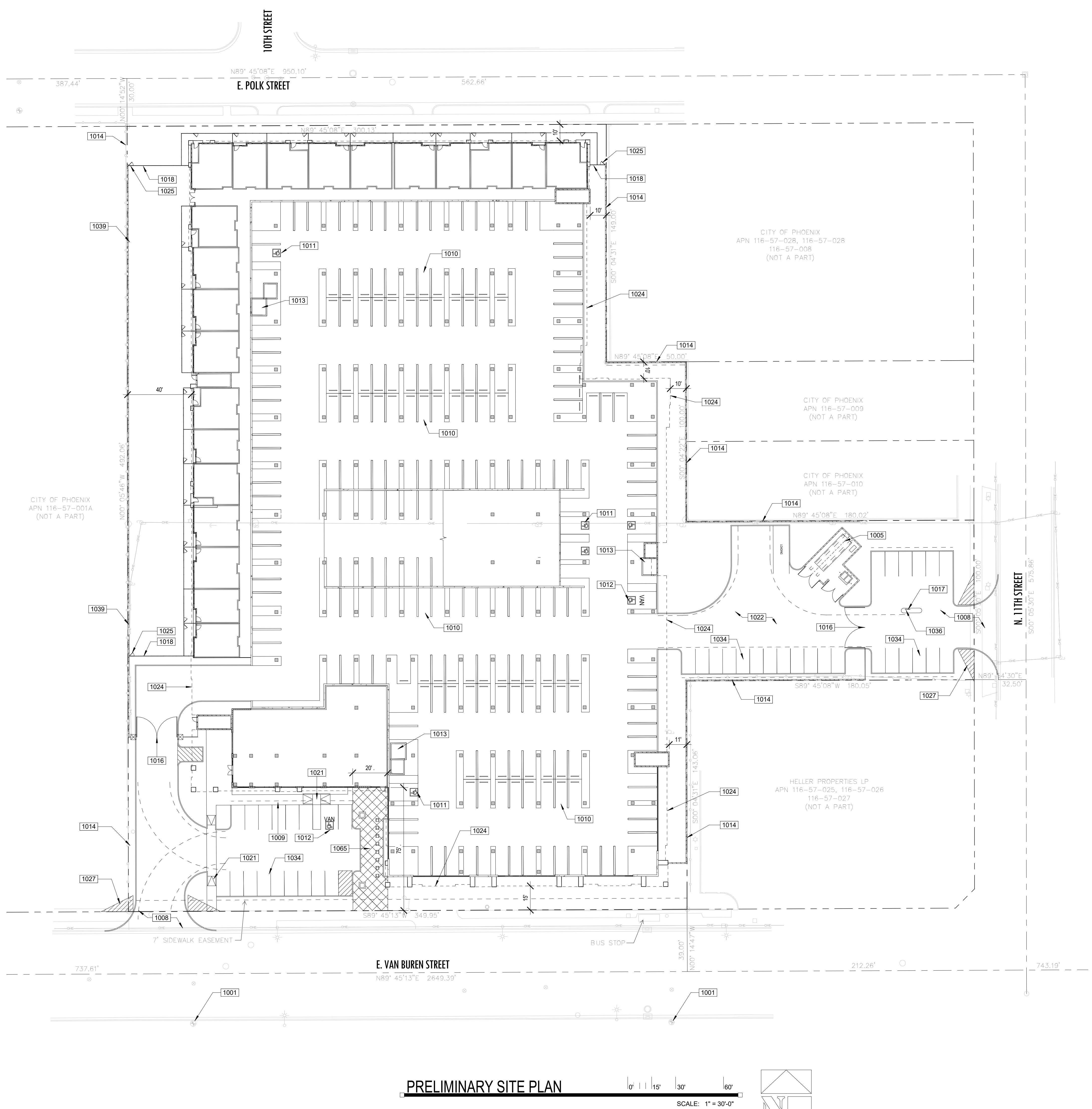
## CENTRAL CITY VILLAGE

CITY COUNCIL DISTRICT: 8



Z-146-06

APPLICANT'S NAME: <b>SNELL AND WILMER, LLC</b>		REQUESTED CHANGE:	
APPLICATION NO. <b>Z-146-06</b>	DATE: 11-2-2006 REVISION DATES:	FROM: C-2 HGT/WVR, (4.30 ac)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>4.30 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. <b>Q11-29</b>	ZONING MAP <b>F8</b>
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 HGT/WVR		62	* UNITS P.R.D. OPTION
C-2 HR		416	75
* Maximum Units Allowed with P.R.D. Bonus			



Proposed Site Plan

## KEYNOTES

1001 EXISTING FIRE HYDRANT.  
 1005 TRASH COMPACTOR YARD ENCLOSURE  
 1006 NEW DRIVEWAY.  
 1009 CONCRETE SIDEWALK W/ CONTROL JOINT  
 8' X 10' ACCESSIBLE PARKING STALL, TYPE  
 11'x18' ACCESSIBLE PARKING STALL  
 11'x18' VAN ACCESSIBLE PARKING STALL.  
 1012 TRASH TERMINATION ROOM.  
 1014 EXISTING PERIMETER WALL TO REMAIN.  
 1016 VEHICULAR GATES  
 1017 CALL BOX AND COMMUNITY DIRECTORY, SEE LANDSCAPE  
 DRAWING FOR DETAILS.  
 1018 WROUGHT IRON FENCE.  
 1021 ACCESSIBLE CURB RAMP.  
 1022 FIRE TRUCK ACCESS LANE, 35' INSIDE RADIUS, 55' OUTSIDE  
 RADIAL  
 1024 LINE OF BUILDING ABOVE.  
 1025 PEDESTRIAN GATE  
 1027 10'x20' VISIBILITY CLEARANCE TRIANGLE.  
 1034 8.5' X 15.5' PARKING STALL WITH 2.5' OVERHANG.  
 1036 KNOX BOX KEY CABINET.  
 1039 NEW PERIMETER WALL & SITE FENCE 6'-2" HIGH OF PAINTED  
 CMU BLOCKS  
 1065 PEDESTRIAN PLAZA

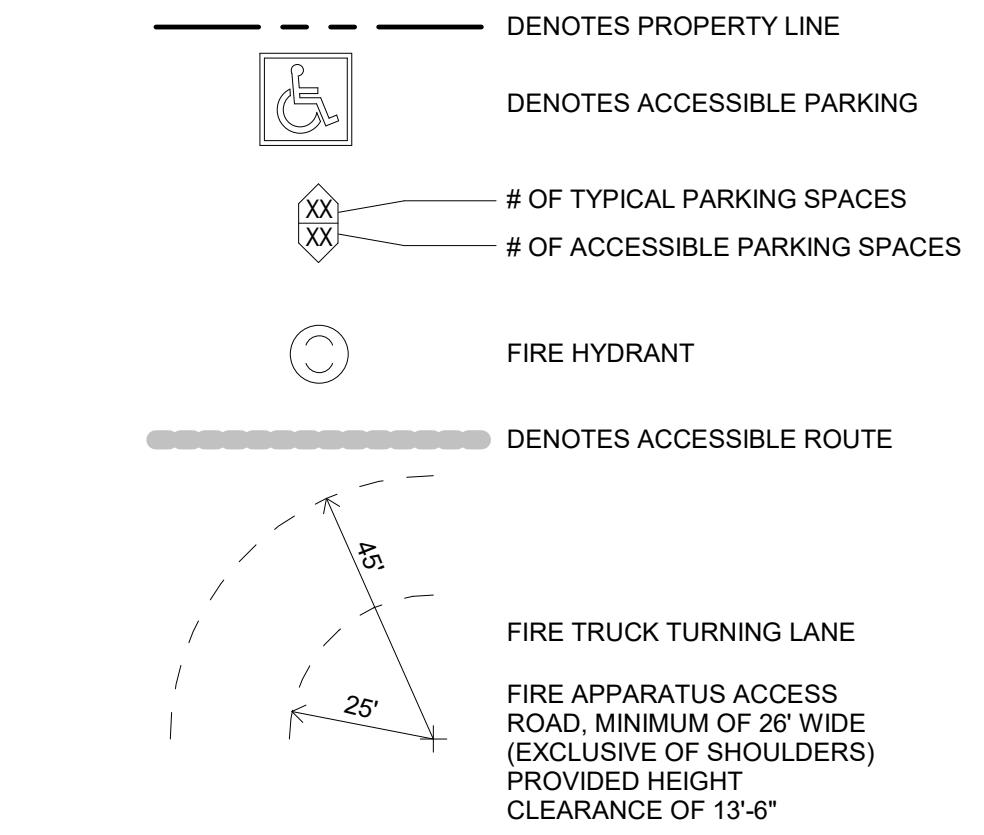
## UNIT MIX

UNIT TYPE	# OF UNITS	PERCENT
STUDIO	40	12%
1 BEDROOM	169	56%
2 BEDROOM	127	38%
<b>TOTAL</b>	<b>336</b>	<b>100%</b>

UNIT NAME	BED	BATH	# OF UNITS	UNIT LIVABLE	UNIT BALCONY	UNIT TOTAL	PROJECT LIVABLE	PROJECT BALCONY	PROJECT TOTAL
STUDIO	0/1	0/1	34	595 SF	30 SF	625 SF	20,229 SF	1,036 SF	21,264 SF
UNIT S1m1	0/1	6	605 SF	13 SF	618 SF	3,631 SF	78 SF	3,709 SF	
<b>UNIT</b>	<b>40</b>						<b>23,868 SF</b>	<b>1,114 SF</b>	<b>24,973 SF</b>
<b>1 BEDROOM</b>	<b>1</b>								
UNIT A1	1/1	1	734 SF	63 SF	797 SF	734 SF	63 SF	797 SF	
UNIT A2	1/1	40	714 SF	40 SF	754 SF	28,551 SF	1,615 SF	30,168 SF	
UNIT A2m1	1/1	8	741 SF	13 SF	754 SF	5,529 SF	104 SF	6,033 SF	
UNIT A3	1/1	82	771 SF	62 SF	833 SF	63,196 SF	5,114 SF	68,309 SF	
UNIT A3m1	1/1	5	897 SF	0 SF	897 SF	4,483 SF	0 SF	4,483 SF	
UNIT A3m2	1/1	26	892 SF	62 SF	954 SF	23,179 SF	1,621 SF	24,801 SF	
UNIT A5	1/1	3	692 SF	92 SF	783 SF	2,075 SF	275 SF	2,349 SF	
UNIT A6	1/1	4	696 SF	51 SF	747 SF	204 SF	2988 SF		
<b>2 BEDROOM</b>	<b>162</b>						<b>130,930 SF</b>	<b>8,996 SF</b>	<b>139,925 SF</b>
UNIT B1	2/2	3	979 SF	63 SF	1,042 SF	998 SF	100 SF	3,125 SF	
UNIT B1m1	2/2	6	1,044 SF	63 SF	1,108 SF	6,266 SF	379 SF	6,645 SF	
UNIT B2	2/2	48	991 SF	51 SF	1,042 SF	47,555 SF	2,448 SF	50,003 SF	
UNIT B4	2/2	40	1,026 SF	92 SF	1,118 SF	41,056 SF	3,660 SF	44,716 SF	
UNIT B5	2/2	30	1,099 SF	51 SF	1,150 SF	32,977 SF	1,530 SF	34,507 SF	
<b>TOTAL</b>	<b>336</b>						<b>285,578 SF</b>	<b>18,316 SF</b>	<b>303,894 SF</b>
<b>AVERAGE AREAS</b>	<b>849.93 SF</b>								
<b>94.51 SF</b>	<b>54.51 SF</b>								
<b>904.45 SF</b>									

## LEGEND



FIRE TRUCK TURNING LANE  
 FIRE APPARATUS ACCESS  
 ROAD, MINIMUM OF 26' WIDE  
 (EXCLUSIVE OF SHOULDER)  
 PROVIDED HEIGHT  
 CLEARANCE OF 13'-6"

## PARKING

PARKING REQUIRED					
UNIT TYPE	# OF UNITS	PARKING UNIT	GUEST PARKING	PARKING REQUIRED	BICYCLE PARKING
STUDIO	40	1	0.2	48	10
1 BEDROOM	169	1	0.2	203	42.25
2 BEDROOM	127	1	0.2	152	31.75
<b>TOTAL</b>	<b>336</b>			<b>403</b>	<b>84</b>

LIGHT RAIL PARKING REDUCTION = 10%

TOTAL PARKING REQUIRED = 363 P.S.

PARKING PROVIDED	
GARAGE P1	239
GARAGE P2	241
SITE OPEN	42
<b>TOTAL PROVIDED</b>	<b>522</b>

PARKING RATIO = 523/336 = 1.56 P.S. / D.U.

## PROJECT INFORMATION

PROJECT DESCRIPTION:  
 THE PROPOSED BUILDING IS COMPOSED OF 336 RENTAL UNITS. THE MAJORITY OF THE UNITS ARE SPREAD ACROSS FOUR LEVELS ABOVE THE PODIUM, WITH SOME TOWNHOME UNITS AT GRADE ON E. POLK ST. TO THE NORTH AND FACING THE PARK TO THE WEST. OTHER UNITS UNDER THE PODIUM INCLUDE PUBLIC AND PRIVATE PARKING AND A RESIDENTIAL LOBBY. THERE WILL BE TWO LEVELS OF PUBLIC AND PRIVATE PARKING UNDER THE PODIUM.

OWNER: ALLIANCE RESIDENTIAL COMPANY  
 APN's: 116-57-023, 116-57-024, 116-57-029, 116-57-030 AND 116-57-031  
 7335 E. CAMBELL BACK ROAD SUITE 360  
 3000 CAMBELL, AZ 85261  
 602-778-2807  
 CONTACT: IAN SWERGOL

JURISDICTION: CITY OF PHOENIX

ZONING: C-2, C-3 &amp; C-4

OCCUPANCY: R-1 &amp; VA

CONSTRUCTION TYPE: I-A &amp; VA

PROJECT ARCHITECT: ORB ARCHITECTURE, LLC  
 2944 N. 44TH STREET, SUITE 101  
 PHOENIX, AZ 85018  
 602-257-4320  
 ARCHITECT: RICH BARBER

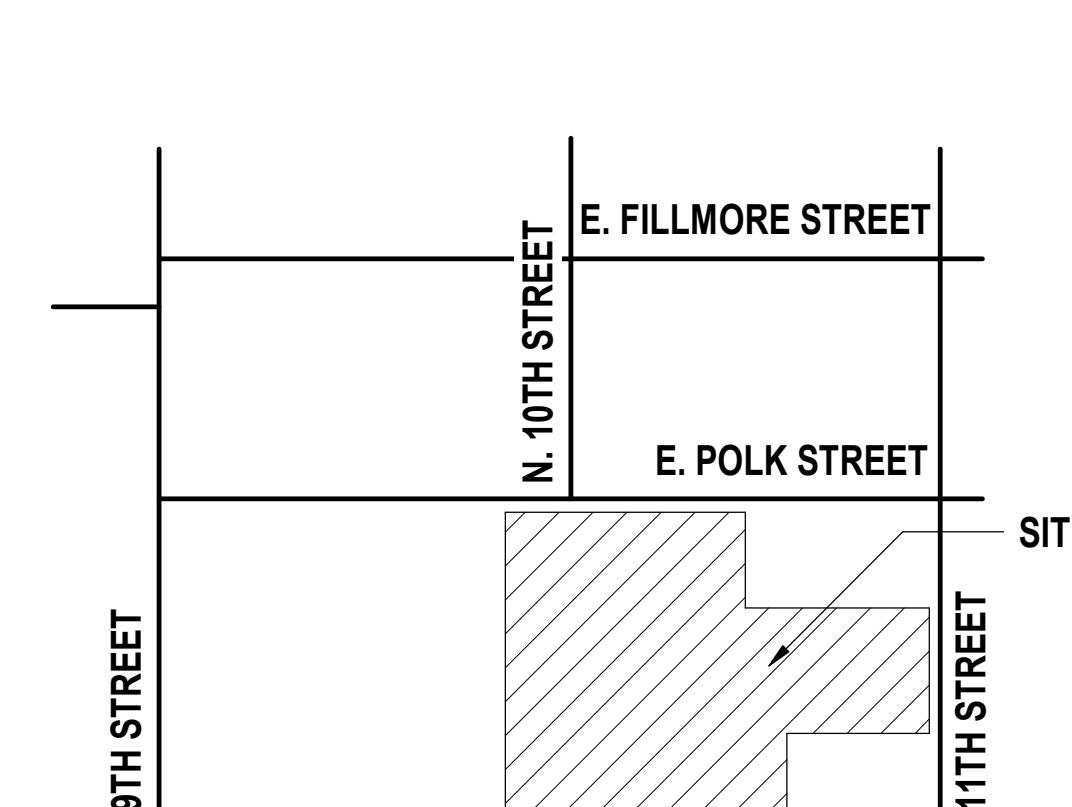
SITE AREA: 182,264 S.F. (4.18 AC) GROSS

121,446 S.F. (67%)

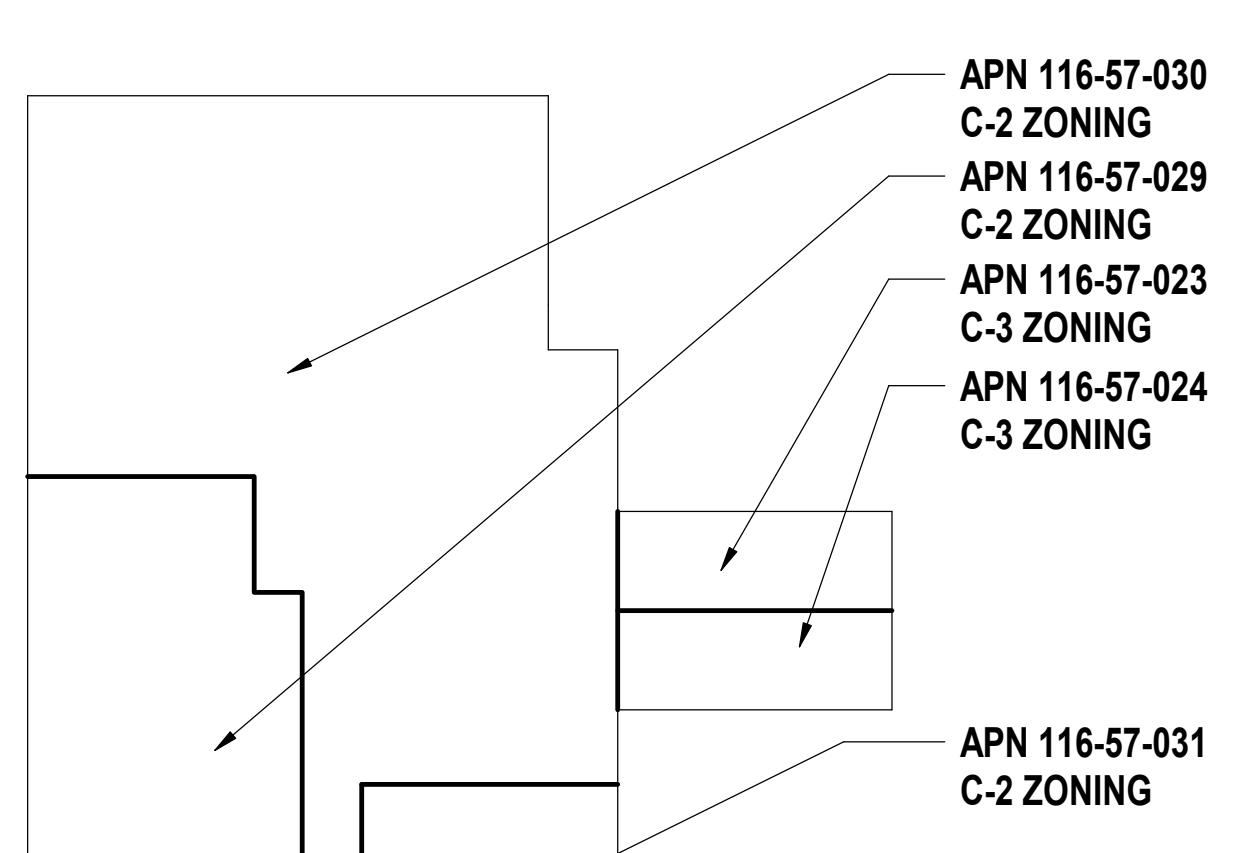
5% RECD (9,116 S.F.) PROVIDED 19,000 S.F. (10%)

PARKING REQUIRED: 336 Spaces

PARKING PROVIDED: 521 Spaces

BUILDING HEIGHT ALLOWABLE: 250' MAX  
 BUILDING HEIGHT PROVIDED: 70'-0"DENSITY: ALLOWABLE PROVIDED: 86.8 du/acre  
 PROVIDED: 90.6 du/acreSETBACKS: E. POLK STREET  
 E. VAN BUREN  
 WEST  
 11TH STREET  
 10' PROVIDED  
 15' PROVIDED  
 40' PROVIDED  
 NA

## VICINITY MAP



KVA NUMBER:  
 SDEV NUMBER:  
 PAPP NUMBER:  
 LPRN NUMBER:  
 PRELN NUMBER:  
 QIS NUMBER:  
 QIS NUMBER:

CITY OF PHOENIX

JUN 17 2022

Planning & Development  
Department

A1.10

PRELIMINARY SITE PLAN

PROGRESS SET

DATE: APRIL 21, 2022

ORB #: 21-235

Autodesk DocID://21-235 Van Buren &amp; 10th Street/21235 Van Buren &amp; 10th Street.rvt

6/17/2022 1:35:55 PM

6/17/2022 1:35



1 SOUTH ELEVATION

SCALE: 1" = 20'-0"



2 WEST ELEVATION

SCALE: 1" = 20'-0"



3 NORTH ELEVATION

SCALE: 1" = 20'-0"



4 EAST ELEVATION

SCALE: 1" = 20'-0"

Proposed Elevations

KVA NUMBER:  
SEZV NUMBER:  
PAPP NUMBER:  
LPRN NUMBER:  
PRELIM NUMBER:  
CIS NUMBER:

CITY OF PHOENIX

JUN 02 2022

Planning & Development  
Department

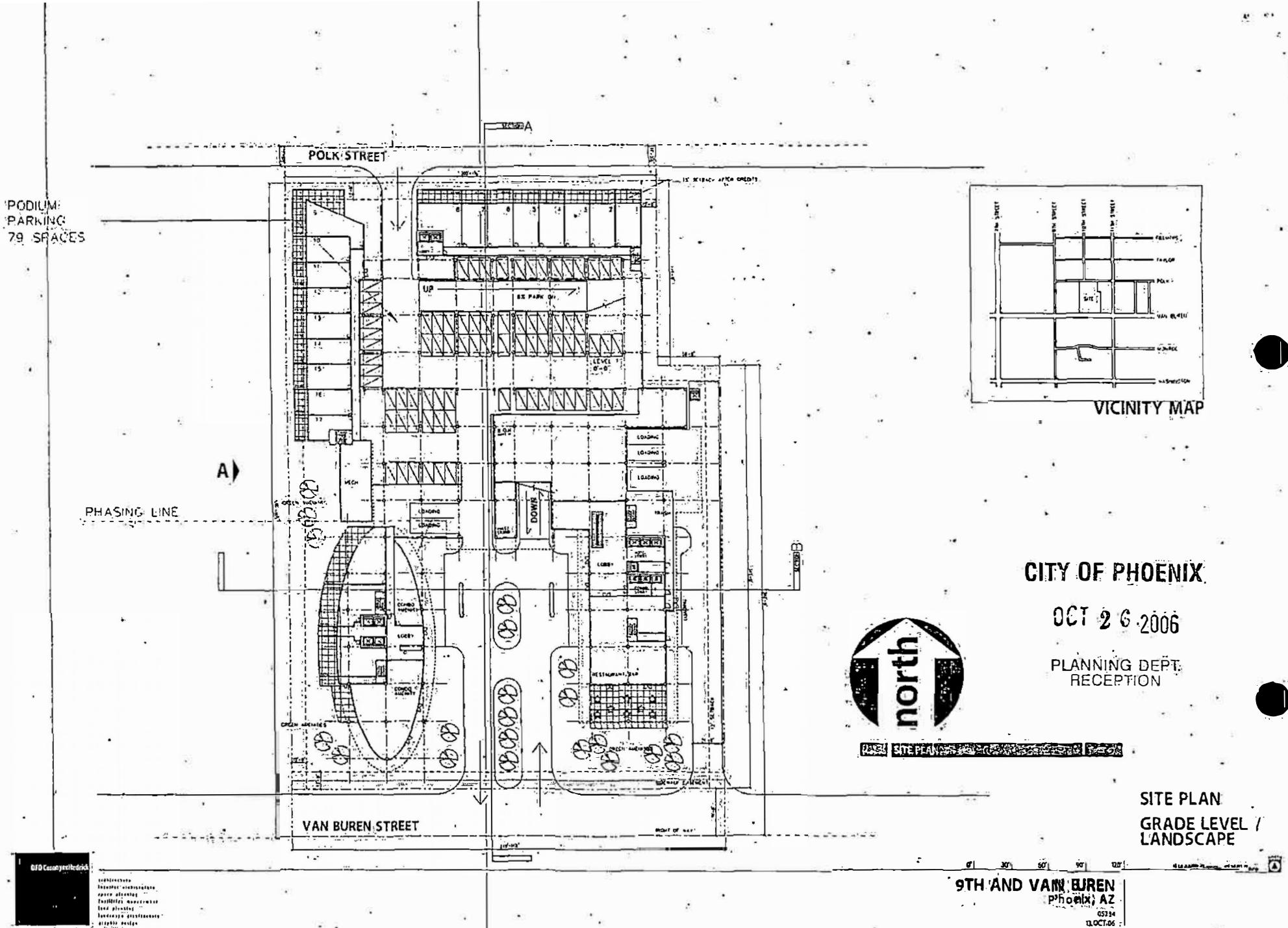
PROGRESS SET

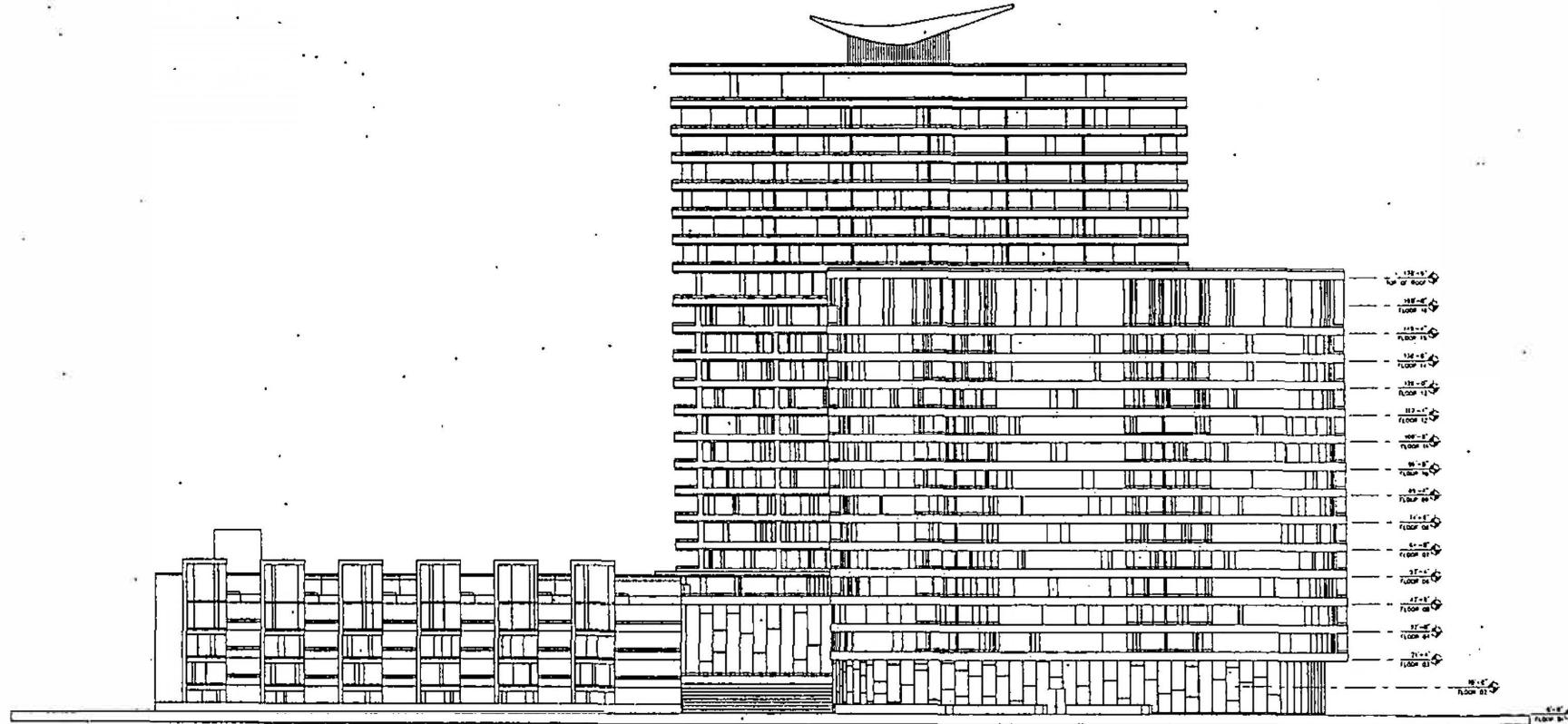
DATE: APRIL 21, 2022

ORB #: 21-235

A3.40

BUILDING ELEVATIONS





**CITY OF PHOENIX**

OCT 26 2006

ELEVATION A

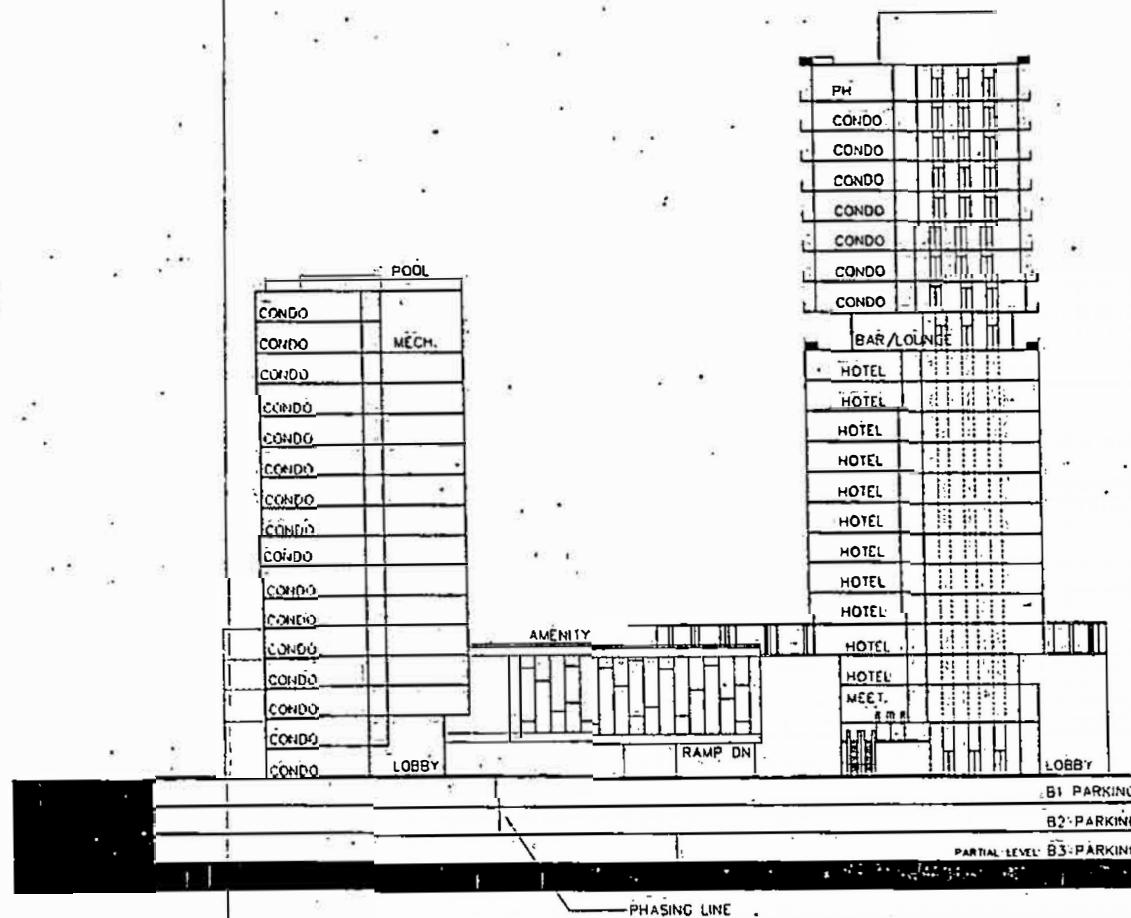
PLANNING DEPT  
RECEPTION

9TH AND VAN BUREN DESIGN STUDY  
Phoenix, AZ

05204  
09.OCT.06



CDI Cernoyer/Herrick  
Architects  
Planning and Design  
Urban Planning  
Facilities Management  
Facilities Services  
Human Resources  
Employee Benefits  
Employee Support



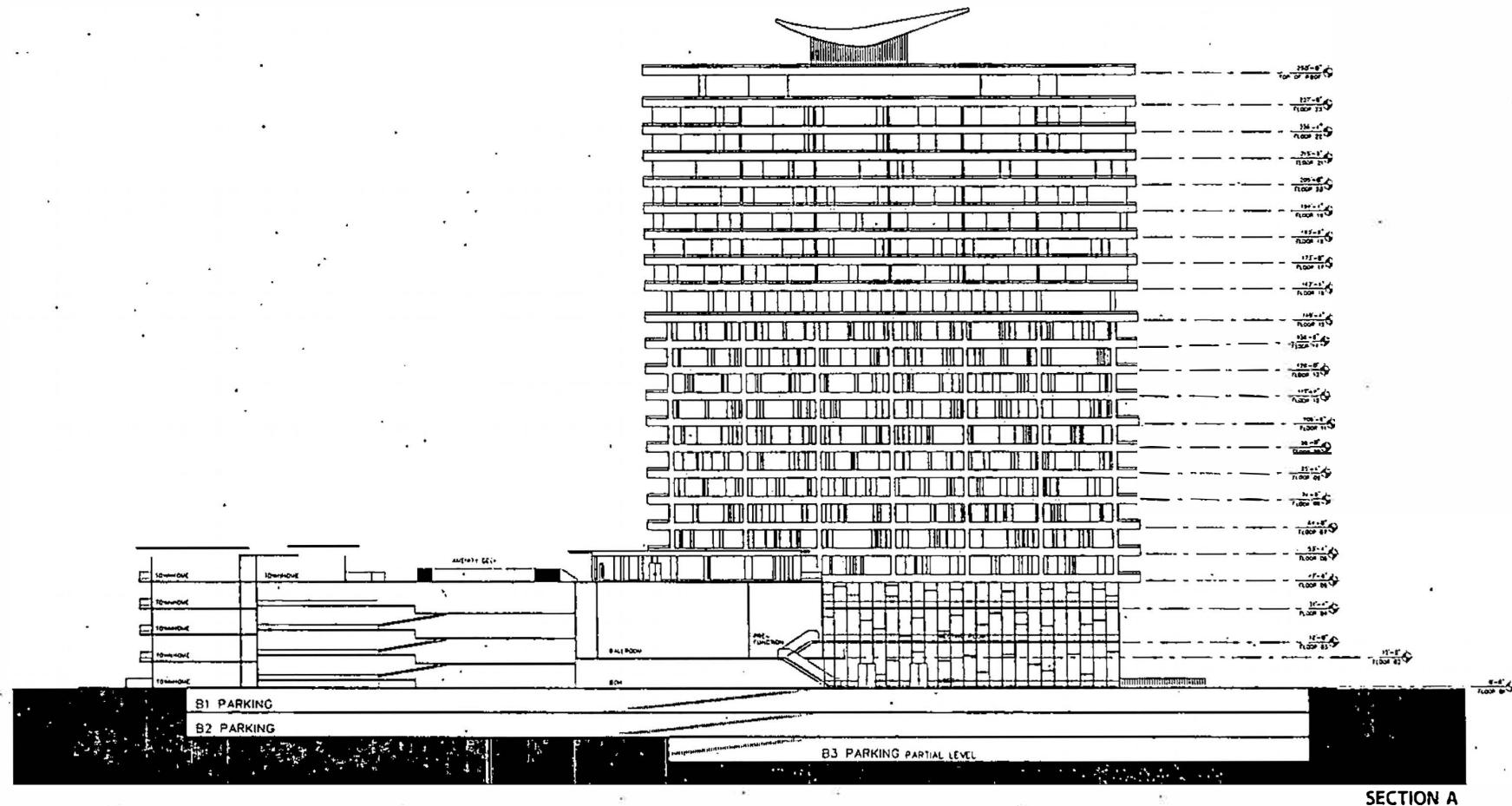
## CITY OF PHOENIX

OCT 26 2008

PLANNING DEPT.  
RECEPTION

**9TH AND VAN BUREN DESIGN STUDY**  
Phoenix, A.

## SECTION E



SECTION A

**CITY OF PHOENIX**

OCT 26 2006

9TH AND VAN BUREN DESIGN STUDY  
Phoenix, AZ

03294  
09.OCT.06

PLANNING  
RECEIPT



Architectural  
Interior Architecture  
Space Planning  
Stainless Steelwork  
Landscaping  
Exterior Architecture  
Graphic Design

March 7, 2007

The Council heard request to approve recommendations made on the following zoning matters which were heard by the Planning Commission on Wednesday, February 14, 2007.

ITEM 1N

**DISTRICT 2**

**Z-117-05-2 –**  
**CAREFREE HIGHWAY AND**  
**THE NORTH VALLEY**  
**PARKWAY ALIGNMENT**  
**APPLICANT: CITY OF**  
**PHOENIX PLANNING**  
**COMMISSION**  
**OWNER: ARIZONA STATE**  
**LAND DEPARTMENT**  
**REPRESENTATIVE: STEPHEN**  
**ANDERSON – GAMMAGE AND**  
**BURNHAM, PLLC**

---

Application: Z-117-05-2  
From: Flood Hazard PCD NBCOD S-1  
To: C-2 PCD NBCOD, FH PCD NBCOD  
Acreage: 35.78  
Location: Approximately 630 feet east of the southeast corner of Carefree Highway and the North Valley Parkway alignment  
Proposal: Extension of Commercial Site  
Staff: Approved, subject to stipulations.  
VPC Action: North Gateway - January 23, 2007 - Item not heard due to lack of a quorum.  
PC Action: February 14, 2007 - Approved, subject to staff stipulations.  
Vote 7-0

ITEM 1P

**DISTRICT 8**

**Z-146-06-8 –**  
**VAN BUREN STREET AND**  
**11TH STREET**  
**APPLICANT: SNELL AND**  
**WILMER, LLC**  
**OWNER: DHARAM AHIR**  
**INVESTMENTS OF**  
**ARIZONA, INC.**  
**REPRESENTATIVE: NICK**  
**WOOD – SNELL AND**  
**WILMER, LLC**

---

Application:

Z-146-06-8

March 7, 2007

From: C-2 HGT/WVR  
To: C-2 HR  
Acreage: 4.30  
Location: Approximately 200 feet west of the northwest corner of Van Buren and 11th Streets  
Proposal: Hotel and Condominium Development  
Staff: Approved, subject to stipulations.  
VPC Action: Central City – January 8, 2007 – Approved, subject to stipulations. Vote 13-1  
PC Action: February 14, 2007 – Approved, subject to modified and deleted stipulations. Vote 7-0

ITEM 1O

**DISTRICT 7**

**Z-119-06-7 –**  
**67TH AVENUE AND**  
**INTERSTATE 10**  
**APPLICANT: K. KOWALSKY –**  
**EARL, CURLEY AND LAGARDE**  
**OWNER: NAMWEST, LLC C/O**  
**DAV MCBRIDE**  
**REPRESENTATIVE: MIKE**  
**CURLEY- EARL, CURLEY AND**  
**LAGARDE**

Application: Z-119-06-7  
From: CP/GCP  
To: C-2, R-2, R-3A  
Acreage: 70.22  
Location: Southeast corner of 67th Avenue and Interstate 10  
Proposal: Commercial, Multi-Residential, and Single-Family Residential  
Staff: Approved, subject to stipulations.  
VPC Action: Estrella – January 9, 2007 – Approved, subject to staff stipulations. Vote 6-0  
PC Action: February 14, 2007 – Approved, subject to modified and additional stipulation. Vote 7-0

**MOTION** was made by Mr. Lingner, **SECONDED** by Mr. Siebert, that Item 1O be continued to the April 4, 2007 recessed meeting. **MOTION CARRIED UNANIMOUSLY.**

March 7, 2007

Noting there was no one present wishing to speak, **MOTION** was made by Mr. Siebert, **SECONDED** by Ms. Neely, that Items 1B through 1P be granted per Planning Commission's recommendation, except Item 1O. **MOTION CARRIED UNANIMOUSLY.**

ITEM 1BDISTRICT 4Z-SP-26-06-4 -15TH AVENUE AND COLTER STREETAPPLICANT: JOE MURRAYOWNER: CITY OF PHOENIXREPRESENTATIVE: ANTHONY STEVENSON

Application: Z-SP-26-06-4  
From: R-3 SP, R-2  
To: R-3 SP, R-2 SP  
Acreage: 4.87  
Location: Approximately 450 feet west of the northwest corner of 15th Avenue and Colter Street  
Proposal: Athletic Fields  
Staff: Approved, subject to stipulations.  
VPC Action: Alhambra - December 19, 2006 - Approved, subject to staff stipulations with a modification to Stipulation 3. Vote 14-0  
ZHO Action: January 8, 2007 - Approved, subject to staff stipulations with modifications  
PC Action: February 14, 2007 - Ratified - Approved, subject to stipulations with modifications and an additional stipulation. Vote 7-0

ITEM 1CDISTRICT 7Z-142-06-7 -59TH AVENUE ANDSOUTHERN AVENUEAPPLICANT: WITHEY,ANDERSON AND MORRIS, PLCOWNER: REXCO, LLC C/OJOHN VANDERWEYREPRESENTATIVE: WITHEY,ANDERSON AND MORRIS, PLC

Application: Z-142-06-7  
From: S-1 (Approved CP/GCP, R1-18, R1-8), Pending C-2  
To: C-2 with Height Waiver

REPORT OF PLANNING COMMISSION ACTION  
February 14, 2007

ITEM NO: 9

DISTRICT NO.: 8

SUBJECT:

Application #:

Z-146-06-8

Location: Approximately 200 feet west of the northwest corner of Van Buren and 11th streets

Request: C-2 HGT/WVR To: C-2 HR Acreage: 4.30

Proposal: Hotel and Condominium Development

Applicant: Snell and Wilmer, LLC

Owner: Dharam Ahir Investments of Arizona, Inc

Representative: Nick Wood - Snell and Wilmer, LLC

ACTIONS:

Planning Commission Recommendation: It is recommended the request be approved on consent with modified and deleted stipulations.

Village Planning Committee (VPC) Recommendation:

Central City 1/8/2007 Approved, subject to stipulations. 13-1-0 vote.

Staff Recommendation: Approval with stipulations

Stipulations

1. That the development shall be in general conformance with the site plan and elevations date stamped October 26, 2006, as approved or modified by the Development Services Department, with the following specific provisions, all as approved by the Development Services Department.
  - That all pedestrian routes shall have appropriate lighting and shading created either by landscaping and exterior building design,
  - That the roof top pool and jacuzzi area shall be provided with a minimum of four ramadas and landscaping to shade 25% of the deck.
  - That the townhomes on the west and north part of the site shall be limited to 56' in height
2. That the architectural treatment of all buildings in this development shall utilize a consistent architectural theme, and harmonious building materials and exterior colors, as approved by the Development Services Department.
3. That the architecture of the TOWNHOME buildings FRONTING ON POLK STREET shall provide design features and architectural embellishments consistent with the character of the neighborhood, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

4. That building materials shall not exceed a reflectivity rating greater than 20 percent, as approved by the Development Services Department.
5. That a minimum of 75% 50% of the SIDEWALK ALONG THE POLK STREET AND VAN BUREN STREET FRONAGES length of the building along all street frontage shall be shaded BY A COMBINATION OF with methods such as awnings, and arcades AND TREES (MEASURED AT MATURITY). The remaining sidewalk shall be shaded with structures or other methods including landscaping. Shading shall be positioned to shade the sidewalk from April 15th through September 30<sup>th</sup>, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
6. That the applicant shall provide exterior planters with appropriate watering systems on at least 50 percent of the balconies facing the streets, on the first eight floors, as approved by the Development Services Department.
7. That the applicant shall construct a 6-foot high masonry wall along the east, and where provided on the west side of the site. The wall shall be decorative wherever visible both on site and off site, as approved by Development Services Department.
8. That a plaza shall be provided at grade level at a location along Van Buren Street adjacent to the facade. The plaza shall have a minimum size of 1000 square feet, with one side at least 20 feet in length, as approved by the Development Services Department. The following amenities shall be provided within the street level plaza:
  - decorative paving
  - 50% afternoon shade
  - stationary seating to include a minimum of five benches and other planter or low wall ledge seating as deemed appropriate
  - trash receptacles as appropriate
  - artistic elements which can be incorporated into the design and furnishings of the plaza
9. ~~That approval shall be conditioned upon development commencing within 36 months of the City Council approval of this change of zoning in accordance with Section 506.B.1 of the Phoenix Zoning Ordinance. For purposes of this stipulation, development shall commence when building walls are erected for the development.~~
109. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
4110. That the property owner shall record documents that disclose the existence and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be

according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.

**PC HEARING HIGHLIGHTS:**

Staff- Ms. Michelle Dodds presented Z-146-06-8, a request for C-2 HR zoning at the northwest corner of Van Buren and 11<sup>th</sup> Street. She reported on the Central City Village Planning Committee vote. Ms. Dodds recommended that if no one in opposition is present, the request could be considered on consent subject to modifications being made to stipulations #3 and #5 as presented and deleting stipulation #9.

Applicant- Mr. Nick Wood, of Snell and Wilmer, LLC , representing the property owner, stated he had nothing to add, but requested that stipulation #9 as it pertains to commencement of development within 36 months.

**Motion details – Motion to move Z-146-06-8 to the consent agenda.**

Maker: Gallegos

Second: Hart

Vote: 7-0

Absent: Ellis, Ford

Opposition Present: No

**Motion details- Motion to approve on consent with modified and deleted stipulations.**

Maker: Gallegos

Second: Hart

Vote: 7-0

Absent: Ellis, Ford

Opposition present: No

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Contact Theresa Damiani regarding ADA, 602-262-6368/voice, 602-534-5500 City TTY Relay.

# Central City

VILLAGE PLANNING COMMITTEE



## Village Planning Committee Recommendation

Z-146-06-8

<b>Date of Meeting</b>	January 8, 2007
<b>Request From</b>	C-2 Hgt/wvr
<b>Request To</b>	C-2 HR
<b>Proposed Use</b>	Condo and hotel
<b>Location</b>	Approx. 200 ft west of the NWC of Van Buren and 11 <sup>th</sup> St.
<b>Recommendation</b>	Approval with stipulations
<b>Vote:</b>	Approval (13-1-0)

### Discussion:

Ambika Adhikari presented the staff report and expressed staff support for this application. He stated that due to a number of new activities and development near downtown, such as the bio-medical campus, the ASU downtown campus, light rail transit on Central Avenue and Washington Street, and other development in the area, the proposed high-rise and higher density mixed use project is appropriate for the site.

On behalf of the applicant, Reid Butler provided the details of the project that consists of town homes, high rise condos and hotel. He stated that it may take about three or more years to make this project financially.

Committee members asked several questions and made comments, but particularly emphasized the need for attainable housing component in the project.

Dr. Phil Blair from Van Buren Civic Association, spoke of the community interest in the project, and stated that additional height may be of concern to some citizens, while some like it.

Dana Johnson moved to approve the project with the staff stipulations and the following note. Ann Durkin seconded. The motion was approved (13-1-0). Calvin Goode abstaining.

Note related to the motion:

The developer will work with the appropriate City staff to incorporate a reasonable percentage of attainable housing units in the project.