

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



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: April 21, 2022
Subject: **P.H.O. APPLICATION NO. PHO-2-22--Z-33-06-5** – Notice of Pending Actions
by the **Planning Hearing Officer - REVISED PACKET**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 18, 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 **April 21, 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 (Nayeli Sanchez-Luna, Maryvale Village)
Village Planning Committee Chair Gene Derie, Maryvale Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-22--Z-33-06

Council District: 5

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance with the site plan date stamped September 17, 2019. Technical correction to Stipulation 5.

Owner	Applicant	Representative
Hope Community Services Inc. 13760 North 93rd Avenue, Suite 101 Peoria AZ 85381 (602) 265-0094 tearl@earlcurley.com	Shawn Valk, Platinum Construction 1450 TL Townsend Drive, Suite 100 Rockwell TX 75032 (469) 222-1597 shawn@platinumtx.com	Taylor Earl, Earl & Curley PC 3101 North Central Avenue, Suite 1000 Phoenix AZ 85012 P: (602) 265-0094 F: tearl@earlcurley.com

Property Location: Northwest corner of 115th Avenue and Indian School Road

Zoning Map: H-1 Quarter Section: 17-01 APN: 501-63-032Q Acreage: 6.63

Village: Maryvale

Last Hearing: CC RATIFICATION

Previous Opposition: No

Date of Original City Council Action: 09/20/2006

Previous PHO Actions: 12/18/2019

Zoning Vested: CP/GCP

Supplemental Map No.: _____

Planning Staff: 080534

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 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	04/04/2022	22-0031502	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>05/18/2022 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____

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

April 20, 2022

RE: PHO-1-19-Z-33-06-5 – Northwest Corner of 115th Ave and Indian School Rd
Request for stipulation modification

Dear Planning Hearing Officer:

The subject property consists of approximately 6.63 gross acres of vacant and developed land. The subject property is generally bound by 115th Avenue on the east, Indian School Road on the south, and the Agua Fria River on the west. The property was granted Commerce Park/General Commerce Park (CP/GCP) zoning in September 2006 under zoning case no. Z-33-06-5. At that time, the property was proposed to be developed with a series of commerce/industrial warehouse buildings and related storage yards with vehicular access to the property from both Indian School Rd and 115th Ave. The property never developed as such, and in 2019 a PHO application was approved to modify stipulations to allow for the development of a behavioral health counseling and treatment facility. This proposed site plan also had vehicular access on Indian School Rd and 115th Avenue. Again, the site never developed as proposed.

Our client, Platinum Construction, is proposing to develop a self-storage facility on the subject property. Platinum Construction has developed, operates and/or owns more than 30 storage facility sites in 8 states. The proposed facility will consist of an approximate 109,514 square-foot two-story, climate-controlled, interior self-storage building and approximately 69,922 square feet in one-story drive-up, exterior storage, separated between five buildings. The site will also include approximately 6 RV covered parking spaces, exterior parking, a loading/unloading area, and an office space, as well as required landscaping.

The main entrance with full access is located at the southwest corner of the project, along Indian School Road. There is no other access proposed, including along 115th Avenue. There is proposed visitor parking along the frontage adjacent to the main office for the complex. The site will be gated.

We are requesting the following modification to the previously approved stipulations to PHO-1-19-Z-33-06-5.

1. The development shall be in general conformance with the site plan date stamped ~~September 17, 2019~~, **New date** as modified by the following stipulations and approved by the Planning and Development Department.

2. Building elevations shall be presented to the Maryvale Village Planning Committee for review and comment prior to final site plan approval, as approved by the Planning and Development Department.
3. Shading such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the Planning and Development Department.
4. The entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the Planning and Development Department.
5. The site shall conform to the C-2 landscaping standards Zoning Ordinance Section 623.4e along the site's street frontage as approved by the Planning and Development Department.
6. The owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area.
7. The site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property.
8. The developer shall dedicate a 30-foot multi-use trail easement and construct a 10-foot-wide multi-use trail along the west side of 115th Avenue in accordance with City of Phoenix MAG Supplemental Specifications Section 428, as approved by the Parks and Recreation Department.
9. Right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue.
10. The developer shall construct all streets adjacent to the development with paving curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the Planning and development Department. All improvements shall comply with all ADA accessibility standards.

Justification for Requested Revisions

Stipulation #1 – New Site Plan

Because we are no longer pursuing the development of a behavioral health counseling and treatment facility, this stipulation no longer makes sense to retain. We are pursuing a self-storage facility, which is a permitted use under the existing zoning. It would not be possible to develop a self-storage facility in general conformance to the approved behavior health site plan.

Conclusion

We have limited our request to the one stipulation that no longer has relevance for the proposed self-storage project. Although we suspect that were we processing this case on a blank slate, other stipulations that we are retaining would not be proposed, we have nevertheless chosen to leave those in place to limit our request as much as possible.

We respectfully request approval of our request.

Sincerely,

A handwritten signature in black ink that reads "Taylor C. Earl". The signature is written in a cursive, flowing style.

Taylor C. Earl
Partner

o (602) 265-0094
tearl@earlcurley.com



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

December 31, 2019

Law Office of David Cisiewski, PLLC
11811 North Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028

RE: PHO-1-19--Z-33-06-5 – Northwest corner of 115th Avenue and Indian School Road

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on December 18, 2019, considered a request for 1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations dated March 28, 2006. 2) Technical corrections to Stipulations 2, 3, 4, and 8.

The City Council ratified application Z-33-06-5 as recommended by the Planning Hearing Officer for approval.

Stipulations:

1. The development shall be in general conformance with the site plan date stamped September 17, 2019, as modified by the following stipulations and approved by the Planning and Development Department.
2. Building elevations shall be presented to the Maryvale Village Planning Committee for review and comment prior to final site plan approval, as approved by the Planning and Development Department.
3. Shading such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the Planning and Development Department.
4. The entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the Planning and Development Department.
5. The site shall conform to the C-2 landscaping standards Zoning Ordinance Section 623.4.e along the site's street frontage as approved by the Planning and Development Department.

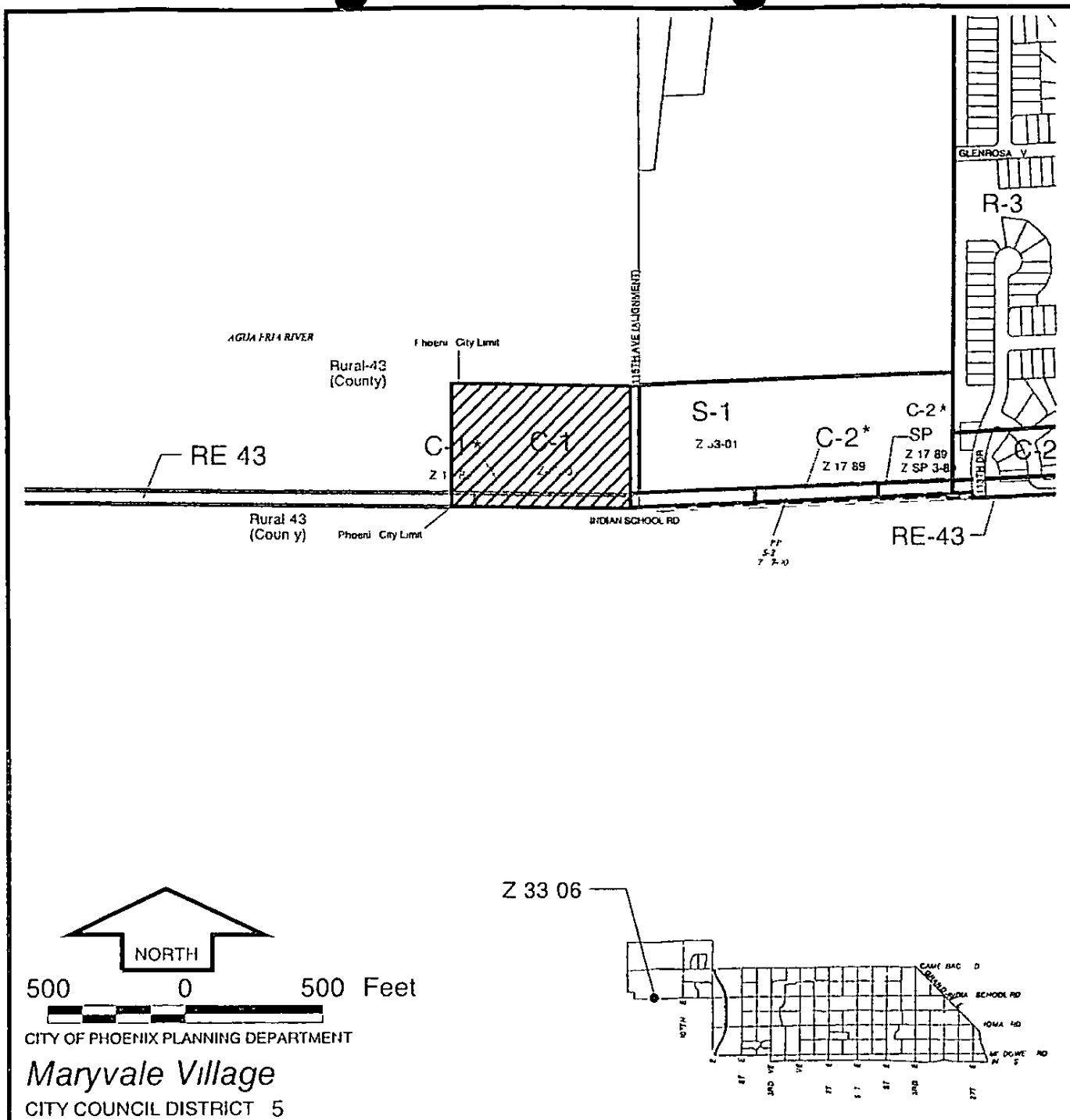
6. The owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area.
7. The site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property.
8. The developer shall dedicate a 30-foot multi-use trail easement and construct a 10-foot wide multi-use trail along the west side of 115th Avenue in accordance with City of Phoenix MAG Supplemental Specifications Section 429, as approved by the Parks and Recreation Department.
9. Right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue.
10. The developer shall construct all streets adjacent to the development with paving curb, gutter, sidewalk, curb ramps, streetlights, landscaping, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Sincerely,



Adam Stranieri
Planner III

- c: Julianna Pierre, PDD–Planning (Electronically)
Joshua Bednarek, PDD–Development (Electronically)
Greg Gonzales, NSD (Electronically)
Penny Parrella, City Council (Electronically)



CITY OF PHOENIX PLANNING DEPARTMENT

Maryvale Village

CITY COUNCIL DISTRICT 5

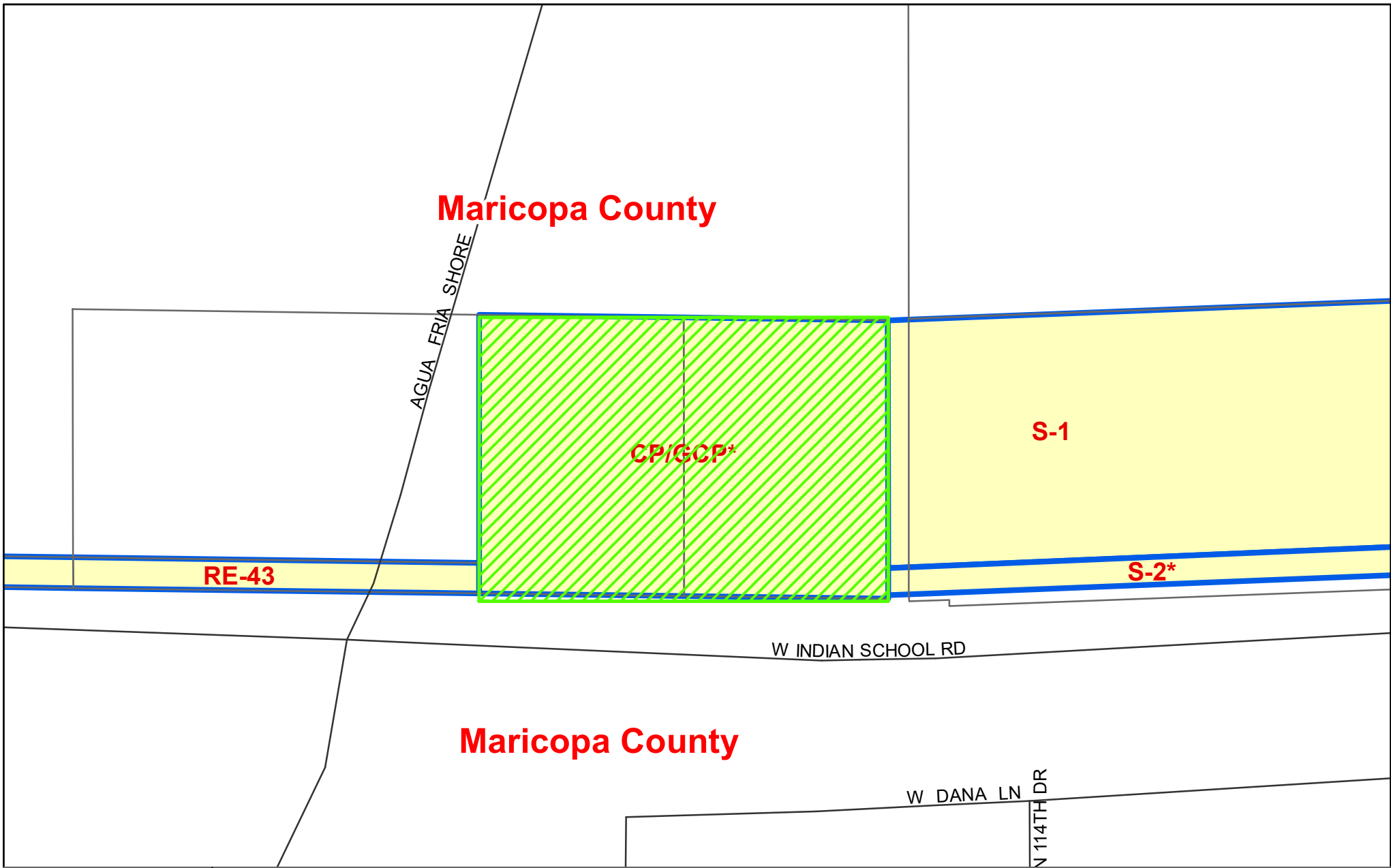
APPLICANT'S NAME Michael J. Curley (Adam Pruett)		REQUESTED CHANGE FROM C 1 (6.53 ac) and RE 43 (0.10 ac) TO CP/GCP	
APPLICATION NO Z 33 06	DATE 4.17.2006	AERIAL PHOTO & QUARTER SEC. ID Q17 01	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.63 Acres			
MULTIPLES PERMITTED _____ _____		CONVENTIONAL OPTION _____ _____	
_____ _____		UNITS PER DEDICATION _____ _____	

Maximum Units Allowed with P.R.D. Bonus



PHO-2-22--Z-33-06-5

Property Location: Northwest corner of 115th Avenue and Indian School Road



PHO-2-22--Z-33-06-5

Property Location: Northwest corner of 115th Avenue and Indian School Road

PROJECT DIRECTORY

ARCHITECT:
RCAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 501-63-032Q & 501-63-032R
EXISTING ZONING: (PHOENIX) CP/GCP
SITE AREA: (PER MCA) 6.56 ACRES (286,129 S.F.)
NET SITE AREA: 6.23 ACRES (271,600 S.F.)
MAX. LOT COVERAGE 50% (135,800 S.F.)

MAX HEIGHT 18' WITH IN 30' OF PERIMETER LOT LINE
WITH 1' INCREASE PER 3' ADD'L STBK

MIN REQUIRED SETBACK 30' FROM PRMTR LOT LINE ON A ST.
30' FROM PRMTR LOT LINE NOT ON A ST.

PROPOSED USE: STORAGE

BUILDING AREA:
BUILDING A: 1ST FLOOR 54,757 S.F.
BUILDING A: 2ND FLOOR 54,757 S.F.
BUILDING B: 21,115 S.F.
BUILDING C: 17,002 S.F.
BUILDING D: 17,888 S.F.
BUILDING E: 9,975 S.F.
BUILDING F: 3,942 S.F.
TOTAL BUILDING AREA: 179,436 S.F.

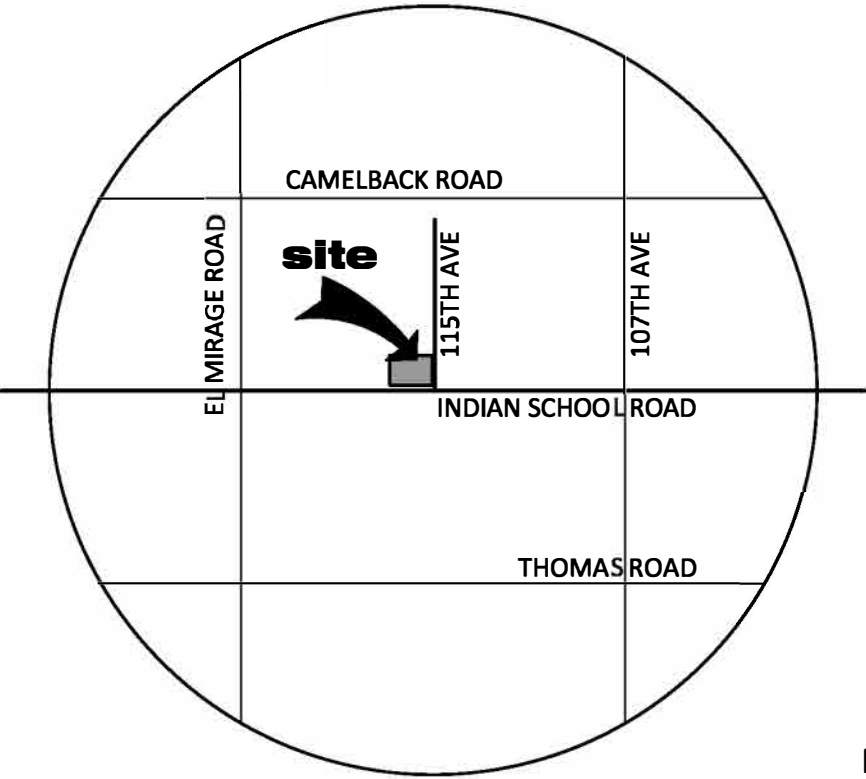
COVERED RV PARKING AREA : 3,880 S.F.
TOTAL AREA: 183,316 S.F.

TOTAL BUILDING FOOTPRINT AREA: 124,679 S.F.
TOTAL CANOPY COVERED AREA: 3,880 S.F.
TOTAL COVERED AREA: 128,559 S.F.
SITE COVERAGE: 47.33 %

TOTAL PARKING REQUIRED:
1 PER 35 UNITS - MAX. 1,120 UNITS 32 SPACES

TOTAL PARKING PROVIDED: 32 SPACES

ACCESSIBLE SPACES REQUIRED: 02 SPACES
ACCESSIBLE SPACES PROVIDED: 02 SPACES



VICINITY MAP

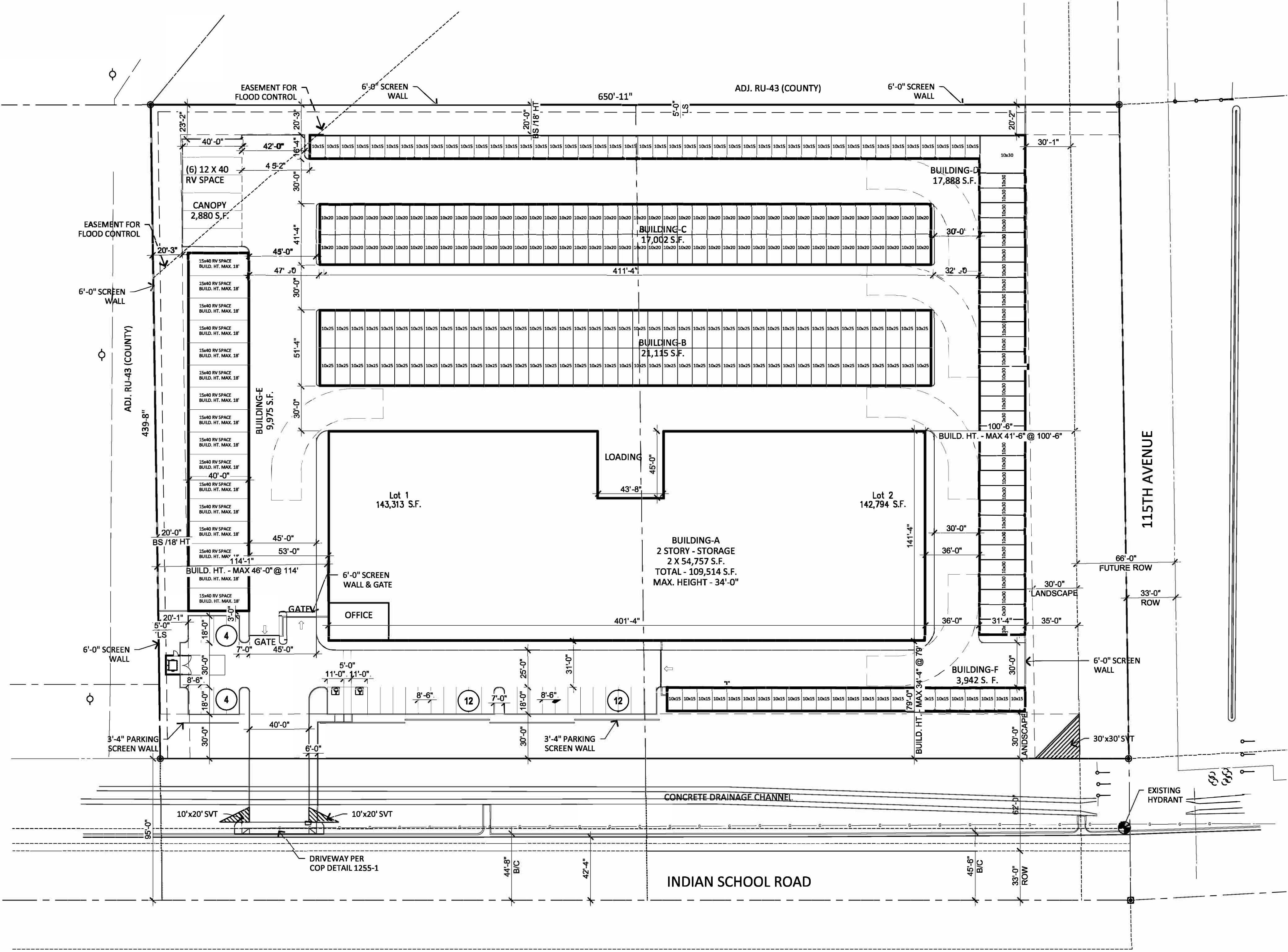
SCALE: N.T.S.



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

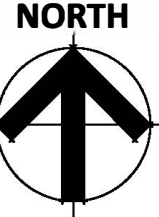


Hearing Date: May 18, 2022



SITE PLAN

SCALE: 1" = 40'-0"



CITY OF PHOENIX

APR 04 2022

Planning & Development
Department

115TH AVE AND INDIAN SCHOOL STORAGE

NWC OF 115TH AVENUE AND INDIAN SCHOOL ROAD

PHOENIX ARIZONA

DATE: 12-08-2021 (PRELIMINARY)

Proposed Site Plan

© 2017 RCAA
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF RCAA
ARCHITECTS, INC. AND
MAY NOT BE
DUPLICATED, USED OR
DISCLOSED WITHOUT
WRITTEN PERMISSION
OF THE ARCHITECT.

SP-1

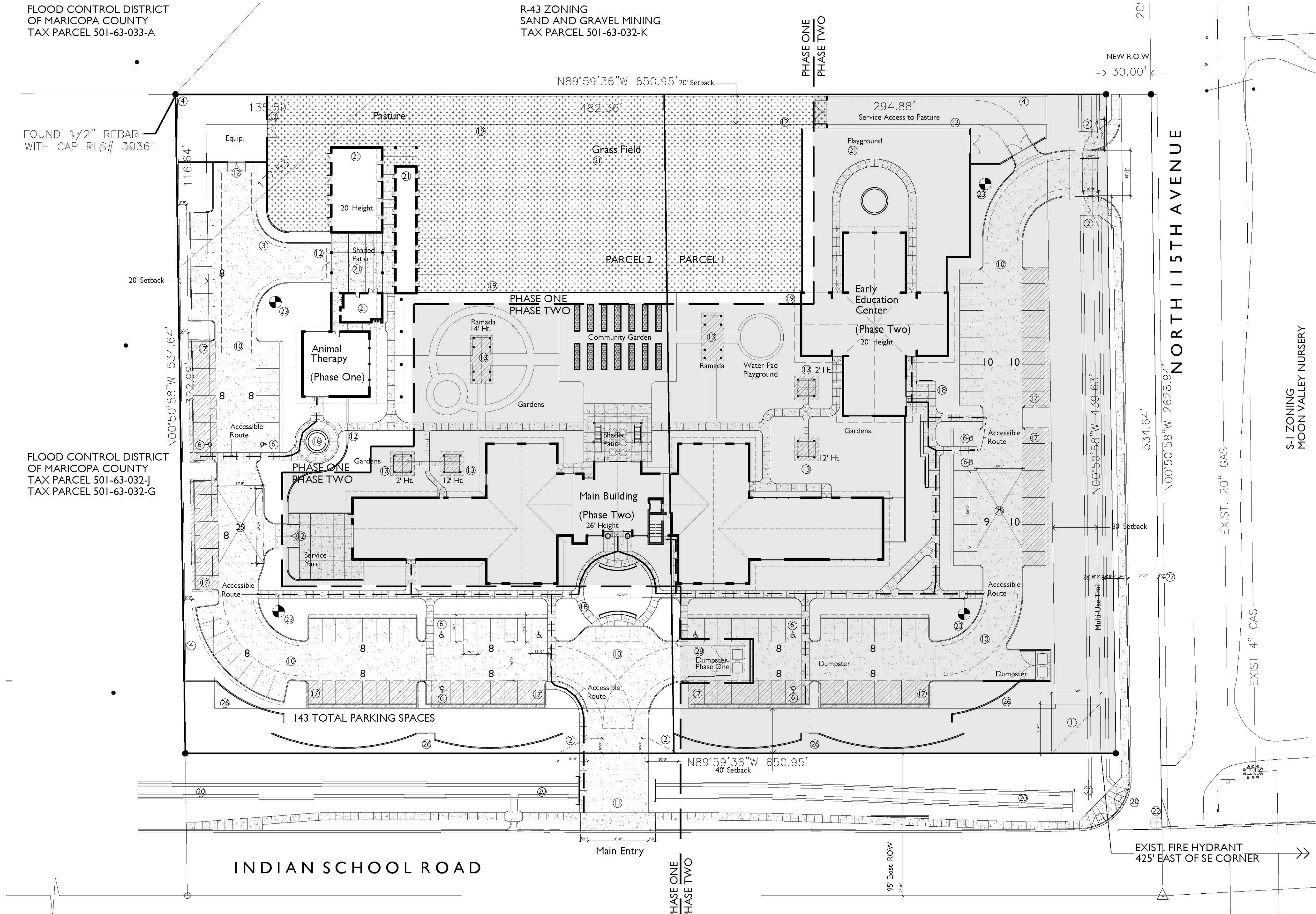
RKAA# 21346.50

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
TAX PARCEL 501-63-033-A

R-43 ZONING
SAND AND GRAVEL MINING
TAX PARCEL 501-63-032-K

FOUND 1/2" REBAR
WITH CAP RLS# 30361

FLOOD CONTROL DISTRICT
OF MARICOPA COUNTY
TAX PARCEL 501-63-032-J
TAX PARCEL 501-63-032-G



PROJECT DATA

PROJECT LOCATION	11520 WEST INDIAN SCHOOL ROAD PHOENIX, AZ
APN	501-63-032Q & 032R
SITE AREA	347,986 SF (7.98 AC) GROSS 268,560 SF (6.16 AC) NET w/ 40' ROW ON 115TH AVE.
CURRENT ZONING	CP/GCP
ZONING CASE NUMBER	Z-33-06-5
CONSTRUCTION TYPE	V-B SPRINKLERED
PROJECT DESCRIPTION	Hope Community Services (a non-profit child welfare service provider) has acquired this property for a new behavioral health service facility. The facility will be operated under a behavioral health license issued by the State and staff by licensed professional and administrative support staff. The facility would provide counseling, therapy and other related professional services related to child and family welfare. As part of the treatment and therapy programs, Hope Community Services houses a small group of animals on-site to assist with child welfare treatment. These animals are very limited in number and would normally include a few small domestic animals (rabbits, kittens, etc.) as well as a miniature pony and a few small farm animals. The proposed facility would be developed in a campus environment which would include admin and professional offices, outdoor meeting and therapy areas and parking facilities. No housing or overnight services are provided.

KEYED NOTES

- 33' X 33' SITE VISIBILITY TRIANGLE
- 10' X 20' SITE VISIBILITY TRIANGLE
- OUTLINE OF FIRE DEPT. TURN-AROUND, OPEN TO ABOVE
- NEW 7'-0" MASONRY SCREEN WALL
- NEW 6'-0" MASONRY TRASH ENCLOSURE
- NEW ADA COMPLIANT PARKING SPACE
- NEW CURB RAMP PER C.O.P. STD. DTL. P 1235
- NEW LANDSCAPE PLANTER AREA
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVING PER CIVIL ENGINEERING
- NEW 40' WIDE CONCRETE DRIVEWAY PER C.O.P. STD. DTL. P 1255-2
- NEW MANUALLY OPERATED STEEL GATE
- NEW WOOD FRAMED SHADE ARBOR
- NEW 5'-0" W CONCRETE ACCESSIBLE ROUTE
- NEW AFTER-HOURS VEHICLE BARRIER: STEEL BOLLARD AND CHAIN W/ KNOX PADLOCK
- LINE OF ROOF OVERHANG
- COVERED PARKING STRUCTURE WITH SOLAR PANELS
- BENCH WITH PLANTER
- NEW 6' HIGH METAL MESH FENCING
- EXISTING OPEN CONCRETE STORMWATER CHANNEL TO REMAIN
- SMALL DOMESTIC ANIMALS CAN BE LOCATED IN THESE AREAS
- EXISTING FIRE HYDRANT TO BE RELOCATED
- FIRE HYDRANT AND/OR FDC AS REQUIRED
- EXISTING FIRE HYDRANT
- 30'X50' FIRE APPARATUS BYPASS
- 3' HIGH PARKING SCREEN WALLS
- 4' ADDITIONAL PAVING EAST OF CENTER LINE
- PHASE ONE TRASH ENCLOSURE TO BE RELOCATED IN PHASE TWO

LEGEND

	BUILDING ENCLOSURE
	SHADE STRUCTURE
	CONCRETE SLAB
	ASPHALT PAVING
	LAWN/PASTURE

PROJECT TEAM

DEVELOPER/ OWNER

HOPE COMMUNITY SERVICES
13760 North 93rd Avenue, Suite 101, Peoria, AZ 85381
KARY GOITIA P (623) 848-8863 F (623) 848-8864
kgoitia@wvccc.org

ARCHITECT

JOHN DOUGLAS ARCHITECTS
4400 N CIVIC CENTER PLAZA SCOTTSDALE, AZ 85251
JOHN DOUGLAS P 480-951-2242 F 480-951-2693
johndouglas@douglasarchitects.com

BUILDING AREAS & PARKING REQUIREMENTS

ANIMAL THERAPY BUILDING:		
GROSS BUILDING AREA:	1,993 SF	
TOTAL REQUIRED:	1,993 SF/ 200' =	10 SPACES

MAIN BUILDING:		
GROSS AREA (1ST FLR):	20,200 SF/300'=	67 SPACES
GROSS AREA (2ND FLR):	3,720 SF/300'=	12 SPACES
GEN. ASSEMBLY (2ND FLR):	1,331 SF/ 60' =	22 SPACES
TOTAL REQUIRED:	25,251 SF =	101 SPACES

EARLY EDUCATION CENTER:		
GROSS BUILDING AREA:	7,623 SF	
TOTAL REQUIRED:	7,623 SF/300 X .80=	21 SPACES

TOTAL REQUIRED:		132 SPACES
TOTAL PROVIDED:		143 SPACES

TOTAL ACCESSIBLE REQUIRED:		5 SPACES
TOTAL ACCESSIBLE PROVIDED:		8 SPACES
(5 UNCOVERED + 3 COVERED)		

BUILDING AREAS & LOT COVERAGE:

ANIMAL THERAPY BUILDING:		
GROSS BUILDING AREA:	5,777 SF	
COVERED AREAS:	6,234 SF	
TOTAL AREA:	12,011 SF	

MAIN BUILDING:		
GROSS BUILDING AREA:	20,200 SF	
COVERED AREAS:	5,350 SF	
TOTAL AREA:	25,550 SF	

EARLY EDUCATION CENTER:		
GROSS BUILDING AREA:	7,623 SF	
COVERED AREAS:	1,834 SF	
TOTAL AREA:	9,457 SF	

PAVILIONS:	1,024 SF	
RAMADAS:	962 SF	
COVERED PARKING:	11,644 SF	
TOTAL AREA:	13,630 SF	

TOTAL LOT AREA:	272,960 SF	
TOTAL COVERAGE:	60,648 SF (22%)	
ALLOWABLE LOT COVERAGE:	134,280 SF (50%)	

CITY OF PHOENIX

SEP 17 2019

Planning & Development
Department

CITY OF PHOENIX SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FT FROM THE PROPERTY LINE AND 20 FT ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FT.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33 FT X 33 FT ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HT OF 3 FT.
- 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 THE SITE.
- 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.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL NEW SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

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

SIGNATURE OF COPYRIGHT OWNER

05-28-19
DATE

JOHN C. DOUGLAS
PRINTED NAME OF COPYRIGHT OWNER

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 326.03 FEET OF THE EAST 650.88 FEET OF THE SOUTH 534.52 FEET OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 62 FEET OF THE SOUTH 95 FEET AS CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION FOR THE STATE OF ARIZONA BY THE CONDEMNATION RECORDED IN DOCKET 7947, PAGE 123.

PARCEL NO. 2:

THE SOUTH 534.58 FEET OF THE EAST 650.88 FEET OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 62 FEET OF THE SOUTH 95 FEET AS CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION FOR THE STATE OF ARIZONA BY CONDEMNATION RECORDED IN DOCKET 7947, PAGE 123; AND

EXCEPT THE WEST 326.03 FEET OF THE EAST 650.88 FEET OF THE SOUTH 534.58 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 24.

RE: 2-33-06-5 - Northwest corner of 115th Avenue & Indian School Road

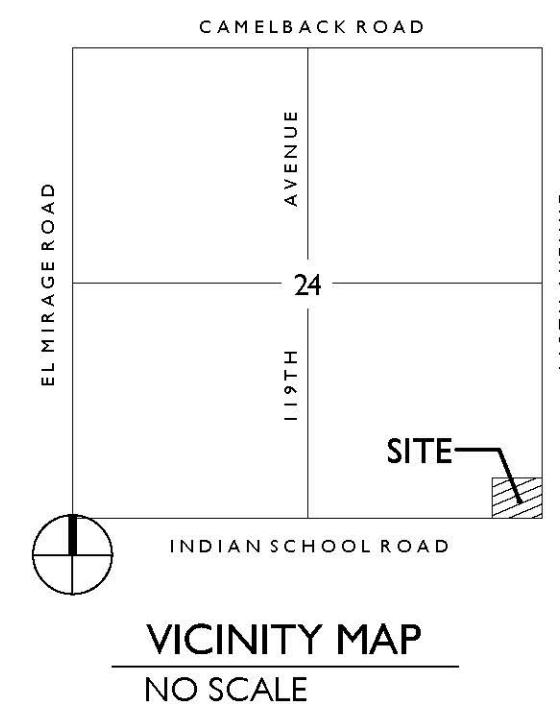
Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on September 20, 2006, concurred with the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-33-06-5 to CP/GCP on approximately 6.63 acres, subject to the following stipulations:

STIPULATIONS

- That the project shall be developed in general conformance to the site plan and elevations date stamped March 28, 2006 as approved or modified by the Development Services Department and the following stipulations.
- That shading, such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the Development Services Department.
- That the entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the Development Services Department.
- That the site shall conform to the C-2 landscaping standards Zoning Ordinance Section 623.4.e, along the site's street frontage as approved by the Development Services Department.
- That the owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area.
- That the site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property.
- That right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue.
- That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.

SITE PLAN

1" = 40'-0"



VICINITY MAP
NO SCALE

DOUGLAS

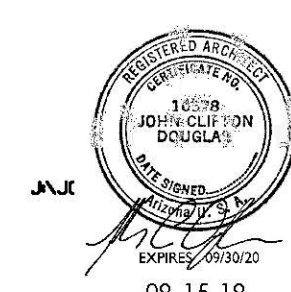
Architecture and Planning, P.C.
4400 N Civic Center Plaza Scottsdale Arizona 85251

Project: Hope Community Campus
11520 W Indian School Rd
Avondale, AZ 85392

Sheet Content: Site Plan

Job Number: 1901

Date: 09-15-19



Sheet Number:

SP-100

Hearing Date: May 18, 2022

Stipulated Site Plan

PHO-2-22--Z-33-06-5

SummaryApplicant

David Johnson, Agent for Turf Paradise

Location

751 E. Union Hills Drive, Ste. 3-6

Zoning Classification: PSC

Council District: 2

Staff Recommendation

Staff recommends approval of this application.

This item was recommended for approval.

31 Off-Track Pari-Mutuel Wagering Permit Renewal - Bleacher's Sports Grill

Request for renewal of an Off-track Pari-mutuel Wagering Permit for a location previously approved by the City Council for this purpose.

SummaryApplicant

David Johnson, Agent for Turf Paradise

Location

15410 S. Mountain Pkwy., Ste. 109

Zoning Classification: C-2 PCD

Council District: 6

Staff Recommendation

Staff recommends approval of this renewal application.

This item was recommended for approval.

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

A motion was made by Vice Mayor Guardado, seconded by Councilwoman Williams, that Items 32 through 91 be approved or adopted, except Items 36, 39, 42, 48, 50, 53, 57, 63, 87, 88, 90 and 91; continuing Item 52 to the Jan. 29, 2020 City Council Formal Meeting and Item 89 to the Feb. 19, 2020 City Council Formal Meeting; and noting that Item 62 is withdrawn. The motion

carried by the following vote:

Yes: 9 - Councilman DiCiccio, Councilmember Garcia, Councilman Nowakowski, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Councilwoman Williams, Vice Mayor Guardado and Mayor Gallego

No: 0

Items 32-35, 37-38, 40-41, Ordinance S-46228 was a request to authorize the City Controller to disburse funds, up to amounts indicated, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

32 ANIXTER, INC.

For \$9,800.00 in payment authority to purchase industrial grade hardened media converters for the fire alarm network communications at Phoenix Sky Harbor International Airport. The media converters will replace failing devices that have been discontinued. The devices are used as part of the network interface between the fire alarm panels, workstations, and fire alarm servers.

This item was adopted.

33 Phoenix Community Alliance

For \$10,000.00 in payment authority to sponsor the Phoenix Community Alliance's High Rising Schools of Phoenix Campaign. The goal of the Phoenix Community Alliance (PCA) High Rising Schools of Phoenix program is to raise awareness in the business community of quality Downtown education options. As more companies are moving into Downtown Phoenix, the ongoing public relations campaign is encouraging people who are working Downtown to also consider living and raising a family in Downtown Phoenix. Additionally, the campaign serves as a business attraction and retention tool for the City and other organizations working to recruit new companies and their workforce into Downtown Phoenix. Funding from the Community and Economic

Existing Zoning: C-2

Acreage: 1.87

Applicant: Eve Collins, MAJC Enterprises LLC

Owner: Winco Foods LLC

Representative: Sixty First Place Architects

Proposal:

Modification of Stipulation 1 regarding general conformance to the site plan dated Oct. 17, 2018.

Concurrence

Village Planning Committee (VPC) Recommendation: The Deer Valley Village Planning Committee chose not to hear this case.

Planning Hearing Officer Recommendation: The Planning Hearing Officer heard this case on Nov. 20, 2019 and recommended approval with a modification. Please see **Attachment A** for a complete list of the Planning Hearing Officer's recommended stipulations.

Location

Northwest corner of 3rd Avenue and Bell Road

Council District: 3

Parcel Address: N/A

This item was approved.

81

Modification of Stipulation Request for Ratification of Nov. 20, 2019 Planning Hearing Officer Action - Z-33-06-5

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Nov. 20, 2019. This ratification requires formal action only.

Summary

Application: PHO-1-19--Z-33-06-5

Existing Zoning: CP/GCP

Acreage: 7.99

Applicant: Unique Properties Inc. Profit Sharing Plan

Owner: Unique Properties Inc. Profit Sharing Plan

Representative: David Cisiewski, Law Office of David Cisiewski, PLLC

Proposal:

Modification of Stipulation 1 regarding general conformance to the site plan and elevations dated March 28, 2006.

Technical corrections to Stipulations 2, 3, 4, and 8.

Concurrence

Village Planning Committee (VPC) Recommendation: The Maryvale Village Planning Committee had no quorum at their Nov. 13, 2019 meeting.

Planning Hearing Officer Recommendation: The Planning Hearing Officer heard this case on Nov. 20, 2019 and recommended approval with a modification and additional stipulations. Please see **Attachment A** for a complete list of the Planning Hearing Officer's recommended stipulations.

Location

Northwest corner of 115th Avenue and Indian School Road

Council District: 5

Parcel Address: N/A

This item was approved.

**82 Modification of Stipulation Request for Ratification of Nov. 20, 2019
Planning Hearing Officer Action - Z-6-03-7**

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Nov. 20, 2019. This ratification requires formal action only.

Summary

Application: PHO-2-19--Z-6-03-7

Existing Zoning: R1-8

Acreage: 67.55

Applicant: Sara Andrews, Meritage Homes

Owner: PTH Properties

Representative: Jorge Villasenor, EPS Group, Inc.

Proposal:

Modification of Stipulation 1 regarding general conformance to the site plan date stamped March 21.

REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Planner III, Hearing Officer

Julianna Pierre, Planner I, Assisting

November 20, 2019

ITEM 5

DISTRICT 5

SUBJECT:

Application #: Z-33-06-5 (PHO-1-19)
Zoning: CP/GCP
Location: Northwest corner of 115th Avenue and Indian School Road
Acreage: 7.99
Request: 1) Modification of Stipulation 1 regarding general conformance to the site plan and elevations dated March 28, 2006.
2) Technical corrections to Stipulations 2, 3, 4, and 8.
Applicant: Unique Properties Inc. Profit Sharing Plan
Owner: Unique Properties Inc. Profit Sharing Plan
Representative: Law Office of David Cisiewski, PLLC

ACTIONS

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with a modification and additional stipulations.

Village Planning Committee (VPC) Recommendation: The request was scheduled to be heard by the Maryvale Village Planning Committee at its November 13, 2019 meeting. The Committee did not hear the case due to not having a quorum.

DISCUSSION

David Cisiewski, representative with Law Office of David Cisiewski PLLC, discussed the history and intent of the original rezoning action. He stated that the proposed modification is to update the requirement for general conformance to the site plan and elevations from 2006. He added the property was originally intended for industrial offices, warehouses and outdoor storage yards, but was never developed. He stated that the new proposal is campus style professional offices for a non-profit child welfare agency with behavioral health and treatment services. He added that the development will occur in three phases: Phase one will include an administrative building, animal therapy area, and a parking lot; Phase two will include more administrative offices and treatment counseling rooms; Phase three will include an early education center. He noted that development of phases two and three are dictated by demand and finances. Adam Stranieri asked for clarification regarding the number of phases given that the site plan depicts only two phased areas. Mr. Cisiewski stated that the site plan references two phases, but it is more likely to be three phases as presented rather than two.

Mr. Cisiewski stated that the case went to the Maryvale Village Planning Committee (VPC) meeting on November 13, 2019, but there was no quorum. Despite the lack of quorum, he noted that there was receptive dialogue with some Committee members. Mr. Stranieri asked if the Committee had any comments regarding the renderings or building design. Mr. Cisiewski said that they did not. He added that most of the discussion focused on the facility's operations.

Mr. Cisiewski noted that the entitlement would require a use permit for the animal therapy area. Mr. Stranieri asked if staff found the animal therapy area as analogous to a pet care facility. Mr. Cisiewski confirmed that they did.

Mr. Stranieri stated that he had no issue modifying the general conformance to the site plan. However, he added that the existing stipulation has conformance to elevations and he was hesitant to remove the conformance requirement entirely. He asked if the applicant would be willing to add an additional stipulation for review and comment with the Maryvale VPC once building elevations are prepared. Mr. Cisiewski stated that they were willing. Mr. Stranieri noted that it would be a good idea to give the Maryvale VPC an opportunity to provide comments which could later be incorporated during plan review.

Mr. Stranieri stated that the Parks and Recreation Department is requesting dedication of a 30-foot multi use trail easement and 10-foot multi use trail on the east side of the property. He noted that this will be added as an additional stipulation.

FINDINGS

- 1) The original stipulated plan proposed a warehouse and office complex with numerous outdoor storage yards. The proposed conceptual site plan depicts office and treatment facilities intended to house a non-profit child welfare and behavioral health services facility. The complex is designed with a campus-style layout which includes a main office building, early education center, and animal therapy building. Additionally, outdoor amenities include a water pad playground, ramadas, gardens, patios, and a large grass field. The proposed development is more consistent in scale and character with the existing residential development in the surrounding area than the original proposed development which included multiple outdoor storage yards and warehouse style buildings.
- 2) An additional stipulation is recommended requiring the developer to submit building elevations to the Maryvale Village Planning Committee (VPC) for review and comment. There were no submitted elevations in the application, however the original stipulation language does require general conformance to elevations as presented in the original case in 2006. This recommendation will allow the Maryvale VPC to provide their input on the new building designs and their comments will be provided to staff for inclusion in the plan review process.
- 3) The Parks and Recreation Department recommended an additional stipulation requiring that the developer dedicate a 30-foot multi-use trail easement and

construct a minimum 10-foot wide multi-use trail within the easement along the east property line on the west side of 115th Avenue.

DECISION: The Planning Hearing Officer recommended approval with a modification and additional stipulations.

STIPULATIONS

1.	That the project shall be developed THE DEVELOPMENT SHALL BE in general conformance to WITH the site plan and elevations date stamped March 28, 2006 SEPTEMBER 17, 2019, as approved or modified by the FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND Development Services Department and the following stipulations.
2.	BUILDING ELEVATIONS SHALL BE PRESENTED TO THE MARYVALE VILLAGE PLANNING COMMITTEE FOR REVIEW AND COMMENT PRIOR TO FINAL SITE PLAN APPROVAL, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. 2.	That s Shading such as a decorative awning on top of the front entrance doors of the commercial offices shall be provided as approved by the PLANNING AND Development Services Department.
4. 3.	That t The entryway off Indian School Road shall incorporate a decorative entry monument sign as approved by the PLANNING AND Development Services Department.
5. 4.	That t The site shall conform to the C-2 landscaping standards Zoning Ordinance Section 623.4.e along the site's street frontage as approved by the PLANNING AND Development Services Department.
6. 5.	That t The owners/operators shall inform all tenants of the presence of the sand and gravel mining operation in the immediate area.
7. 6.	That t The site owner shall post signs on the interior of the property along the northern boundary advising all tenants and tenant customers of the mining operation on the other side of the wall. The sign shall advise against trespassing to the neighboring property.
8.	THE DEVELOPER SHALL DEDICATE A 30-FOOT MULTI-USE TRAIL EASEMENT AND CONSTRUCT A 10-FOOT WIDE MULTI-USE TRAIL ALONG THE WEST SIDE OF 115 TH AVENUE IN ACCORDANCE WITH CITY OF PHOENIX MAG SUPPLEMENTAL SPECIFICATIONS SECTION 429, AS APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
9. 7.	That r Right-of-way totaling 40 feet shall be dedicated for the west half of 115th Avenue.

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

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. Please contact the Planning and Development Department, Tamra Ingersoll at voice number 602-534-6648 or TTY use 7-1-1.