### ATTACHMENT D

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



To: Departments Concerned

From: Joshua Bednarek Date: July 23, 2025

Planning & Development Department Director

**Subject: P.H.O. APPLICATION NO. PHO-4-25--Z-116-87-8** – Notice of Pending Actions by the **Planning Hearing Officer** 

- 1. Your attention is called to the fact that the <u>Planning Hearing Officer</u> will consider the following case at a public hearing on **August 20**, **2025**.
- 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 July 30, 2025.

### **DISTRIBUTION**

Mayor's Office (Tony Motola), 11th Floor

City Council (Stephanie Bracken), 11th Floor

City Council District 8 (council district 8@phoenix.gov, Breon Robinson)

Aviation (Jordan D. Feld)

CED (Michelle Pierson), 20th Floor

Fire Prevention (Joel Asirsan), 2nd Floor

Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor

Parks & Recreation (Todd Shackelford), 16th Floor

Public Transit (Skitch Kitchen)

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

Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor

Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy

Rangel), 5th Floor

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

Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor

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

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

Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor

Village Planner (Anthony Grande, Camelback East)

Village Planning Committee Chair (Mr. William Fischbach, Camelback East)



PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION FOR PLANNING HEARING OFFICER ACTION APPLICATION NO: PHO-4-25--Z-116-87-8 Council District: 8

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 14,

2006.

**Contact Information** 

| Name  | Relationship<br>Type | Address  | Phone        | Fax | Email                     |
|---|----------------------|--|--------------|-----|---------------------------|
| Leslie Chatburn,<br>Burch &<br>Cracchiolo, P.A. | Other                | 1850 North Central<br>Avenue, Suite 1700,<br>Phoenix AZ 85004  | 602-234-8787 |     | lchatburn@bcattorneys.com |
| 4415 EM, LLC                                    | Owner                | 4400 North Scottsdale<br>Rd, Suite 91,<br>Scottsdale, AZ 85251 | 480-341-0341 |     | matt.bliss@bmflegacy.com  |
| Ed Bull, Burch & Cracchiolo, P.A.               | Representative       | 1850 North Central<br>Avenue, Suite 1700<br>Phoenix AZ 85004   | 602-234-9913 |     | ebull@bcattorneys.com     |
| Ed Bull, Burch & Craccholo, P.A.                | Applicant            | 1850 North Central<br>Avenue, Suite 1700,<br>Phoenix, AZ 85004 | 602-234-9913 |     | ebull@bcattorneys.com     |
| Madison Leake,<br>Burch &<br>Cracchiolo, P.A.   | Other                | 1850 North Central<br>Avenue, Suite 1700,<br>Phoenix, AZ 85004 | 602-234-8791 |     | mleake@bcattorneys.com    |

Property Location: Approximately 140 feet north of the northeast corner of 44th Street and Washington Street

Acreage: 2.19

**Geographic Information** 

Zoning Map APN Quarter Section

F11 124-10-039 Q10-38

Village:

Camelback East

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

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

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

| Signature: | DATE: |
|------------|-------|

| Fee        | Fee Waived | Fee Date | Purpose                |
|------------|------------|----------|------------------------|
| \$1,080.00 | \$0.00     |          | PHO (1-2 stipulations) |



BCATTORNEYS.COM

ED BULL
DIRECT LINE: 602.234.9913
E-MAIL: ebull@bcattoreneys.com

MADISON LEAKE DIRECT LINE: 602.234.8791 E-MAIL: mleake@bcattorneys.com

June 16, 2025

Mr. Byron Easton Planning Hearing Officer City of Phoenix Planning and Development Department 200 W. Washington St., 2<sup>nd</sup> Floor Phoenix, Arizona 85003

> RE: PHO Request PHO-3-06—Z-116-87-8 4414 E. Monroe Street, Phoenix, AZ 85034 S of the SEC 44<sup>th</sup> Street & Monroe Street (the "Site")

Dear Mr. Easton:

We respectfully request the PHO's approval to modify the previously approved site plan to allow for the development of a new restaurant building that will enhance the Site, the center, and the surrounding area. The overall Site comprises approximately 1.76 acres. See **Exhibit 1**, Aerial. The northern portion of the Site includes an existing  $\pm 5,000$  square foot building currently operating as a marijuana dispensary, with the remainder of that area serving as excess parking. Concurrent with this request, we have also submitted a PHO application to administratively approve the proposed building elevations.

### **Z-116-87** Stipulations to be Modified

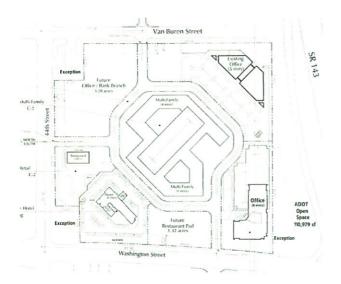
THAT DEVELOPMENT OF THE MASTER PLAN AND PARCELS 1, 2, 3, AND 4 BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATED APRIL 14, 2006 \_\_\_\_\_ 2025 AND THAT DEVELOPMENT OF PARCELS 5 AND 6 SUBMIT SITE PLANS TO BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER.

We are requesting approval to modify the previously approved site plan to allow for the development of a new building. See **Exhibit 2**, Site Plan. Over time, the center has evolved to accommodate different uses than originally anticipated and has had to adapt to remain viable. This portion of the center is particularly challenged by the adjacent former Circle K building, which has remained vacant for an extended period and has not successfully redeveloped.



Byron Easton January 16, 2025 Page 2

Given the Site's proximity to the airport and SR 143, restaurants—particularly quick-service restaurants—are ideal and in high demand. As noted, the northern portion of the Site previously operated as a restaurant, and additional restaurant pads were originally anticipated but never developed. Similarly, while the southeast corner of 44th Street and Van Buren was initially designated for office or bank uses, it has since been developed with a Panera Bread, Burger King, and Circle K. The addition of a quick-service restaurant on this Site is not only sensible and viable, but will also strengthen the center by drawing more patrons to the area and supporting the viability of nearby uses. The proposed restaurant, situated near the intersection of two arterial roads, represents a logical and beneficial land use. It will provide additional dining options in a strategic location and make productive use of an underutilized portion of the Site. The comparison below illustrates the originally anticipated uses in 2006 (left) and the existing conditions today (right), for reference. See Exhibit 3, previously approved site plan.





The proposed development includes an approximately 2,172 square foot quick-service, drive-through restaurant. The site design incorporates pedestrian access from 44th Street, providing convenient connectivity for those using the nearby Light Rail stop, as well as a pedestrian connection to the broader center. See **Exhibit 4**, Pedestrian Connection Exhibit. The building elevations and landscaping have been thoughtfully designed to establish an attractive and welcoming presence for both patrons and passers-by. See **Exhibit 5**, Elevations, and **Exhibit 6**, Landscape Plan. The proposed elevations are consistent with the overall character of the center, while integrating a variety of colors and materials to create visual interest. In accordance with TOD (Transit-Oriented Development) standards, the design features significant windows and glazing along the street frontages to promote transparency and street-level activation

This request to modify the stipulations is both appropriate and necessary to maximize the potential of this underutilized property and to support the long-term viability of the center. The



Byron Easton January 16, 2025 Page 3

proposed building will be attractive, high quality, and a positive addition to the area as a whole. If you have questions or want to discuss any of the above, please contact Madison Leake (602-234-8791 or mleake@bcattorneys.com), or me (602-234-9913 or ebull@bcattorneys.com).

Very truly yours,

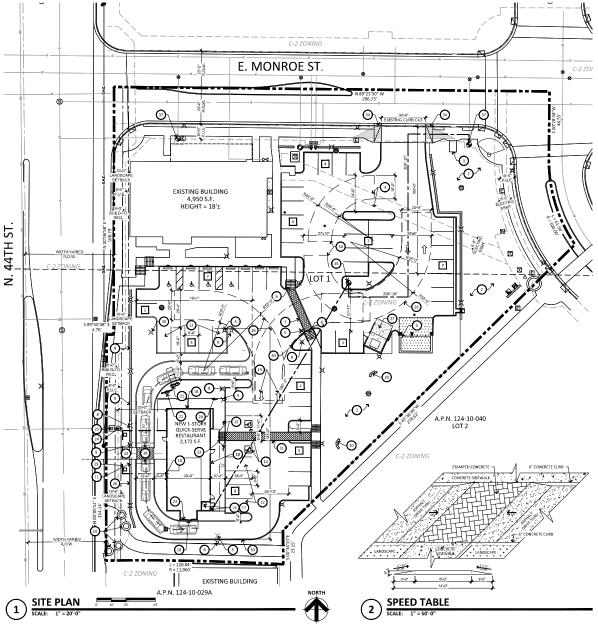
BURCH & CRACCHIOLO, P.A.

Ed Bull

Madison Leake

For the Firm





#### SITE DATA

EXISTING ZONING: C-2 (INTERMEDIATE COMMERCIAL) / M-R (MID-RISE) ZONING OVERLAY: TRANSIT OVERLAY DISTRICT (TOD-1) CONSTRUCTION TYPE: TYPE V-B WITH FIRE ALARM SPRINKLER SYSTEM SITE NET AREA: SITE GROSS AREA: 1.76 ACRES (76,946 S.F.) 2.19 ACRES (95,464 S.F.) PER SEC. 662. I. A. TABLE 1: STANDAR RDS TOD-1 SETBACKS TABLE 15 TANDAMS TOD 15 TERMAN STREET STRANGS STREET STRANGS STANDING — 0–1,000 RET 
THEN MAKE BUILDING STRANGS — 6+1,000 RET 
THEN MAKE BUILDING STRANGS — 6+1,000 RET 
WHATER GROUDLED HE FIREM LUSTS ARE PRESENT, STRANGS MAY BE INCREASED 
UP TO 12 FEET FOR OUTDOOR SEATING, PATTO DIMING, OR FIZEM, SALES BY 
"WHATER THERM ARE SENTING OF PROPOSED ASSEMBLYSTS THAN STREET 
WHATER THERM ARE SENTING OF PROPOSED ASSEMBLYSTS THAN STREET 
WHATER THERM ARE LESTED THAN THE SUIL TO JUIES, THE 
MASSINGHENTS SHALE FROM THE CEROMET LINES. PER SEC. 662. I. TABLE 1. INTERIOR SETBACKS
BUILDING HEIGHT = 0-30'-0"; ABUTS C-2: 0'-0" PER SEC. 662. TABLE 2 DISTANCE FROM THE STATION MINIMUM BUILDING FRONTAGE REQ. BUILDING FRONTAGE PROVIDED ±642.00 LINEAR FEET 50% 42% PER SEC. 662. 1.2.A.
MINIMUM CLEAR WINDOW REQ. FRONTING A STREET
CLEAR WINDOW PROVIDED FRONTING A STREET
SEE ELEVATION (A4.0)

LANDSCAPE PARKING REQUIREMENT: 7,695 S.F. / 76.946 S.F. = 10% LANDSCAPE PARKING PROVIDED: 10,066 S.F. / 76,946 S.F. = 13% BUILDING AREA: EXISTING BUILDING: 4,950 S.F. NEW PROPOSED BUILDING: 2,172 S.F.

PER SEC. 662.1.3.b
TOTAL BUILDING ABEA.
7.122 S.F.
MAXIMUM MIST COVERAGE 75%
SITE COVERAGE PROVIDED 9.26 %
MAXIMUM ALLOWABLE F.A.R. 1.0
7.122 S.F. / 76,946 S.F. = 0.093
7.122 S.F. / 76,946 S.F. = 0.093

PER SEC. 623. E.4.a.
MAX. ALLOWABLE BLDG HEIGHT 2 STORIES / 30'-0'
PROPOSED BLDG HEIGHT 1 STOREY / 23'-4\* TOTAL PARKING REQUIRED:

(SECTION 702.C - PHOENIX MUNICIPAL CODE) EXISTING BUILDING: 4,950 S.F. AT 1 PER 300 S.F.: 17 SPACES

NEW BUILDING: 2,172 S.F. KITCHEN/STORAGE: 1/3 OF AREA = 724 S.F.: SEATING: 2/3 OF AREA = 1,448 S.F. AT 1 PER 50 S.F.: TOTAL REQUIRED: 29 SPACES 46 SPACES

TOTAL PARKING PROVIDED-58 SPACES ACCESSIBLE SPACES REQUIRED: ACCESSIBLE SPACES PROVIDED: TOTAL BIKE RACK REQUIRED PER SEC. 662.L.3.a:

TOTAL BIKE RACK PROVIDED: 3 BICYCLE SPACES

TOTAL BIKE RALA FOULTH
MINIMUM QUEUNG DISTANCE
REQUIRED FOR DRIVE-THROUGH RESTAURANTS: 150'
OF QUEUNG SPACE PER
PICK-UP WINDOW (SECTION 702.B.6.b - PHOENIX MUNICIPAL CODE)
QUEUING LENGTHS SHALL BE A LINEAR MEASUREMENT FOR THE POINT OF SERVICE

LANDSCAPE PARKING REQUIREMENT: 7,695 S.F. / 76,946 S.F. = 10% LANDSCAPE PARKING PROVIDED: 10,066 S.F. / 76,946 S.F. = 13%

#### **LEGEND**

|               | PROPERTY LINE   |
|---------------|---|
| — О.Н.Е. —    | <ul> <li>EXISTING OVERHEAD ELECTRIC LINE TO REMAIN</li> </ul>       |
| —— <i>6</i> — | EXISTING UNDERGROUND GAS LINE TO REMAIN                             |
| s-            | EXISTING UNDERGROUND SEWER LINE TO REMAIN                           |
| so            | <ul> <li>EXISTING UNDERGROUND STORM WATER LINE TO REMAIN</li> </ul> |
|               | EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN                       |
| w_            | EXISTING UNDERGROUND WATER LINE TO REMAIN                           |
|               | NUMBER OF PARKING SPACES  |
| a             | EXISTING FIRE DEPT. CONNECTION TO REMAIN                            |
| Ω             | NEW FIRE DEPT, CONNECTION   |
| •             | EXISTING BACK FLOW PREVENTER TO REMAIN                              |
| ⊜             | EXISTING DRY WELL OR CATCH BASIN TO REMAIN                          |
| 0             | EXISTING WATER RISER/BACK FLOW PREVENTER TO REMAIN                  |
| ⋈             | EXISTING GAS METER TO REMAIN  |
| >             | DRIVE THROUGH QUEUING DISTANCE                                      |
| E             | EXISTING ELECTRIC UTILITY VAULT TO REMAIN                           |
| H             | EXISTING ELECTRIC METER TO REMAIN                                   |
|               | EXISTING UTILITY BOX TO REMAIN                                      |
|               | EXISTING ELECTRIC CABINET TO REMAIN                                 |
|               | EXISTING ELECTRIC TRANSFORMER TO REMAIN                             |
| ×             | EXISTING LIGHT POLE TO REMAIN                                       |
| ×             | EXISTING LIGHT POLE TO BE REMOVED                                   |
| ጠ             | EXISTING A.D.A. PARKING CURB RAMP TO REMAIN                         |
| •             | EXISTING POWER POLE TO REMAIN                                       |
| •             | EXISTING POWER POLE W/ UNDERGROUND ELECTRIC TO REMAIN               |
| S             | EXISTING SEWER MAN HOLE TO REMAIN                                   |
| Δ             | EXISTING TELEPHONE RISER TO REMAIN                                  |

EXISTING CABLE TELEVISION RISER TO REMAIN EXISTING WATER METER TO REMAIN



VICINITY MAP

SCALE: N.T.S.

#### PROJECT DIRECTORY

2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: RANDY HAISLET PHONE: (602) 955-3900 E-MAIL: rhaislet@rkaa.com

OWNER:
EMM RE MGMT LLC
4400 N SCOTTSDALE RD, STE 91
SCOTTSDALE, ARIZONA 85251
CONTACT: MATTHEW BLISS
E-MAIL: matt.bliss@bmfilegacy.c

#### **KEYNOTES**

- THE STRUCT LSS

  I. EASTING STRUCK PLAY CONCISTE PAYING TO REMAIN, G.C. TO ENSURE THAT EASTING TRASH INCLOSURE COMPLEX WITH COP STANDARDS SERVING THAT EASTING TRASH INCLOSURE COMPLEX WITH COP STANDARDS SERVING CONCISTE SPALLWAY TO REMAIN 3.2 EXITING CONCISTE SPALLWAY TO REMAIN 3.2 EXITING CONCISTE SPALLWAY TO REMAIN 3.2 EXITING CONCISTE SPALLWAY TO REMAIN -G.C. TO REBUILD 6.2 EXISTING AD A ACCESSIBLE CONCISTE TRAINP TO REMAIN -G.C. TO REBUILD 6.2 EXISTING AD A ACCESSIBLE CONCISTE TRAINP TO REMAIN -G.C. TO REBUILD 6.2 EXISTING ADMITS CONCISTED AND SECONIST WITH THE CONCISTENCY WITH THE CONCISTEN

- 12. 1.1 NIVY STANDARD PARKON SPACES

  3. NEW AD A. RESSIBLE CURB SHAPP, MAX. SLOPE 1.12

  4. 2. NEW AD A. RESSIBLE CURB SHAPP, MAX. SLOPE 1.12

  4. 2. NEW AD A. RESSIBLE CURB SHAPP, MAX. SLOPE 1.12

  5. NEW AD A. PARKON SW. PARKON SHAPP, MAX. SLOPE 1.12

  6. NEW THE DESTANDARD STANDARD SHAPP SHAPP

PAPP / FACTH: 2500709
LANDSCAPE: [LSPL] FORTHCOMING
ADDR: FORTHCOMING
Q-5: 10-38
ZONING CASE NUMBERS: ZA-XX-Y
PHO-[T/B DETERMINED] Z-116-87-8

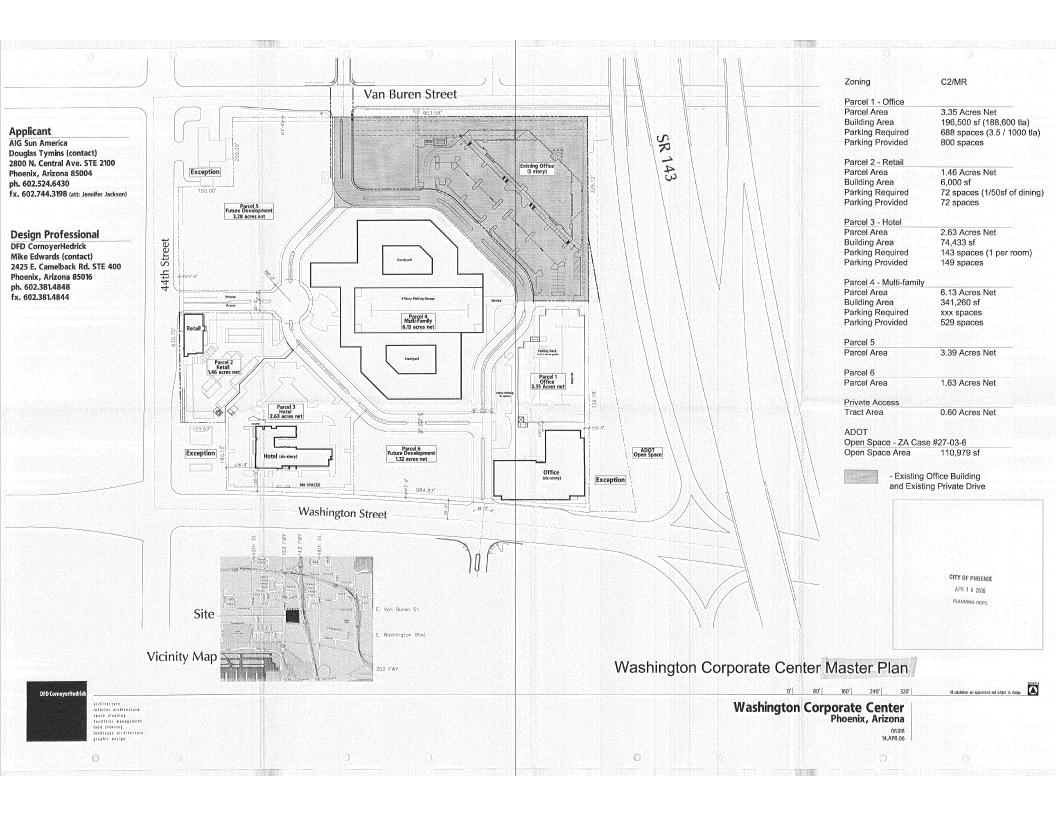
**SP1.0** project #: 24060

MINOR COMMERCIAL PRE-APPLICATION

RETAIL

STREET

44TH





### PEDESTRIAN CIRCULATION



DISTANCE FROM BUS STATION TO 44TH ST. ENTRY DISTANCE FROM TRILLIUM 44 TO ±408'-0" EAST ENTRY 13-20-2025 R C H I T E C T 3 GOING STORE S



PAPP / FACTH: 2500709
LANDSCAPE: [LSPL] FORTHCOMING
ADDR: FORTHCOMING
CS: 10-38
ZONING CASE NUMBERS: ZA-XX-Y
PHO-(T/B DETERMINED) Z-116-87-8

44TH STREET RETAIL

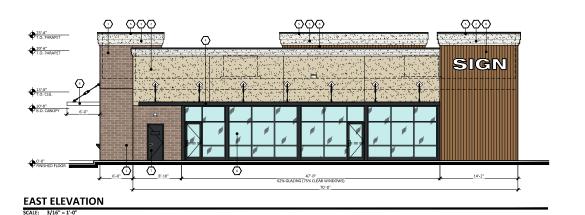
\*\*\*STREET RETAIL

\*\*\*NECOF 44TH ST. AND WASHINGTON ST.

\*\*\*PICENIX, ACS 85034

MINOR COMMERCIAL PRE-APPLICATION

**SP1.1** project #: 24060



4

999

9999

(1)

### **MATERIAL AND FINISH SCHEDULE**

3-5/8" x 11-5/8" FACE BRICK
MANUF: GLEN-GERY
COLOR: DUNES GREY VELOUR

SMOOTH FACE STUCCO SYSTEM SHERWIN WILLIAMS #SW6141 SOFTER TAN

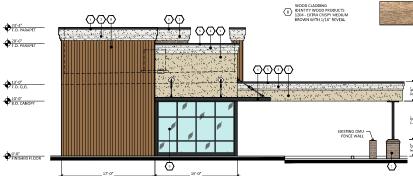
SMOOTH FACE STUCCO SYSTEM SHERWIN WILLIAMS BSW7005 PURE WHITE

METAL CANOPY
AWNEX 770-704-7140
RAL#7021 MATTE BLACK

S METAL COPING
PAC CLAD OR EQUAL TO MATCH
RAL#7021 MATTE BLACK STEEL

ANODIZED ALUMINUM STOREFRONT
WITH LOW EXTERIOR GLAZING
DARK BRONZE

7 METAL DOOR FRAME RAL#7021 MATTE BLACK STEEL



### SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

<u></u>

23'-4" T.O. PARAPET

20'-6" T.O. PARAPET

+ 10'-0" B.O. CANOPY

**NORTH ELEVATION** SCALE: 3/16" = 1'-0"



<u>S</u>

44TH STREET RETAIL
ALSE, MONOGESTREET
NECOF-44TH ST, AND WASHINGTON ST,
PHOENX, AZ 85034
MINOR COMMERCIAL PRE-APPLICATION

A4.1

**WEST ELEVATION (44TH STREET)** 

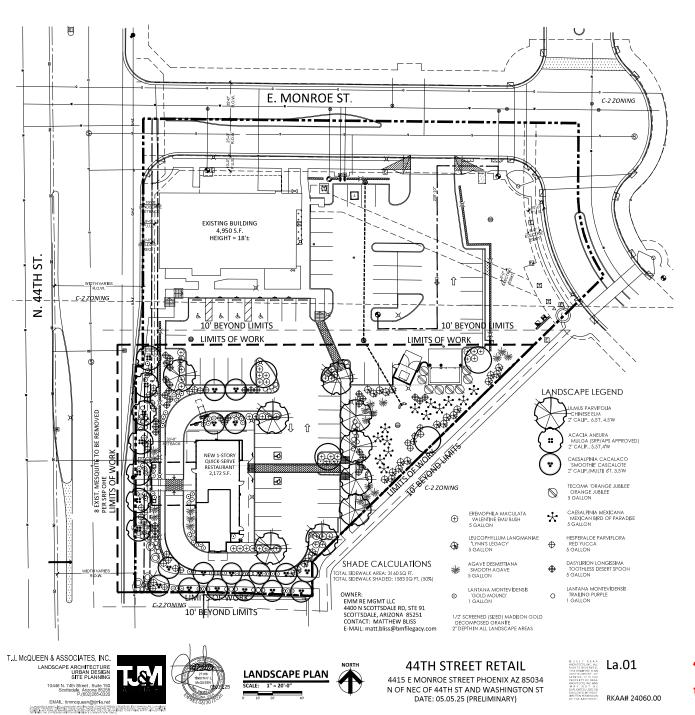
SCALE: 3/16" = 1'-0"



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#### CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHONE GENERAL NOTES ARE THE CHLY NOTES AFFROVED ON THE PLAN. ADDITIONAL GENERAL NOTES GENERALED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES DULY AND SHALL NOT PREVIAIT THE CITY FROM BECQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH FRRORS ARE SUBSEQUENTLY FOUND TO BE IN MOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOBUX SUPPLEMENT TO THE MAG UNFORM STANDARD SPECIFICATIONS AND DETAILS.

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

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

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

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. HERE IS A LINK ADWR LIST

HTTPS://NEW.AZWATER.GOV/SITES/DEFAULT/FILES/MEDIA/PHOENIXAMA\_4MP\_LWUPL.PDF

COMACT THE PARIS AND RECREATION DEPARTMENT FORSITY SUPERVISOR AT 602-04-02 TO VESTEY OWNERSHIP OF ANY PARI MATERIA THE PRIVILE OR NO PRIGOT CO ANY FAM RESOCCATION OF REMOVAL OF BATH WRITTHE PRINSISSION FROM THE PARIS AND RECREATION DEPARTMENT PRIOR TO THE BELOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OF REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR

THE PROPOSED BRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RICH-IN-OWNAY TO THE PROPOSED SYSTEM. ALL THOUGH BRIGATION SYSTEMS IN THE RICH-IN-OWNAY SHALL SE MANAFED. THE COLVENING COS SHALL SE RESPONDING FOR CAPPIGN AND/OR ASDOON,ONE SISTING REPROADOUT PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGH-IO-WAY PER THE APPROVED PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGH-IO-WAY PER THE APPROVED.

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

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6 8") PER SECTION 507 TAB AJLA.3.1.10 OF THE CITY OF PHOBNIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLYTUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLYTUBING LATERALS ARE ALLOWED

PLANT QUANTITIES AND CAUPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE RELD. ANY DEVIATIONS FROM THE PLAN MILL REQUIRE A REVISION TO THE APPROVED PLAN. NOTE: MINIMUM CALIPES SIZES A ZONING REQUIREMENT. IF THE MINIMUM CAUPER CANNOT BE MET AT BOX SIZE THAT IS SECREDIC. THEY THEORY SIZE MUST BE INCREASED TO MEET CAUPER REQUIREMENTS.

PLAN APPROVAL IS VALID FOR 1 YEAR (12 MONTHS). PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE

PROFESSION OF THE PLANS SHALL BE RESUMMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPERATION, EXTENSION, AND REINSTAFFMENT OF LANDSCAPE PLANS AND PERMITS HALL FOLLOW THE SAME CUIDINES AS THOSE MORE THE PROFILE IN THE PHOENIX BUILDING CONSTRUCTION CODE AMONISTRATIVE PROVISIONS SECTION 10.53 FOR MICH. MISC. LA NDSCA PE NOTES HESENOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX. THE STREET STREET USE AMANDATION TO A CORDANCE WITH PHOENIX STANDARDS.

- THESE ADJACENT TO PROESTRIAN WALKWAYS SHOULD HAVE A MIN.

USE PVC LATERALS WITH A MAXIMUM A 5" OF POLY TUBING OFF OF PVC, NO POLY LATERALS WILL BE - JOSE PICCLAREALS WITH A MAXIMUM A S OF POLYTURING OFF OF PIC. NO POLYTIATERALS WILL BE ACCEPTED. ACCEPTED. ACCEPTED. FOLINES AND CALLES ELEST FOLINES FROM THE APPROVED PLAN AND IN THE LEGBND ARE FROM THE TOTAL THE ACCEPTED AND THE FROM THE ACCEPTED AS ALL THEN AND DETURBED LANDSCAFE AREAS WILL RECEIVE A 2" TOP-DEESS OF MATCHING DECOMPOSED GRANTE (MIN. 1/2" MINUS). -PLANT MATERIAL WITHIN THE CITY OF PROPENSING HIS DISTANCE.

TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT, TREES WILL BE MAINTAINED WITH A 7" MINIMUM CLEAR CANOPY.

CLEAR CANOPY.

- HOP FLANT SUBSTITUTIONS, TYPESIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL RECONTRECT OF PHODBIX LANDSCAPE SECTION AT (400) 265-7811

- THERE IS NO OVERHEAD POWER LINES ON SITE
- HOS SLAVAGED FLANT MARRIEM.

LANDSCAPE ARCHITECT

CITY OF PHOENIX

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

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

KIVA: 06-984A11 SDEV: 0601580 PAPP / FACT: 2402215 ZONING: C-2 M-R QS: Q10-38 ZA-209-07, ZA-548-21 LSIS:

SQUARE FOOTAGE OF TURF\_











PLANNING DEPARTMENT

June 12, 2006

Ed`Bull/Burch & Cracchiolo 702 East Osborn Road, Suite 200 Phoenix, AZ 85014

Dear Applicant:

RE: Z-116-87-8 - Approximately 187 feet east of the northeast corner of 44th Street and Washington Street

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on June 7, 2006, concurred with the recommendation of the Planning Hearing Officer and has ratified application Z-116-87-8 for: 1) Modification of stipulation 1 regarding general conformance to the site plan, 2) Deletion of stipulation 4 regarding retail space, 3) Deletion of stipulation 5 regarding parking, 4) Deletion of stipulation 6 regarding landscaping and streetscape plans, 5) Deletion of stipulation 7 regarding the landscape setback, 6) Deletion of stipulation 8 regarding public art, 7) Deletion of stipulation 9 regarding materials, 8) Deletion of stipulation 10 regarding construction of roadways, 9) Deletion of stipulation 11 regarding assigned parking, 10) Deletion of stipulation 12 regarding a traffic system management program, 11) Deletion of stipulation 13 regarding mass transit, 12) Deletion of stipulation 14 regarding on-site property manager, 13) Modification of stipulation 15 regarding right-of-way dedications, 14) Deletion of stipulation 17 regarding a triangular landscape setback, 15) Deletion of stipulation 18 regarding perimeter landscaping, 16) Deletion of stipulation 19 regarding a building setback, 17) Deletion of stipulation 20 regarding general conformance to the site plan, 18) Deletion of stipulation 21 regarding right-ofway dedications, and 19) Deletion of stipulation 22 regarding construction of streets.

### **STIPULATION**

- Mod 1 That development of the master plan and parcels 1, 2, 3, and 4 be in general conformance to the site plan dated April 14, 2006 and that development of parcels 5 and 6 submit site plans to be administratively approved by the planning hearing officer.
  - 2. That office and commercial development on the total site not to exceed an F.A.R of 1.0 (exclusive of the two hotel structures). The P.A.R may be increased to a maximum of 1.15 (exclusive of the two hotel structures) with the provision of the following improvements/amenities:
    - a. Additional F.A.R. of 0.05 with the provision of a minimum 30,000 square foot "centralized" retail facility incorporated into a pedestrian plaza.



- Additional F.A.R of 0.05 with the inclusion of Parcel "N" (the Exxon Parcel) and 0.05 with the inclusion of Parcel "O" (the Circle K Parcel) into the final design. The final design shall incorporate the uses, if retained, to provide internal access from within the site and provide landscaping and amenities generally in compliance with the Gateway Guidelines.
- That structures be limited to 12-stories, not to exceed 150 feet exclusive of unoccupied roof areas, subject to approval of a variance from the Sky Harbor Airport Zoning Ordinance for structures that exceed a mean elevation of 1,278 feet above sea level.
- 4. That a minimum 10,000 square feet of gross retail space be provided. Such retail space shall be exclusive of retail banking but inclusive of the existing convenience retail located at the immediate northeast corner of 44th Street and Washington Street and /or the immediate southeast corner of 44th Street and Van Buren Street if and to the extent that such convenience retail is integrated into the master plan with landscaping and pedestrian connections.
- 5. That surface parking shall be screened from streets and private drives in accordance with sections 507 tab a.ii.a.6 (6.1.3) and 662.k.interim transit-oriented zoning overlay district one (TOD-1).
- That a master landscaping, streetscape and pedestrian circulation plan shall be submitted for review to the 44th Street corridor subcommittee of the Camelback East Village Planning Committee and administrative approval by the Planning Hearing Officer and the Development Services Department. Such plan shall establish circulation within the development and to/from the 44th Street and Washington Street light rail station. Pedestrian amenities such as seating and adequate shading shall be emphasized.
- 7. That the developers shall provide art features that are visible and accessible to outdoor pedestrians within the project. The art shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval.
- 8. That all structures within the master planned site and parcels 1 -6, are to include elements of compatible materials and colors as approved by the Development Services Department. Any reflective glass used within the development shall be limited to a maximum 20 percent reflectivity.
- That carpooling and public transit programs shall be encouraged through placement of appropriate signs in the lobbies of the office, hotel, and residential developments.
- 10. That bicycle storage facilities will be provided on-site.



- 11. That additional right-of-way dedications will be determined by the Development Services Department at the time of preliminary site plan review and that the developer shall construct all streets adjacent to and the private access way within 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 ADA accessibility standards.
- 12. That the City of Phoenix Archeologist (4619 E Washington Street Phoenix 85034) be notified of site plan review meetings conducted by the Development Services Department, in order to ensure consider architectural compatibility with the Pueblo Grande Museum and Archeology Park.
- 13. That building elevations, on a building by building basis, shall be submitted to the Planning Hearing Officer for administrative review prior to such building's preliminary site plan approval by the Development Services Department.

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

Sincerely,

Donna:Stevens

Planner III

CC:

Kelly Walker (Sent electronically)

Jay Neville (Sent electronically)

Dave Barrier (Sent electronically)

Racelle Escolar (Sent electronically)
Shawn Stevens (Sent electronically)

Molly Monserud (Sent electronically)

E.J. Hyncik, Public Transit (Sent electronically)

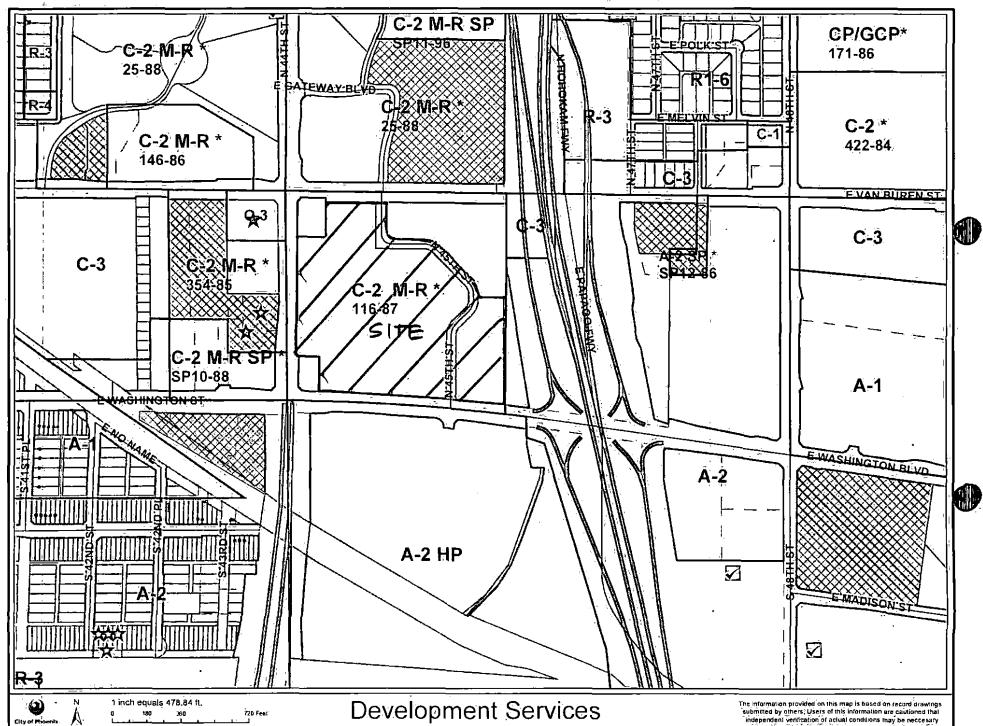
Book

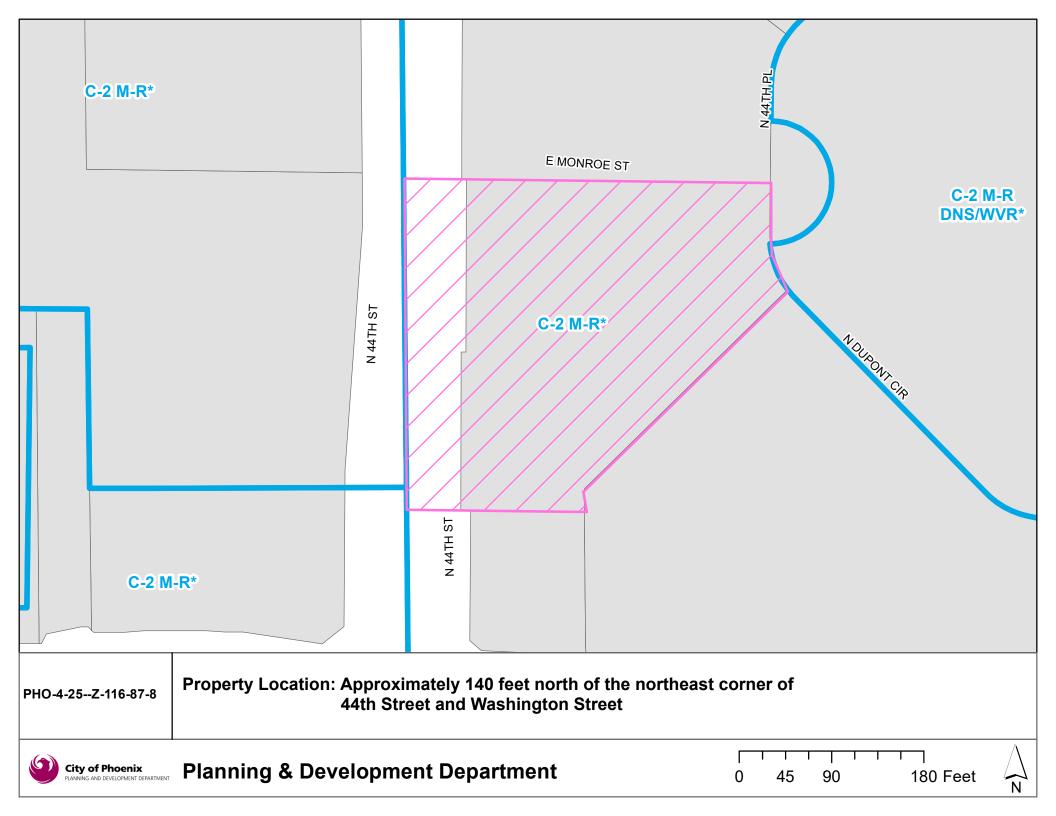
Case File

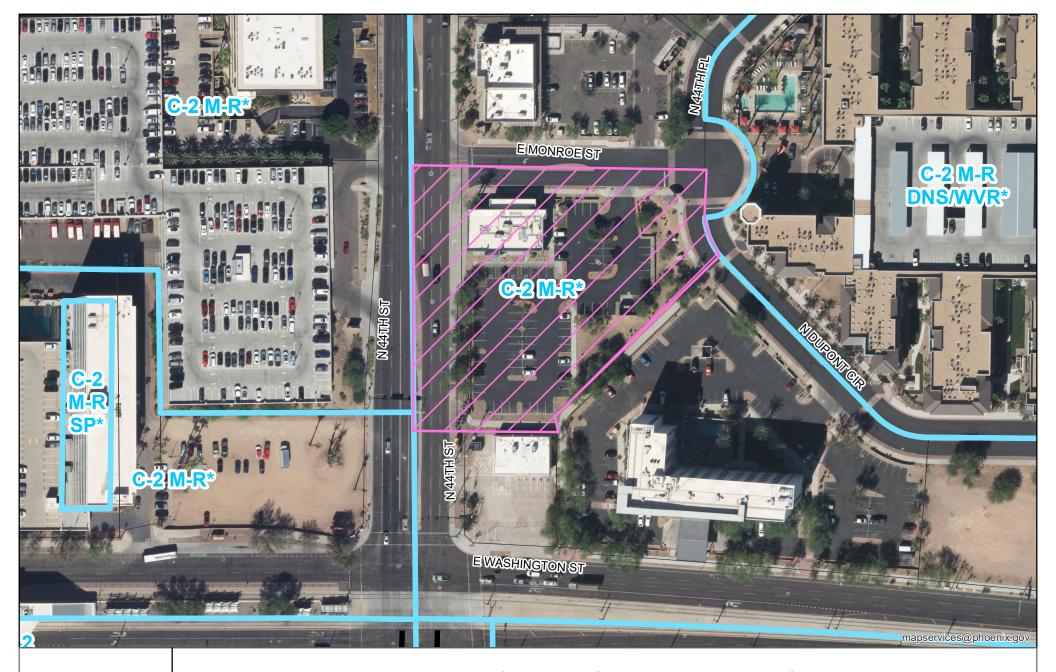
Doug Tymins/AIG Sun America, Inc. 877 North Gainey Center Drive, Suite 205 Scottsdale AZ

85258

Ed Bull/Burch & Cracchiolo 702 East Osborn Road, Suite 200 Phoenix AZ 85014







PHO-4-25--Z-116-87-8

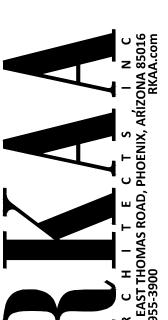
Property Location: Approximately 140 feet north of the northeast corner of 44th Street and Washington Street

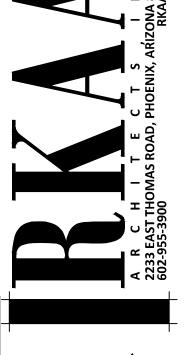


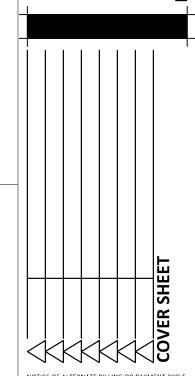
# 44TH STREET RETAIL

# 4415 E. MONROE STREET PHOENIX, AZ 85034











NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLINGS OR ESTIMATES IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT
ON SO ME ALTERNATIVE SCHEDULE AFTER
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. AMPLITEM DESCRIPTION OF SUICH OTHER CERTIFICATION AND APPROVAL OF BILLING. SETIMATES. A WRITTEN DESCRIPTION OF SUCH O'S BILLING CYCLE APPLICABLE TO THE PROJEC AVAILABLE FROM OWNER OR DESIGNATED AG NAME: EMM RE MGMT, LIC ADDRESS: 4400 N SCOTTSDALE RD. STE 91 ADDRESS: SCOTTSDALE, AZ 85251 CONTACT: MATTHEW BLISS E-MAIL: MATT.BLISS@BMFILEGACY.COM

E MONROE STREET

WASHINGTON STREET

**RE** 

JUN 1 6 2025

| <b>GENERAL NOTES</b>   | SITE PLAN NOTES  | PROJECT NARRATIVE  |  | SITE DATA   |
|--|--|--|--|---|
| THE PROJECT AND ITS DEVELOPMENT WILL BE BUILT IN ONE PHASE. G.C. TO VERIFY UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER, AND SIDEWALKS ON ALL STREETS. G.C. TO VERIFY THAT ALL EXISTING SIDEWALKS, CURB RAMPS, AND DRIVEWAYS ARE COMPLYING WITH THE CURRENT ADA GUIDELINES. SO3.2.1 DIMENSIONS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET (6096 MM), EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET (4267 MM). | <ol> <li>THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.</li> <li>DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.</li> <li>ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.</li> <li>STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.</li> <li>STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.</li> <li>ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.</li> <li>OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.</li> <li>ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.</li> <li>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.</li> </ol> | THE NEW 2,172 S.F. GROUND UP TYPE V-B QUICK SERVE RESTAURANT WILL BE BUILT USING WOOD FRAMING AND TRUSSES IN COMPLIANCE WITH ALL REGULATIONS ADOPTED BY CITY AND JURISDICTION. THE PROJECT WILL NOT HAVE ANY PATIO NOT AN OUTDOOR DINING AND SEATING DUE TO THE RESTRICTION OF THE SITE. THE PROPOSED DEVELOPMENT WILL PROMOTE GROWTH OF EMPLOYMENT AND SERVICES TO THE SURROUNDING COMMUNITY, WHILE PRESERVING THE ATTRACTIVE APPEARANCE THAT PROVIDES PHOENIX WITH A SENSE OF PLACE. | ADDRESS  APN  GROSS SITE ACREAGE  NET SITE ACREAGE  ZONING DISTRICT  REZONING CASE  ZA CASE  KIVA PROJECT  SDEV  PAPP / FACT  Q-S  PHO-3-06  OVERLAY DISTRICT  CONSTRUCTION TYPE | SITE DATA  4415 E. MONROE ST., PHOENIX, AZ 85034  124-10-039  95,464 S.F. / 2.19 AC  76,946 S.F. / 1.76 AC  C-2 / M-R  Z-116-87  ZA-209-07  06-984A11  0601580  2500709  10-38  Z-116-87-8  TOD DISTRICT - GATEWAY  TRANSIT OVERLAY DISTRICT (TOD-1)  REGULATORY  44TH STREET CORRIDOR SPECIFIC PLAN  TYPE V-B WITH FIRE ALARM SPRINKLER SYSTEM |
|  | <ul> <li>10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE.</li> <li>11. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.</li> </ul>  |  | BUILDING AREA  EXISTING BUILDING  NEW PROPOSED BUILDING  | 4,950 S.F.<br>2,172 S.F.  |

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF

ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE

SIGNATURE OF COPYRIGHT OWNER

PRINTED NAME OF COPYRIGHT OWNER

### **STIPULATIONS**

PH0-3-06--Z-116-87-8

- STIPULATIONS: . THAT DEVELOPMENT OF THE MASTER PLAN AND PARCELS 1, 2, 3, AND 4 BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATED APRIL 14, 2006 AND THAT DEVELOPMENT OF PARCELS 5 AND 6 SUBMIT SITE PLANS TO BE ADMINISTRATIVELY APPROVED BY THE PLANNING
- HEARING OFFICER. THAT OFFICE AND COMMERCIAL DEVELOPMENT ON THE TOTAL SITE NOT TO EXCEED AN F.A.R. OF 1.0 (EXCLUSIVE OF THE TWO HOTEL STRUCTURES). THE P.A.R MAY BE INCREASED TO A MAXIMUM OF 1.15 (EXCLUSIVE OF THE TWO HOTEL STRUCTURES) WITH THE PROVISION OF THE FOLLOWING IMPROVEMENTS/AMENITIES: A. ADDITIONAL F.A.R. OF 0.05 WITH THE PROVISION OF A MINIMUM 30,000 SQUARE FOOT "CENTRALIZED" RETAIL FACILITY INCORPORATED INTO A PEDESTRIAN PLAZA. B. ADDITIONAL F.A.R OF 0.05 WITH THE INCLUSION OF PARCEL "N" (THE EXXON PARCEL) AND 0.05 WITH THE INCLUSION OF PARCEL "O" (THE CIRCLE K PARCEL) INTO THE FINAL DESIGN. THE FINAL DESIGN SHALL INCORPORATE THE USES, IF RETAINED, TO PROVIDE INTERNAL ACCESS FROM WITHIN THE SITE AND PROVIDE LANDSCAPING AND AMENITIES GENERALLY IN COMPLIANCE WITH THE GATEWAY GUIDELINES.
- THAT STRUCTURES BE LIMITED TO 12-STORIES, NOT TO EXCEED 150 FEET EXCLUSIVE OF UNOCCUPIED ROOF AREAS, SUBJECT OF TO APPROVAL OF A VARIANCE FROM THE SKY HARBOR AIRPORT ZONING ORDINANCE FOR STRUCTURES THAT EXCEED A MEAN ELEVATION OF 1,278 FEET ABOVE SEA LEVEL.
- 4. THAT A MINIMUM 10,000 SQUARE FEET OF GROSS RETAIL SPACE BE PROVIDED. SUCH RETAIL SPACE SHALL BE EXCLUSIVE OF RETAIL BANKING BUT INCLUSIVE OF THE EXISTING CONVENIENCE RETAIL LOCATED AT THE IMMEDIATE NORTHEAST CORNER OF 44TH STREET AND WASHINGTON STREET AND /OR THE IMMEDIATE SOUTHEAST CORNER OF 44TH STREET AND VAN BUREN STREET IF AND TO THE EXTENT THAT SUCH CONVENIENCE RETAIL IS INTEGRATED INTO THE MASTER PLAN WITH LANDSCAPING AND PEDESTRIAN CONNECTIONS.
- THAT SURFACE PARKING SHALL BE SCREENED FROM STREETS AND PRIVATE DRIVES IN ACCORDANCE WITH SECTIONS 507 TAB A.II.A.6 (6.1.3) AND 662.K INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE (TOD-1).
- THAT A MASTER LANDSCAPING, STREETSCAPE AND PEDESTRIAN CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW TO THE 44TH STREET CORRIDOR SUBCOMMITTEE OF THE CAMELBACK EAST VILLAGE PLANNING COMMITTEE AND ADMINISTRATIVE APPROVAL BY THE PLANNING HEARING OFFICER AND THE DEVELOPMENT SERVICES DEPARTMENT. SUCH PLAN SHALL ESTABLISH CIRCULATION WITHIN THE DEVELOPMENT AND TO/FROM THE 44TH STREET AND WASHINGTON STREET LIGHT RAIL STATION. PEDESTRIAN AMENITIES SUCH AS SEATING AND ADEQUATE SHADING SHALL BE EMPHASIZED
- THAT THE DEVELOPERS SHALL PROVIDE ART FEATURES THAT ARE VISIBLE AND ACCESSIBLE TO OUTDOOR PEDESTRIANS WITHIN THE PROJECT. THE ART SHALL BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THAT ALL STRUCTURES WITHIN THE MASTER PLANNED SITE AND PARCELS 1 -6, ARE TO INCLUDE ELEMENTS OF COMPATIBLE MATERIALS AND COLORS AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. ANY REFLECTIVE GLASS USED WITHIN THE
- DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM 20 PERCENT REFLECTIVITY. ). THAT CARPOOLING AND PUBLIC TRANSIT PROGRAMS SHALL BE ENCOURAGED THROUGH PLACEMENT OF APPROPRIATE SIGNS IN THE LOBBIES OF THE OFFICE, HOTEL, AND RESIDENTIAL
- DEVELOPMENTS. 10. THAT BICYCLE STORAGE FACILITIES WILL BE PROVIDED ON-SITE.
- 11. THAT ADDITIONAL RIGHT-OF-WAY DEDICATIONS WILL BE DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF PRELIMINARY SITE PLAN REVIEW AND THAT THE DEVELOPER SHALL CONSTRUCT ALL STREETS ADJACENT TO AND THE PRIVATE ACCESS WAY WITHIN 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 ADA ACCESSIBILITY STANDARDS.
- 12. THAT THE CITY OF PHOENIX ARCHEOLOGIST (4619 E WASHINGTON STREET PHOENIX 85034) BE NOTIFIED OF SITE PLAN REVIEW MEETINGS CONDUCTED BY THE DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ENSURE CONSIDER ARCHITECTURAL COMPATIBILITY WITH THE PUEBLO GRANDE MUSEUM AND ARCHEOLOGY PARK.
- 13. THAT BUILDING ELEVATIONS, ON A BUILDING-BY-BUILDING BASIS, SHALL BE SUBMITTED TO THE PLANNING HEARING OFFICER FOR ADMINISTRATIVE REVIEW PRIOR TO SUCH BUILDING'S PRELIMINARY SITE PLAN APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT.

## **ARCHEOLOGY NOTES**

THE PROJECT AREA IS LOCATED WITHIN AZ U:9:1(ASM) (S'EDAV VA'AKI), A LARGE PREHISTORIC VILLAGE THAT CONTAINS MORE THAN 2,000 HUMAN BURIALS. ACCORDING TO OUR RECORDS AND THOSE OF AZSITE, THE STATE'S REPOSITORY OF ARCHAEOLOGICAL INFORMATION, ARCHAEOLOGICAL DATA RECOVERY WAS CONDUCTED WITHIN THIS PROJECT AREA AS PART OF THE LARGER WASHINGTON PARK PROJECT AND THE NEW ALIGNMENT OF MONROE STREET, EAST OF 44TH STREET, THE RESULTS OF WHICH ARE DOCUMENTED IN THE FOLLOWING

BRETERNITZ, CORY DALE, CHRISTINE K. ROBINSON, AND BANKS L. LEONARD 2006 END OF FIELDWORK INTERIM REPORT: ARCHAEOLOGICAL DATA RECOVERY AND CLEARANCE OF THE SUN AMERICA WASHINGTON PARK PROPERTY AT THE NORTHEAST CORNER OF 44TH AND WASHINGTON STREETS, PHOENIX, MARICOPA COUNTY, ARIZONA. SOIL SYSTEMS TECHNICAL REPORT NO. 06-18. SOIL SYSTEMS, INC., PHOENIX. (PGM #

### Leonard, Banks L., and Rebecca J. Hill

2007 END OF FIELDWORK INTERIM REPORT: ARCHAEOLOGICAL DATA RECOVERY AND BURIAL REMOVAL FOR A PROPOSED BUILDING FOOTPRINT AND UTILITIES ALONG A NEW ALIGNMENT OF MONROE STREET, EAST OF 44TH STREET, AT PUEBLO GRANDE (AZ U:9:7[ASM]), PHOENIX, ARIZONA. SOIL SYSTEMS TECHNICAL REPORT NO. 07-42. SOIL SYSTEMS, INC., PHOENIX. (PGM # 2013-003)

THESE PROJECTS IDENTIFIED ARCHAEOLOGICAL FEATURES WITHIN THE CURRENT PROJECT AREA, INCLUDING HUMAN BURIALS.

### **RECOMMENDATIONS:**

THE CITY OF PHOENIX ARCHAEOLOGY OFFICE RECOMMENDS ARCHAEOLOGICAL MONITORING OF GROUND-DISTURBING ACTIVITIES ASSOCIATED WITH THIS PROJECT. ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS MAY BE NECESSARY BASED UPON THE RESULTS OF THE MONITORING. A QUALIFIED ARCHAEOLOGIST\* MUST MAKE THIS DETERMINATION IN CONSULTATION WITH THE CITY OF PHOENIX ARCHAEOLOGIST.

THIS WORK IS RECOMMENDED IN ORDER TO ASSIST THE PROJECT PROPONENT IN COMPLYING WITH THE STATE BURIAL LAW, ARS 41-865, AND CHAPTER 8, SECTION 802[B2] OF THE CITY'S HISTORIC PRESERVATION ORDINANCE

### **LEGAL DESCRIPTION**

LOT 1, OF PART OF WASHINGTON CORPORATE CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 957 OF MAPS, PAGE 12

7,122 S.F.

TOTAL BUILDING AREA

**REFER TO SHEET SP1.0 FOR SITE DATA** 

## CITY OF PHOENIX

**DRAWING INDEX** 

GENERAL G0.0

SP1.0

SP1.1

**ARCHITECTURAL** 

**COVER SHEET** 

SITE PLAN

**ELEVATIONS** 

PEDESTRIAN CIRCULATION

COLORED ELEVATIONS

site

VICINITY MAP

SCALE: N.T.S.

Planning & Development Department

design by: **RWK** drawn by: MM checked by: RH

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### **SITE DATA**

PARCEL NUMBER: 124-10-039

**EXISTING ZONING:** C-2 (INTERMEDIATE COMMERCIAL) / M-R (MID-RISE)

**ZONING OVERLAY:** TRANSIT OVERLAY DISTRICT (TOD-1) TYPE V-B WITH FIRE ALARM SPRINKLER SYSTEM CONSTRUCTION TYPE

SITE NET AREA: 1.76 ACRES (76,946 S.F.)

SITE GROSS AREA: 2.19 ACRES (95,464 S.F.)

PER SEC. 662. I. A.

TABLE 1: STANDARDS TOD-1 SETBACKS STREET SETBACKS

IF DISTANCE FROM STATION: 0-1,000 FEET

THEN MAX. BUILDING SETBACK: 6 FEET \*WHERE GROUND LEVEL RETAIL USES ARE PRESENT, SETBACK MAY BE INCREASED UP TO 12 FEET FOR OUTDOOR SEATING, PATIO DINING, OR RETAIL SALES BY **SECURING A USE PERMIT** 

\*WHERE THERE ARE EXISTING OR PROPOSED EASEMENTS THAT RESTRICT CONSTRUCTION THAT ARE GREATER THAN THE BUILD-TO-LINES, THE MEASUREMENTS SHALL BE FROM THE EASEMENT LINE.

PER SEC. 662. I. TABLE 1. INTERIOR SETBACKS BUILDING HEIGHT = 0-30'-0"; ABUTS C-2:

PER SEC. 662. TABLE 2 DISTANCE FROM THE STATION

±642.00 LINEAR FEET MINIMUM BUILDING FRONTAGE REQ. BUILDING FRONTAGE PROVIDED

PER SEC. 662. I.2.A. MINIMUM CLEAR WINDOW REQ. FRONTING A STREET 60% CLEAR WINDOW PROVIDED FRONTING A STREET SEE ELEVATION (A4.0)

LANDSCAPE PARKING REQUIREMENT: 7,695 S.F. / 76.946 S.F. = 10% LANDSCAPE PARKING PROVIDED: 10,066 S.F. / 76,946 S.F. = 13%

**BUILDING AREA: EXISTING BUILDING:** 4,950 S.F. NEW PROPOSED BUILDING : 2,172 S.F.

PER SEC. 662. I.3.b TOTAL BUILDING AREA: 7,122 S.F. MAXIMUM SITE COVERAGE SITE COVERAGE PROVIDED 9.26 % MAXIMUM ALLOWABLE F.A.R. 1.0

F.A.R. PROVIDED 7,122 S.F. / 76,946 S.F. = 0.093 PER SEC. 623. E.4.a.

MAX. ALLOWABLE BLDG HEIGHT 2 STORIES / 30'-0" PROPOSED BLDG HEIGHT 1 STOREY / 23'-4"

TOTAL PARKING REQUIRED:

(SECTION 702.C - PHOENIX MUNICIPAL CODE) EXISTING BUILDING: 4,950 S.F. AT 1 PER 300 S.F.: 17 SPACES

NEW BUILDING: 2,172 S.F. KITCHEN/STORAGE: 1/3 OF AREA = 724 S.F.: SEATING: 2/3 OF AREA = 1,448 S.F. AT 1 PER 50 S.F.: 29 SPACES TOTAL REQUIRED: TOTAL PARKING PROVIDED: 58 SPACES ACCESSIBLE SPACES REQUIRED: 4 SPACES ACCESSIBLE SPACES PROVIDED: 6 SPACES

TOTAL BIKE RACK REQUIRED PER SEC. 662.L.3.a: 1 SPACE / 2,000 S.F 2 BICYCLE SPACES

MINIMUM QUEUING DISTANCE REQUIRED FOR DRIVE-THROUGH RESTAURANTS: 150'

OF QUEUING SPACE PER PICK-UP WINDOW (SECTION 702.B.6.b - PHOENIX MUNICIPAL CODE)

QUEUING LENGTHS SHALL BE A LINEAR MEASUREMENT FOR THE POINT OF SERVICE.

LANDSCAPE PARKING REQUIREMENT:7,695 S.F. / 76.946 S.F. = 10% LANDSCAPE PARKING PROVIDED: 10,066 S.F. / 76,946 S.F. = 13%

### **LEGEND**

| ■ PROPERTY LINE                                    |
|--|
| — EXISTING OVERHEAD ELECTRIC LINE TO REMAIN        |
| — EXISTING UNDERGROUND GAS LINE TO REMAIN          |
| — EXISTING UNDERGROUND SEWER LINE TO REMAIN        |
| EXISTING UNDERGROUND STORM WATER LINE TO REMAIN    |
| EXISTING UNDERGROUND TELEPHONE LINE TO REMAIN      |
| EXISTING UNDERGROUND WATER LINE TO REMAIN          |
| NUMBER OF PARKING SPACES                           |
| EXISTING FIRE DEPT. CONNECTION TO REMAIN           |
| NEW FIRE DEPT. CONNECTION                          |
| EXISTING BACK FLOW PREVENTER TO REMAIN             |
| EXISTING DRY WELL OR CATCH BASIN TO REMAIN         |
| EXISTING WATER RISER/BACK FLOW PREVENTER TO REMAIN |
| EXISTING GAS METER TO REMAIN                       |
| DRIVE THROUGH QUEUING DISTANCE                     |
| EXISTING ELECTRIC UTILITY VAULT TO REMAIN          |
| EXISTING ELECTRIC METER TO REMAIN                  |
| EXISTING UTILITY BOX TO REMAIN                     |
| EXISTING ELECTRIC CABINET TO REMAIN                |
| EXISTING ELECTRIC TRANSFORMER TO REMAIN            |
| EXISTING LIGHT POLE TO REMAIN                      |
| EXISTING LIGHT POLE TO BE REMOVED                  |
| EXISTING A.D.A. PARKING CURB RAMP TO REMAIN        |
|  |

EXISTING POWER POLE TO REMAIN

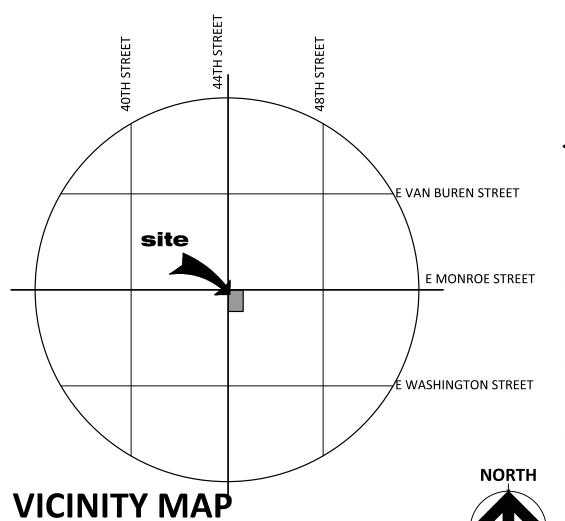
EXISTING SEWER MAN HOLE TO REMAIN

**EXISTING TELEPHONE RISER TO REMAIN** 

**EXISTING WATER METER TO REMAIN** 

EXISTING CABLE TELEVISION RISER TO REMAIN

EXISTING POWER POLE W/ UNDERGROUND ELECTRIC TO REMAIN



### SCALE: N.T.S.

ARCHITECT: OWNER: RKAA ARCHITECTS, INC. EMM RE MGMT LLC 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: RANDY HAISLET PHONE: (602) 955-3900 E-MAIL: rhaislet@rkaa.com

**PROJECT DIRECTORY** 

4400 N SCOTTSDALE RD, STE 91 SCOTTSDALE, ARIZONA 85251 CONTACT: MATTHEW BLISS E-MAIL: matt.bliss@bmfilegacy.com

### **KEYNOTES**

- 1. EXISTING TRASH ENCLOSURE W/ CONCRETE PAVING TO REMAIN, G.C. TO ENSURE THAT EXISTING TRASH ENCLOSURE COMPLIES WITH COP STANDARDS
- EXISTING LANDSCAPED STORM-WATER RETENTION AREA TO REMAIN **EXISTING CONCRETE SPILLWAY TO REMAIN**
- . EXISTING ELECTRIC FACILITIES EASEMENT 5. EXISTING LIGHT POLE TO BE RELOCATED
- 6. EXISTING A.D.A. ACCESSIBLE CONCRETE RAMP TO REMAIN G.C. TO REBUILD A.D.A RAMP WHERE CONCRETE CURB IS REBUILT
- 7. EXISTING PAINTED CROSSWALK TO BE RECONSTRUCTED WITH DECORATIVE
- 8. RELOCATED LIGHT POLE AND BASE 9. EXISTING MASONRY SCREEN WALL TO REMAIN
- 10. EXISTING ART INSTALLATION TO REMAIN
- 11. EXISTING MASONRY SCREEN TO BE REMOVED 12. 11 NEW STANDARD PARKING SPACES
- 13. NEW A.D.A. ACCESSIBLE CURB RAMP, MAX. SLOPE 1:12 14. 2 NEW A.D.A. PARKING W/ PAINTED A.D.A. PARKING SIGN
- 15. NEW A.D.A. ACCESSIBLE PARKING SIGN POST
- 16. NEW FIRE DEPARTMENT CONNECTION PER COP FIRE CODE SECTION 507.5.2.8. 17. NEW FIRE RISER ROOM
- 18. NEW WALL PACK LIGHT @ 10'-0" A.F.F.
- 19. NEW STANDARD WAY-FINDING ARROW, UNDER SEPARATE PERMIT 20. EXISTING CONCRETE HEADWALL TO REMAIN
- 21. NEW DRIVE-THROUGH MENU BOARD, UNDER SEPARATE PERMIT 22. NEW ORDER BOARD, UNDER SEPARATE PERMIT
- 23. NEW DRIVE-THROUGH PICK-UP WINDOW 24. NEW WATER BACK FLOW DEVICE
- FIRE TRUCK TURNING RADIUS (35'-0" INSIDE RADIUS, 55'-0" OUTSIDE RADIUS) 27. NEW TRASH ENCLOSURE W/ CONCRETE PAVING AND 6'-0" CMU SCREEN WALL PER CITY OF PHOENIX CODE CHAPTER 27 "SOLID WASTE" AND THE TECHNICAL
- REQUIREMENTS OF CITY OF PHOENIX OPERATED COLLECTION EQUIPMENT. 28. NEW BIKE RACK, PER SEC.662.L.3.a. SEE SITE DATA FOR REQUIRED AND
- 29. NEW DRIVE-THRU CANOPY WITH COLUMNS
- 30. HATCH INDICATES NEW 6" HIGH CONCRETE CURB WITH DECORATIVE PAVERS
- 31. NEW 6'-0" WITH DECORATIVE PAVING PEDESTRIAN CROSSWALK 32. NEW CONCRETE SIDEWALK
- 33. NEW METAL CANOPY
- 34. 10x20 VISIBILITY TRIANGLE
- 35. NEW PRIVATE FIRE HYDRANT 112'-2" LINEAR FEET FROM NEW FDC 36. COLLECTION VEHICLE TURNING RADIUS WITH A MINIMUM OF 16' WIDE, TURNING RADIUS: 44' OUTSIDE TURNING RADIUS AND 28'6" INSIDE TURNING
- 37. EXISTING FIRE HYDRANT TO REMAIN
- 38. SPEED TABLE WITH DECORATIVE PAVING / ELEVATED SIDEWALK, RE: 2/SP1.0

SDEV: 0601580 PAPP / FACT#: 2500709 LANDSCAPE: [LSPL] FORTHCOMING ADDR: FORTHCOMING Q-S: 10-38

**ZONING CASE NUMBERS: ZA-XX-YY** PHO-[T/B DETERMINED] Z-116-87-8

## CITY OF PHOENIX

JUN 1 6 2025

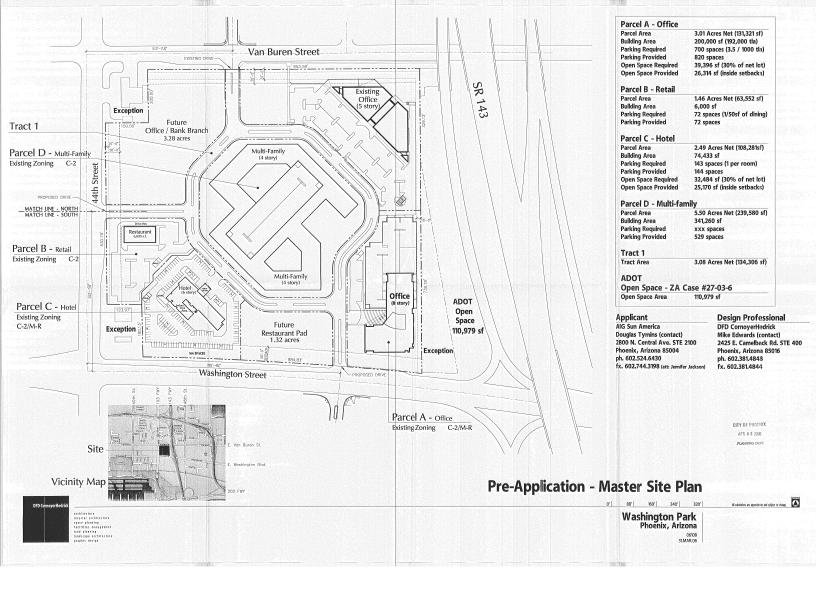
Planning & Development Department

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design by: **RWK** drawn by: MM checked by: RH

**SP1.0** project #: **24060** 

Hearing Date: August 20, 2025 PHO-4-25--Z-116-87-8 Proposed Conceptual Site Plan



Hearing Date: August 20, 2025

June 7, 2006

DISTRICT 8
44TH STREET AND
WASHINGTON STREET
APPLICANT: ED BULL –
BURCH & CRACCHIOLO
OWNER: DOUG TYMINS - AIG
SUN AMERICA, INC.
REPRESENTATIVE: ED BULL BURCH & CRACCHIOLO

B. Application: Z-116-89-7/8

Request: Modification of Stipulation 1 regarding general conformance

to the site plan.

Deletion of Stipulation 4 regarding retail space. Deletion of Stipulation 5 regarding parking.

Deletion of Stipulation 6 regarding landscaping and

streetscape plans.

Deletion of Stipulation 7 regarding the landscape setback.

Deletion of Stipulation 8 regarding public art. Deletion of Stipulation 9 regarding materials.

Deletion of Stipulation 10 regarding construction of roadways.

Deletion of Stipulation 11 regarding assigned parking.

Deletion of Stipulation 12 regarding a traffic system management program.

Deletion of Stipulation 13 regarding mass transit.

Deletion of Stipulation 14 regarding on-site property manager.

Modification of Stipulation 15 regarding right-of-way dedications.

Deletion of Stipulation 17 regarding a triangular landscape setback.

Deletion of Stipulation 18 regarding perimeter landscaping.

Deletion of Stipulation 19 regarding a building setback.

Deletion of Stipulation 20 regarding general conformance to the site plan.

Deletion of Stipulation 21 regarding right-of-way dedications. Deletion of Stipulation 22 regarding construction of streets.

June 7, 2006

Location: Approximately 187 feet east of the northeast corner of 44th Street and Washington Street. Acreage: 22.65

Camelback East Village Planning Committee reviewed this request on May 2, 2006, and recommended the request be referred to the 44th Street Corridor Subcommittee for review on May 11, 2006. The Subcommittee was supportive of the request.

The Planning Hearing Officer recommended approval to delete Stipulations 7, 10, 11, 14, 16, 17, 18, 19, 20, 21, and 22 and approve to modify Stipulations 1, 3, 4, 5, 6, 8, 9, 12, 13, and 15. The Planning Hearing Officer also recommended the addition of a stipulation requiring submittal of elevations for administrative review.

Applies to all but the easternmost 10 +/- acres of Washington Park:

- 1. That development be in general conformance to the site plan presented as modified by the stipulations below and subject to freeway right-of-way being in substantial conformance to the alignment shown. THAT DEVELOPMENT OF THE MASTER PLAN AND PARCELS 1, 2, 3, AND 4 BE IN GENERAL CONFORMANCE TO THE SITE PLAN DATED APRIL 14, 2006, AND THAT DEVELOPMENT OF PARCELS 5 AND 6 SUBMIT SITE PLANS TO BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER.
- 2. That office and commercial development on the total site not to exceed an F.A.R. of 1.0 (exclusive of the two hotel structures). The P.A.R. may be increased to a maximum of 1.15 (exclusive of the two hotel structures) with the provision of the following improvements/amenities:
  - a. Additional F.A.R. of 0.05 with the provision of a minimum 30,000 square foot "centralized" retail facility incorporated into a pedestrian plaza.
  - b. Additional F.A.R. of 0.05 with the inclusion of Parcel "N" (the Exxon Parcel) and 0.05 with the inclusion of Parcel "O" (the Circle K Parcel) into the final design. The final design shall incorporate the uses, if retained, to provide internal access from within the site and provide landscaping and amenities generally in compliance with the Gateway Guidelines.

- That structures be limited to 12 stories, not to exceed 150 feet exclusive of unoccupied roof areas, subject of TO approval of a variance from the Sky Harbor Airport Zoning Ordinance for structures that exceed a mean elevation of 1,278 feet above sea level.
- 4. That a minimum 400,000 10,000 square feet of gross retail space be provided. SUCH RETAIL SPACE SHALL BE EXCLUSIVE OF RETAIL BANKING BUT INCLUSIVE OF THE EXISTING CONVENIENCE RETAIL LOCATED AT THE IMMEDIATE NORTHEAST CORNER OF 44TH STREET AND WASHINGTON STREET AND/OR THE IMMEDIATE SOUTHEAST CORNER OF 44TH STREET AND VAN BUREN STREET IF AND TO THE EXTENT THAT SUCH CONVENIENCE RETAIL IS INTEGRATED INTO THE MASTER PLAN WITH LANDSCAPING AND PEDESTRIAN CONNECTIONS. This may include the 30,000 square feet bonus for additional F.A.R.
- 5. That all parking, exclusive of convenience surface parking generally as shown on the June 23, 1987 site plan, be provided below grade. THAT SURFACE PARKING SHALL BE SCREENED FROM STREETS AND PRIVATE DRIVES IN ACCORDANCE WITH SECTIONS 507 TAB A.II.A.6 (6.1.3) AND 662.K INTERIM TRANSIT-ORIENTED ZONING OVERLAY DISTRICT ONE (TOD-1).
- 6. That an overall landscaping and streetscape plan encouraging pedestrian use shall be submitted for review and approved by the Development Services Department. THAT Α **MASTER** LANDSCAPING, STREETSCAPE AND PEDESTRIAN CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW TO THE 44TH STREET CORRIDOR SUBCOMMITTEE OF THE CAMELBACK EAST VILLAGE PLANNING COMMITTEE AND ADMINISTRATIVE APPROVAL BY THE PLANNING HEARING OFFICER AND THE DEVELOPMENT SERVICES DEPARTMENT. SUCH PLAN SHALL ESTABLISH CIRCULATION WITHIN THE DEVELOPMENT AND TO/FROM THE 44TH STREET AND WASHINGTON STREET LIGHT RAIL STATION. Pedestrian amenities such as seating and adequate shading should SHALL be emphasized.
- 7. That the landscape setback shall be the same as required of the Gateway project at the northwest cerner or 40 feet, whichever is lesser.

- 8. That the applicant shall incorporate public art into the project in coordination with the Commission on the Arts for the City of Phoenix. In the event the Commission and the City Council have adopted guidelines, regulations, requirements or incentives for public art within two years of approval of this project, the applicant shall comply with such adopted standards. Appropriate consideration shall be given for fountains, planting sculptures, and other art features planned to be provided within the project.
- 7. THAT THE DEVELOPERS SHALL PROVIDE ART FEATURES THAT ARE VISIBLE AND ACCESSIBLE TO OUTDOOR PEDESTRIANS WITHIN THE PROJECT. THE ART SHALL BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
- 9. 8. That all structures be integrated with similar or harmonious materials, surface textures and color as approved by the Development Services Department at or prior to building Permit Plan Check. WITHIN THE MASTER PLANNED SITE AND PARCELS 1-6, ARE TO INCLUDE ELEMENTS OF COMPATIBLE MATERIALS AND COLORS, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. Any reflective glass used within the development shall be limited to a maximum 20 percent reflectivity.
- 10. That the internal loop roadway aligning with the loop road north of Van Buren and connecting to Washington be constructed concurrent with Phase I development and modified according to approval by the Development Services Department.
- 11. That there be no more than 25 percent assigned parking other than for carpooling and ride sharing programs. Additional reserve parking may be allowed for van and carpooling purposes on an as needed basis. Additional reserve parking may be allowed if justified by the developer, through the Development Services Department or Planning Hearing Officer processes.
- 12. That development and implementation of a traffic system management program, including carpooling and public transit be accomplished and coordinated with all building occupants through the City of Phoenix Transit Department.

- 9. THAT CARPOOLING AND PUBLIC TRANSIT PROGRAMS SHALL BE ENCOURAGED THROUGH PLACEMENT OF APPROPRIATE SIGNS IN THE LOBBIES OF THE OFFICE, HOTEL, AND RESIDENTIAL DEVELOPMENTS.
- 13. That the developer promote the use of mass transit, and particularly current Phoenix Transit Bus Lines and carpooling, in the following manner:
  - a. Developer shall require its on-site property manager to function in part as a transit coordinator by selling monthly and annual bus passes on-site.
  - b. Property manager shall further coordinate carpooling by means of posting and otherwise distributing printed information to the tenants of each building on-site.
  - Developer shall actively participate in the City of Phoenix JMAG Regional Ride Sharing Program by such actions as information distribution and provision of designed stalls for car/van pools,
- 10. d. That bicycle storage facilities will be provided on-site.
- 14. That the on-site property manager will act as parking coordinator to manage the parking structure and encourage participation of all building tenants in the various alternative transportation modes outlined in the above stipulations.

- 45.11. That additional right-of-way dedications from the Pensus property to provide for necessary bus bays and right-turn together with transportation improvements adjacent to the Pensus property, including 50 percent of the cost of a traffic signal on Van Buren and entrance "c" to be constructed with appropriate warrants are met, shall be made at the time of Development Services Department site plan review. A revised traffic study is to be submitted to the Streets and Traffic Engineering Department prior to Phase I development. WILL BE DETERMINED BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF PRELIMINARY SITE PLAN REVIEW AND THAT THE DEVELOPER SHALL CONSTRUCT ALL STREETS ADJACENT TO AND THE PRIVATE ACCESS WAY WITHIN 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 AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY STANDARDS.
- 16. That the parking waiver provide for a ratio of 1/250 for office and commercial and one space per room for the hotel.
- 17. That should the applicant purchase or acquire a long term lease of 15 years at the northeast corner of 44th Street and Washington and the southeast corner of 44th Street and Van Buren, a triangular landscape setback be provided at least as the Gateway comer.
- 18. That interim landscaping be placed along the perimeter within a two year time frame.
- 19. That a 50-foot building setback be provided along 44th Street, Van Buren and Washington Street subject to a primary right-of-way and not a right-turn lane.

<u>The following stipulations shall apply only to the easternmost 10+ acres of Washington Park</u>

- 20. That the development be in general conformance to the Butler Design Group "Washington Corporate Center" conceptual site plan presented to the PHO on May 17, 2000.
- 21. That any additional right-of-way dedications and street alignments will be determined by the Development Services Department at the time of Preliminary Site Plan review.

- 22. That the developer shall construct all streets within and adjacent to the eastern 10+-acre development with paving, curb, gutter, sidewalk, curb ramps, street lights landscaping, and incidentals as per Plans approved by the City.
- 23.12. That the City of Phoenix Archeologist (4619 East Washington Street Phoenix 85034) be notified of site plan review meetings conducted by the Development Services Department, in order to ensure consider architectural compatibility with the Pueblo Grande Museum and Archeology Park.
- 13. THAT BUILDING ELEVATIONS, ON A BUILDING BY BUILDING BASIS, SHALL BE SUBMITTED TO THE PLANNING HEARING OFFICER FOR ADMINISTRATIVE REVIEW PRIOR TO SUCH BUILDING'S PRELIMINARY SITE PLAN APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT.

ITEM 26 DISTRICT 2 PUBLIC HEARING PROPOSED 7TH AVENUE AND
JOMAX ROAD ANNEXATION

The Council held a public hearing to discuss an annexation proposal for the area encompassed by Jomax Road alignment on the north, Pinto Lane alignment on the south, 7th Avenue alignment on the east and 9th Avenue alignment on the west. The size of the proposed 7th Avenue and Jomax Road Annexation WAs approximately 2 parcels, 1 owner and 0.003 square miles (2.098 acres).

This action was in response to the property owner's request for annexation. The property owner's motivation for the request related to their desire to obtain City services.

This annexation action conforms to current City policies regarding annexation of property prior to extension of new water services.

Mayor Gordon declared the public hearing open. He explained the Council would listen to comments but could not respond and noted the item would be scheduled for action at a later date.

Mr. David Ramras, 5060 North 40th Street, represented a coalition of neighbors who resided on a County island adjacent to the property which was the subject of the annexation petition. Those neighbors uniformly opposed the annexation.

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### Committee Input

Doug Ireland asked whether there will be any impact on the R-O property located on the southwest corner of 16<sup>th</sup> Street and Glendale Avenue.

Ms. Coles answered no and noted that the property remains single family residential on the General Plan Map and would require a rezoning process if it should subdivide one day.

Karen Mask asked if the SPD would impact the property tax.

Ms. Coles responded no.

Harvey Shrednick asked if it was normal to have less than 50% of the property owners participate in the process by submitting their ballots.

Ms. Coles answered yes for the process but more than 50% is needed for the initiation.

Jack Leonard expressed concerns about ballots/notifications being mailed to actual property owners rather than renters.

Jim Sorgatz pointed out that most of the oppositions appear to be coming from residents near Ocotillo Road.

Ms. Coles advised the committee to refer to the maps for further details on the SPD boundaries.

John Schneeman motioned to recommend approval of the Plan subject to the staff recommended corrections, to the Text Amendment, and to the Zoning Overlay. Jack Leonard seconded.

The committee voted 9-3 to approve the motion (Rose Arck, Karen Mask and Jim Sorgatz voting nay).

9. <u>PHO-3-06-Z-116-87-8</u>: Presentation, discussion and possible recommendation regarding a request to modify stipulations of approval for a mixed use development at the northeast corner of 44<sup>th</sup> Street and Washington Street (22.65 acres). *The Planning Hearing Officer will review this case on May 17, 2006.* 

Ed Bull representing the applicant presented his request to modify stipulations for the northeast corner of 44<sup>th</sup> Street and Washington Street., stating that all the parcels on the site are now in escrow for multi-family residential, hotel, retail,

Camelback East Village Planning Committee May 02, 2006 – Meeting minutes Page 11 of 13

restaurant and office uses. The applicant is requesting to delete stipulations from a 1987 zoning case, which are no longer applicable or which are now covered by the Ordinance.

John Schneeman asked what type of parking stipulations existed.

Ed Bull answered that surface parking is currently proposed for the hotel and residential uses.

Jack Leonard asked if the site was within the TOD Overlay District and if so, why would eliminating the pedestrian amenities be an option.

Ms. Coles confirmed that the site was within the TOD Overlay.

Mr. Bull noted that deletion of the stipulations is necessary because they are already covered in the Zoning Ordinance.

Jack Leonard commented that by deleting the stipulations is not trying to encourage the TOD regulations.

Ron Passarelli asked what the density was for the conceptual units.

Mr. Bull answered that they would be 350 units.

Doug Ireland motioned to recommend that the request to modify/delete stipulations be referred to the 44<sup>th</sup> Street Corridor Subcommittee for review, discussion and recommendation to the Planning Hearing Officer on May 17, 2006. Jody Kent seconded the motion.

The committee voted unanimously 12-0 to approve the motion.

The Subcommittee will meet on May 11, 2006.

10. <u>PHO-1-06-Z-192-70</u>: Presentation, discussion and possible recommendation regarding a request to modify stipulations of approval for a site approximately 600 feet east of the northeast corner of 7<sup>th</sup> Street and Missouri Avenue. *The Planning Hearing Officer will review this case on May 3, 2006.* 

Katherine Coles provided some history regarding the request and stated that staff reports are not prepared for Planning Hearing Officer requests.