



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-2-20-8
May 5, 2020

South Mountain [Village Planning Committee](#) Meeting Date: May 12, 2020

[Planning Commission](#) Hearing Date: June 4, 2020

Request From: [C-2 FCOD RSIOD](#) (Intermediate Commercial, Four Corners Overlay District, Rio Salado Interim Overlay District) (1.29 acres)

Request To: [C-2 SP FCOD RSIOD](#) (Intermediate Commercial, Special Permit, Four Corners Overlay District, Rio Salado Interim Overlay District) (1.29 acres)

Proposed Use: Mortuary and all underlying C-2 Uses

Location: Northwest Corner of 25th Street and Broadway Road

Owner: Kenia Conner

Applicant: City of Phoenix Planning Commission

Representative: Jeff Stephens; Seaer, Robbins & Stephens, Inc.

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Broadway Road	Arterial	40-foot north half street
	25th Street	Local	30-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: <i>In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.</i></p> <p>The development, as stipulated, will provide an enhanced pedestrian realm for the extent of its frontage on Broadway Road as envisioned by the Four Corners Overlay</p>			

District including a shaded bus stop, bicycle parking, wide sidewalks, and a pedestrian oriented building setback.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The proposal will repurpose an existing and underutilized property in the Four Corners Overlay District and allow a local business to establish. The Four Corners Overlay District is designed to create an enhanced pedestrian environment; however, little development has produced the desired results of the overlay since its adoption. The development, as stipulated, will advance the intent of the General Plan goal and the Four Corners Overlay District.

CELEBRATE OUR DIVERSE ECONOMY CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

The development, as stipulated, will be one of the first projects to implement the pedestrian oriented streetscape character envisioned by the Four Corners Overlay District. These character elements include: sidewalks that are well-shaded, wide, and well-separated from vehicular traffic; parking areas that are well screened from the street; and well-shaded parking lot areas.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will be required to provide shade along the adjacent sidewalks, pedestrian paths connecting the development to adjacent streets, bus stop pad and the parking lot area. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

Four Corners Overlay District: See Background Item Nos. 6 and 7.

Rio Salado Interim Overlay District: See Background Item No. 8.

South Phoenix Village Target Area B Design Overlay: See Background Item No. 9.

Tree and Shade Master Plan: See Background Item No. 10 below.

Complete Streets Guidelines: See Background Item No. 11 below.

Reimagine Phoenix: See Background Item No. 12 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Building	C-2 FCOD RSIOD
North	Single-family residential	R-3 FCOD RSIOD
South	Not-for-profit organization and Vacant land (city-owned)	C-2 and R-3 FCOD SPVTABDO
East	Fitness club	R-5 FCOD RSIOD
West	Vacant / Undeveloped	C-2 FCOD RSIOD

C-2 FCOD (Intermediate Commercial, Four Corners Overlay District)

<u>Standards</u>	<u>Requirements of C-2 District</u>	<u>Requirements of FCOD</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>			
Street (Broadway Road)	N/A	Minimum 22 feet Maximum 24 feet	Approximately 25 feet maximum (Not met, existing building)
Street (25th Street)	Minimum 20 feet up to 50% of structure, Average 25 feet	N/A	Approximately 21 feet for the entire length of the structure (Not met, existing building)

Frontage Standard (Broadway Road)	N/A	Minimum building frontage along streets: 50% on corner lots	Approximately 26% (Not met)
Frontage Standard (25th Street)	N/A	Minimum building frontage along streets: 50% on corner lots	Approximately 76% (Met)
West (not adjacent to a street)	0 feet	N/A	West: 160 feet (Met)
North (not adjacent to a street)	25 feet	N/A	16 feet (Not met, existing building)
<u>Standards</u>	<u>Requirements of C-2 District</u>	<u>Requirements of FCOD</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Landscaped Setbacks</i>			
Street (Broadway Road, South)	N/A	Special streetscape standards apply for Broadway Road including minimum sidewalk widths and minimum landscape area widths.	Approximately 20 feet (Met)
Street (25th Street, East)	Minimum 20 feet for 50% of the frontage, Average 25 feet	N/A	25th Street: Varies from 0 to 21 feet (Not met due to block wall)
West (not adjacent to a street)	Minimum 0 feet	N/A	12 feet (Met)
North (not adjacent to a street)	Minimum 10 feet	N/A	16 feet (Met)
Lot Coverage	Not to exceed 50%	N/A	20.76% (Met)
Building Height	2 stories, 30 feet	N/A	One Story (Met)

Background/Issues/Analysis

1. This request is to rezone approximately 1.29 acres located at the northwest corner of 25th Street and Broadway Road for a Special Permit to allow a mortuary and all

underlying C-2 (Intermediate Commercial) uses. There is an existing building on the site and the applicant intends to reuse the existing structure.

The subject site is located in two regulatory overlay districts that apply to the property: the Four Corner Overlay District (FCOD), described in Background Item Nos. 6 and 7; and the Rio Salado Interim Overlay District (RSIOD), described in Background Item No. 8.

The proposed use, mortuary, is permitted with a Special Permit under the Four Corner Overlay District. Further, there is also an expanded procedure that requires applications for Special Permits be forwarded to the Target Area B Advisory Committee and the Community Excellence Project Board for review and comment prior to review by the South Mountain Village Planning Committee.

2. To the north of the subject site are single-family residential homes zoned R-3 FCOD RSIOD (Multifamily Residence District, Four Corners Overlay District, Rio Salado Interim Overlay District).

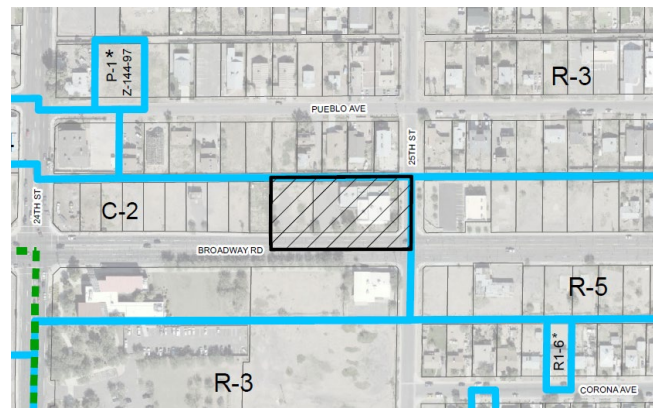
To the west of the subject site are several vacant lots zoned C-2 FCOD RSIOD (Intermediate Commercial, Four Corners Overlay District, Rio Salado Interim Overlay District).

To the south of the subject site is a vacant lot and a structure that was formerly home of the Community Excellence Project. These sites are zoned C-2 and R-3 (Intermediate Commercial and Multifamily Residence District) and are within the FCOD SPVTABDO (Four

Corners Overlay District, South Phoenix Village and Target Area B Design Overlay). To the east of the subject site and across 25th Street is a boxing and fitness club zoned R-5 FCOD RSIOD (Multifamily Residential District, Four Corners Overlay District, Rio Salado Interim Overlay District).

3. The General Plan Land Use Map designation for the subject site is Commercial. All adjacent properties and those within the immediate area are also designated Commercial on the General Plan Land Use Map.

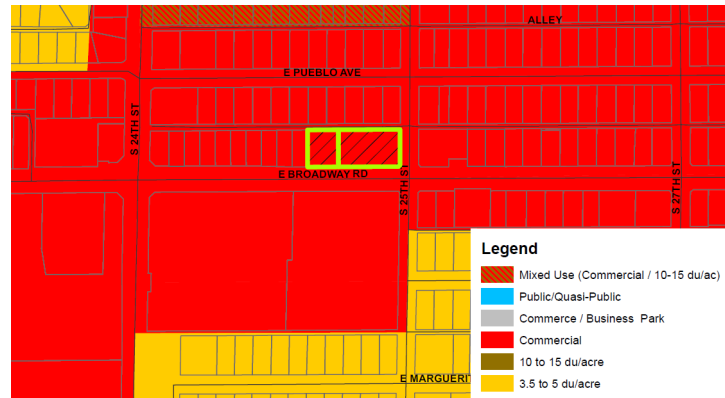
Figure A. Site Context and Surrounding Land Uses



Source: Planning and Development Department

The proposed use is consistent with the commercial designation.

Figure B. General Plan Land Use Map Designation

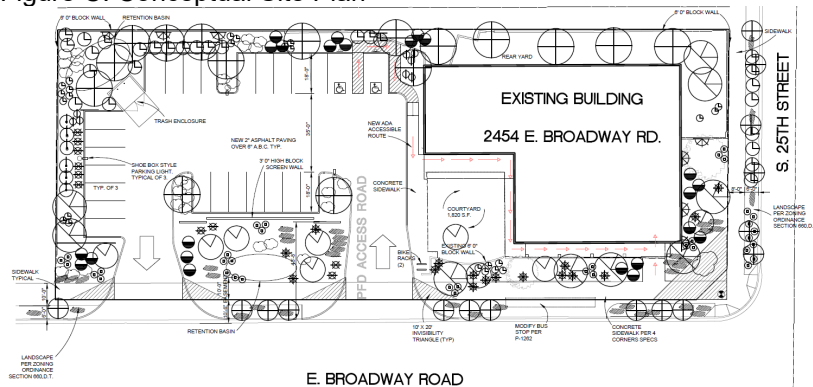


Source: Planning and Development Department

- The applicant is proposing to repurpose an existing building into a mortuary with a new parking area located to the west.

The site plan proposes 25 parking spaces, bike racks, enhanced landscape treatments, enhanced sidewalks, and a serenity garden.

Figure C. Conceptual Site Plan



Source: Searer, Robbins & Stephens, Inc.

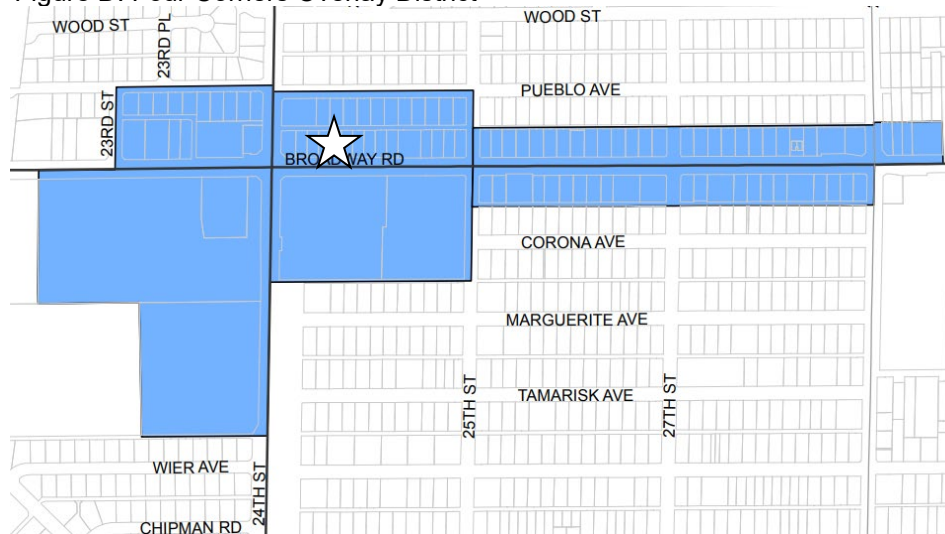
- In 2019, rezoning case Z-SP-5-19-8 was submitted for the subject site, requesting a Special Permit to allow a mortuary and underlying uses permitted in the C-2 zoning district. In late 2019, case Z-SP-5-19-8 was withdrawn by the applicant prior to the City Council hearing. In March 5, 2020 the Planning Commission approved an initiation of the subject Special Permit request.

PLANS AND POLICIES

6. Four Corners Overlay District

The Four Corners Overlay District (FCOD) applies to the area depicted on Figure D and includes the subject site.

Figure D. Four Corners Overlay District



Source: Planning and Development Department

Purpose and Intent:

- The purpose for the overlay is to formalize and define development standards to aid in the development and planning of projects within the historic section of the City known as the Four Corners.
- The goal is to create a pedestrian friendly environment and tie the “Four Corners” at the intersection of 24th Street and Broadway Road together through unique design elements.
- It is intended to provide the Four Corners with new and distinct neighborhood commercial developments that will define and unify the community and enhance the gateway to the South Mountain Village and the redevelopment areas of Target Area B and South Phoenix Village.

The FCOD expands upon the base zoning districts in the following ways:

- Use Restrictions: To ensure compatibility and appropriate design review, certain uses are subject to a Special Permit; one of the uses subject to a Special Permit is a mortuary.
- Height, Yard and Area Requirements: Specific standards apply to property within the FCOD including a build-to line, landscape standards, and enhanced pedestrian standards.

- Parking Requirements: Specific parking standards and restrictions on the maximum number of spaces permitted.
- Design Standards: Design standards tailored to creating a pedestrian oriented environment.

7. Per the content, purpose, and intent of the FCOD, staff recommends the following stipulations be included in the request.

Along Broadway Road:

- a. A ten-foot sidewalk detached from the curb by a minimum six-foot-wide landscape strip and a minimum eight-foot-wide landscape strip on the north side of the sidewalk. Three-inch caliper trees planted along both sides of the sidewalk and placed 20-feet on center or in equivalent groupings. This is addressed in Stipulation No. 1.
- b. A minimum of 75 percent shade be provided to the bus stop located on Broadway Road. This is addressed in Stipulation No. 3.

Along 25th Street:

- a. A sidewalk detached from the curb by a minimum five-foot-wide landscape strip planted with three-inch caliper trees placed 20-feet on center or in equivalent groupings. This is addressed in Stipulation No. 2.

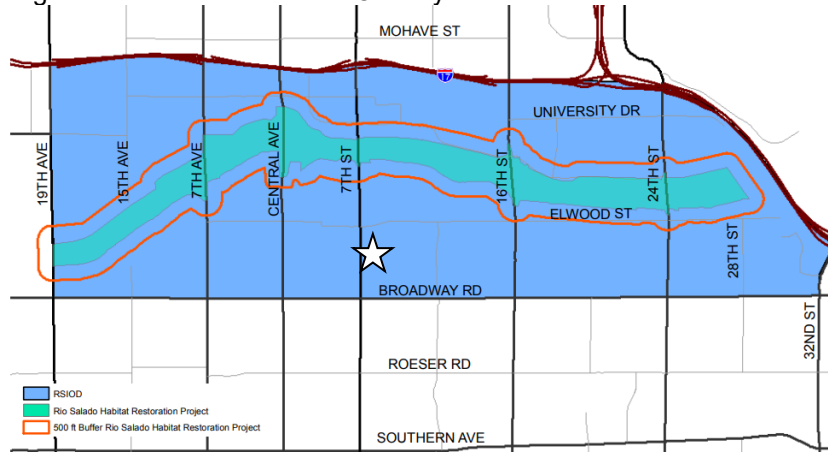
On the site, generally:

- a. A minimum of 50 percent of the surface parking areas shall be shaded to increase thermal comfort and decrease the urban heat island effect in the area. This is addressed in Stipulation No. 5.
- b. The provision of at least two inverted-U bicycle racks near building entries. This is addressed in Stipulation No. 6.
- c. A minimum of 15 percent of the site area be developed as usable hardscape or landscaped open space such as the proposed “serenity garden”.

8. [Rio Salado Interim Overlay District](#)

The subject site is located within the Rio Salado Interim Overlay District. The district is designed to “control open, outdoor land uses and other uses in order to have a positive impact on the Rio Salado Habitat Restoration Project and add to the long-term value of adjacent land.” The development advances the intent of the overlay through enhanced site development standards.

Figure E. Rio Salado Interim Overlay District

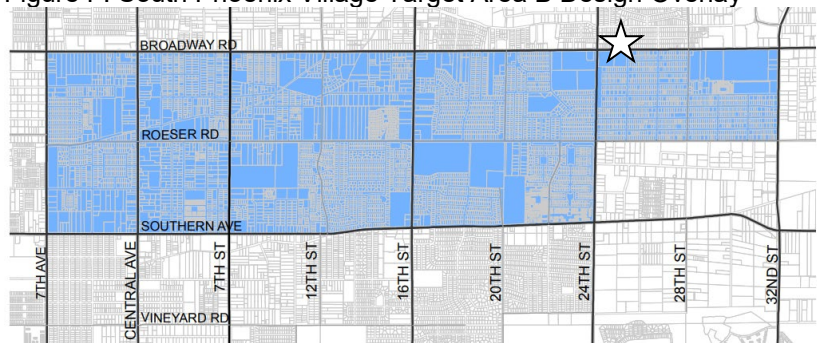


Source: Planning and Development Department

9. **South Phoenix Village Target Area B Design Overlay**

The South Phoenix Village Target Area B Design Overlay applies to the area depicted on Figure F but does not include the subject site; however, it applies immediately south of Broadway Road.

Figure F. South Phoenix Village Target Area B Design Overlay



Source: Planning and Development Department

The overlay is intended to address “concerns regarding one and two dwelling units per lot residential development.” Based on the proposed use and location, the district does not apply to the rezoning request. However, the FCOD specifically requires that applicants consult the Target Area B Advisory Committee prior to a hearing before the Village Planning Committee.

10. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City’s planning and development process. Sidewalks on the street frontages should be detached from

the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect.

Staff is recommending stipulations including detached and shaded sidewalks along both Broadway Road and 25th Street with enhanced landscape planting standards and enhanced tree plantings to shade the parking areas. These are addressed in Stipulation Nos. 1, 2, 3, and 4.

11. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff is recommending stipulations to require detached and shaded sidewalks as described in the previous sections and bicycle racks to facilitate multimodal transportation. These are addressed in Stipulation Nos. 1, 2, 3 and 6.

12. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

13. **Target Area B Advisory Committee Input.** Through the FCOD, the Target Area B Advisory Committee is a required review entity prior to review before the South Mountain Village Planning Committee. As of the writing of this report, no comments had been received from this organization with regards to this case. However, a representative from the Target Area B Advisory Committee participated in the virtual neighborhood meeting held by the rezoning case representative on May 1, 2020, and expressed support for the case. The organization representative mentioned that this committee is in the process of providing comments with regards to this case. When review comments are provided by this organization, these will be included as an Addendum to this report.
14. **Community Excellence Project Board Input.** Through the FCOD, the Community Excellence Project Board is a required review entity prior to review before the South Mountain Village Planning Committee. In the comments provided by the Community Excellence Project Board, it references opposition to this case due to the desired land use (mortuary) and not being consistent with the original

intent of the FCOD, which aims at encouraging more retail businesses in this area of Phoenix. In addition, the comments provided by this board cite issues with participating in the virtual neighborhood meeting held by the case representative on May 1, 2020.

15. As of the writing of this report, staff has received one letter in opposition and seven letters in support to this rezoning case. The letter in opposition cited concerns with the level of engagement made available through the virtual neighborhood meeting held by the case representative on May 1, 2020. The letters in support cite the redevelopment of an existing building site and economic reasons as a benefit to the community.

INTERDEPARTMENTAL COMMENTS

16. The Floodplain Management Division of the Public Works Department determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
17. The Public Transit Department requested the dedication of right-of-way and reconstruction of the bus stop pad on westbound Broadway Road west of 25th Street. This is addressed in Stipulation Nos. 9. In addition, the shading of the bus stop pad is addressed in Stipulation No. 3, and pedestrian connections to the public sidewalk and bus stop are addressed in Stipulation No. 7.
18. The Street Transportation Department commented that no traffic impact study is required and requested the inclusion of a stipulation requiring detached shaded sidewalks along Broadway Road and 25th Street in addition to the shading of the bus stop pad, and pedestrian connections from the building to the adjacent streets. This is addressed in Stipulation Nos. 1, 2, 3 and 4. In addition, the Street Transportation Department has requested that traffic calming features be incorporated at the entrances and exits to this development. This is addressed in Stipulation No. 8. Furthermore, the Street Transportation Department requested that all adjacent streets be constructed with all required elements and dedication of a sidewalk easement along the Broadway Road frontage. These are addressed in Stipulation Nos. 10 and 11.
19. The City of Phoenix Aviation Department has noted that the property is in the Phoenix Sky Harbor International Airport traffic pattern airspace. A Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required in addition to an FAA no hazard determination. These are addressed in

Stipulation Nos. 12 and 13.

20. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 14.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, is consistent with the purpose, intent, and requirements of the Four Corners Overlay District.
3. The development, as stipulated, will provide a comfortable and attractive pedestrian environment with shaded sidewalks and a shaded bus stop area.

Stipulations

1. The sidewalk along Broadway Road shall be a minimum of 10-foot-wide and detached with a minimum 6-foot-wide landscape area between the sidewalk and the back of curb and a minimum 8-foot-wide landscape area on the north side of the sidewalk, planted with minimum 3-inch caliper single trunk shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
2. The sidewalk along 25th Street shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper single trunk shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
3. The bus stop pad on Broadway Road and the detached sidewalks on both 25th Street and Broadway Road shall be shaded a minimum of 50 percent using shade trees, as approved by the Planning and Development Department.
4. Pedestrian pathways connecting the site to the adjacent streets shall be shaded a minimum of 75 percent using shade trees and architectural shade, as approved by the Planning and Development Department.

5. The developer shall plant shade trees in and around the parking area to provide shade for 50 percent of the parking area, as approved by the Planning and Development Department.
6. A minimum of two inverted-U bicycle racks shall be provided near building entries and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall provide clearly defined, accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisles surfaces. The pathways shall connect all building entrances and exits, the bus stop pad, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department.
8. The developer shall provide traffic calming measures at vehicular points of ingress and egress to slow vehicles departing the development, as approved by the Planning and Development Department.
9. The developer shall dedicate right-of-way and construct one bus stop pad along westbound Broadway Road west of 25th Street. Bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. Bus stop pad shall be spaced from the intersection of 25th Street and Broadway Road according to City of Phoenix Standard Detail P1258.
10. The developer shall dedicate a sidewalk easement that is a minimum of 10 feet wide along Broadway Road as approved by the Street Transportation Department and the Planning and Development Department.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have

been viewed and approved by the City Attorney.

13. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
14. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Enrique Bojorquez-Gaxiola

May 5, 2020

Team Leader

Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped March 17, 2020

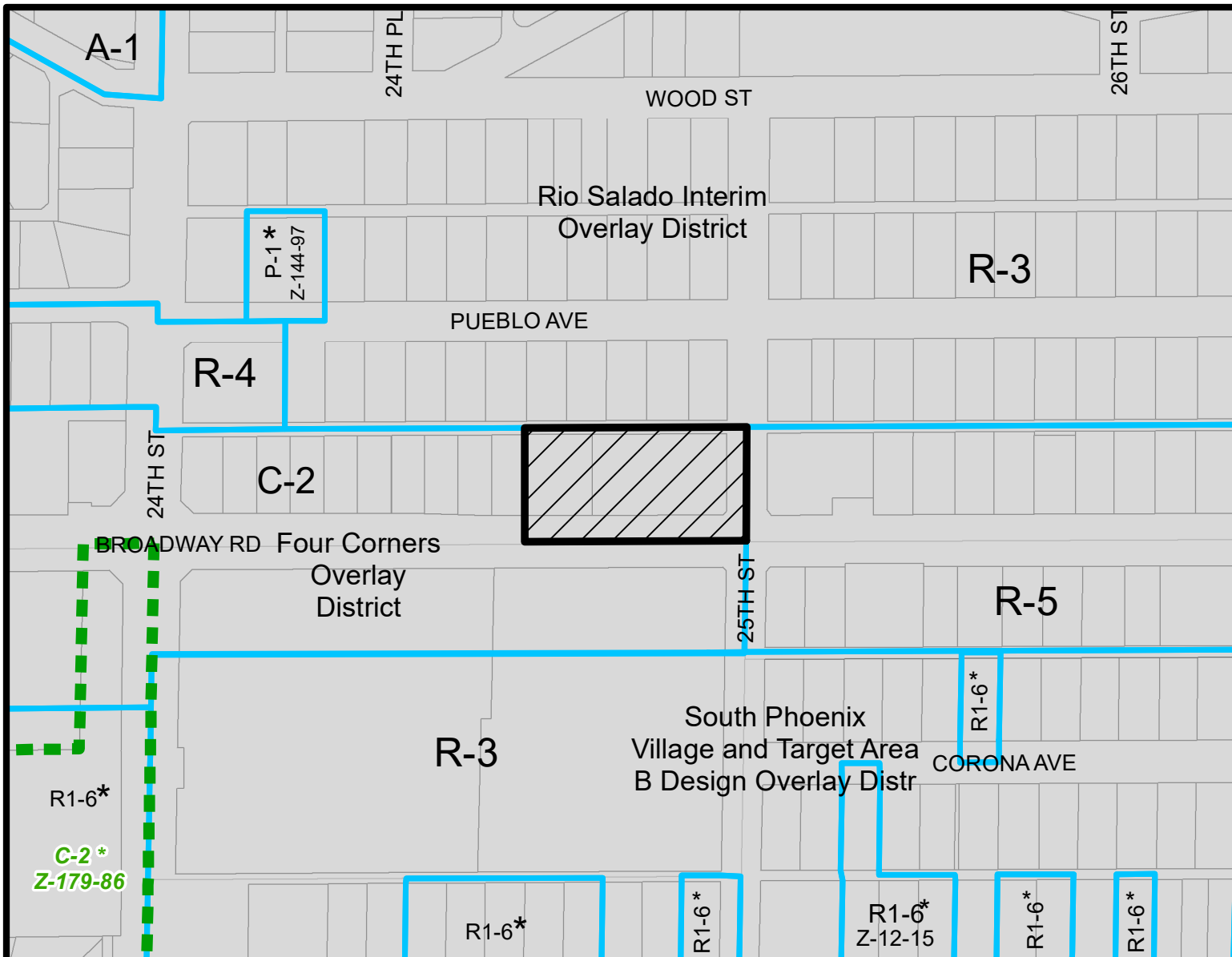
Conceptual Landscape Plan date stamped March 17, 2020

Conceptual Elevations date stamped March 17, 2020

Conceptual Building Rendering date stamped March 17, 2020

Correspondence from Community Excellence Project Board (2 pages)

Correspondence from members of the public (11 pages)



Miles

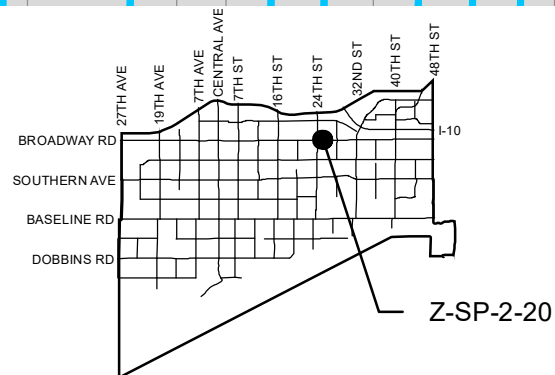
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Planning Commission

APPLICATION NO. Z-SP-2-20

DATE: 4/28/2020
REVISION DATES:

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

1.29 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 5-3

ZONING MAP

E-9

REQUESTED CHANGE:

FROM: C-2 FCOD RSIOD (1.29 a.c.)

TO: C-2 SP FCOD RSIOD (1.29 a.c.)

MULTIPLES PERMITTED

C-2 FCOD RSIOD

C-2 SP FCOD RSIOD

CONVENTIONAL OPTION

18

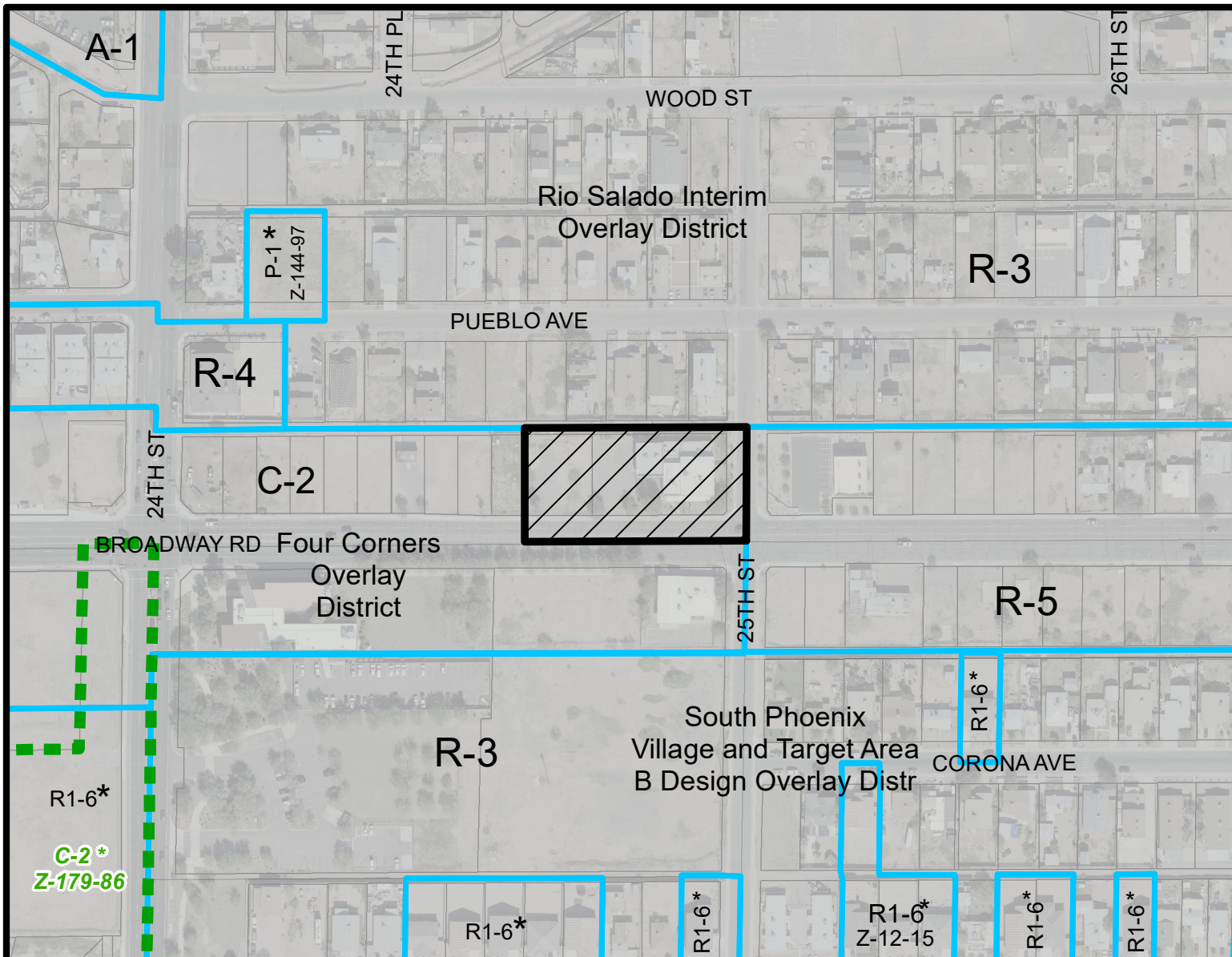
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* UNITS P.R.D. OPTION

22

22

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



Miles

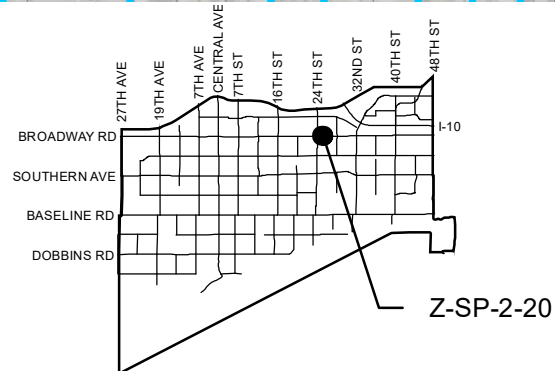
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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



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AERIAL PHOTO &
QUARTER SEC. NO.

QS 5-3

ZONING MAP

E-9

REQUESTED CHANGE:

FROM: C-2 FCOD RSIOD (1.29 a.c.)

TO: C-2 SP FCOD RSIOD (1.29 a.c.)

MULTIPLES PERMITTED

C-2 FCOD RSIOD

C-2 SP FCOD RSIOD

CONVENTIONAL OPTION

18

18

* UNITS P.R.D. OPTION

22

22

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

CITY OF PHOENIX
MAR 17 2020
Planning & Development
Department

-
- EXISTING ALLEY
- 300.00'
N89°41'17" E
- 1' 8"
- 285.00'
S89°45'02" W
- 25TH STREET
- BROADWAY ROAD
- CONTEXT PLAN
- NO SCALE
- NORTH

ADDITIONAL LIGHT FIXTURE WHERE NOTED, SEE ELEC.

SQUARE STEEL POLE WITH FINISH TO MATCH FIXTURE. CEM-TEC OR EQUAL WIN LOAD RATING-100 M.P.H.

12'-6"

HANDHOLE W/ TAMPER PROOF SCREWS

30"

MATCH AND LAP (6) #5 VERTICAL REBARS WITH (4) BOLTS.

60"

GALVANIZED RIGID WRAPPED CONDUIT

24"

PVC CONDUIT WITH BOND WIRE

6"

2500 P.S.I. CONCRETE BASE POUR AGAINST COMPACTED EARTH.

24" DIA.

20"

3/4" X 10' SOLID CU GROUND ROD (EVERY OTHER POLE)

RIGID STEEL TO PVC ADAPTER FITTING

PROVIDE #3 TIES AT 12" O.C. AND (3) #3 TIES IN TOP 5"

3" COVER

#10 CU SOLID BARE GROUND WIRE (TYP.)

FINISH GRADE

(4) HOT DIPPED GALV. STEEL BOLTS PER LIGHT POLE MANUFACTURER

BASE COLLAR WITH GUSSET PLATE

GROUND LUG

LUMINAIRE WITH LIGHT SHIELD

△

NOTE 1: POLE BASE DETAIL SHOWN FOR ELECTRICAL INFORMATION ONLY. REFER TO LIGHT MANUFACTURER'S ENGINEERING PLANS FOR SPECIFIC STRUCTURAL REQUIREMENTS.

Technical drawing showing a cross-section of a wall and foundation. The wall is 8" x 8" x 16' sput-face masonry to match existing. The foundation is 10" wide and 2'-0" deep. The wall is 5" conc. masonry wall with $f'_m = 1500 \text{ PSI}$ with (2) 9 GA. WIRE HORIZ. JOINT REINF. @ 16" O.C. The foundation has a 3" COVER over the reinforcement. Reinforcement details include #4 @ 48" O.C. in fully grouted cell (ALL BENDS) and #4 @ 48" O.C. in fully grouted cell (ALL BENDS). The drawing also shows FIN. GRADE and a 2'-0" MIN. dimension for the foundation depth.

EXISTING ALLEY

R-3 ALLEY SHALL NOT BE USED FOR FD EMERGENCY ACCESS

NOTE: MAX. 2% SLOPE ALL DIRECTIONS AT ACCESSIBLE PARKING STALL AND ACCESS AISLE

NOTE: ALL RAMP MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX. CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMP PER ADAAG SECTION 4.7.7. TRUNCATED DOMES, AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5.

±101'-2" NEW "RESIDENTIAL" BLOCK WALL

300.00'

N89°41'17"E

20'-0" EXISTING ALLEY

NEW 4" CONC. WALK ON 4" COMPACTED A.B.C. FILL

NEW 6'-0" LONG RAMP 1:12 MAX SLOPE

NEW ADA RAMP MAX SLOPE 1:12 PER C.O.P. STANDARDS - SEE CIVIL DRAWINGS FOR MORE INFORMATION

PROPOSED FDC LOCATION

ARROWS INDICATE ACCESSIBLE PATH

EXISTING 6" CMU SCREEN WALL

EXISTING BUILDING (ONE STORY) 7,520 S.F. SPECIAL USE PERMIT FULLY SPRINKLERED

NEW 6" VERTICAL CONC. CURB TYP.

V-TRACK ASPHALT MOUNT

NEW DEDICATED SIDEWALK EASEMENT AROUND THE NEW DRIVEWAY TYP.

EXISTING 6'-0" HIGH ORNAMENTAL FENCE

EXISTING SHADE CANOPY

MAIN ENTRANCE

GARDEN

KNOW BOX

EXISTING 3' HIGH SCREEN WALL

EXISTING CANOPY ABOVE

BUS STOP - PER P1262

SIDEWALK

LANDSCAPING

EXISTING FIRE HYDRANT

NEW RAMP TYP.

33' X 33' VISIBILITY TRIANGLE

30'-0" R.O.W.

105.97'

S00°15'34"W

25TH STREET

±300' NORTH

NEW 2" ASPHALT PAVING OVER 6" A.B.C. TYP.

INSTALL V-TRACK TO 6" MIN THICK CONC FOR LENGTH OF TRACK IN PLANTER

7 SP @ 8'-0" = 56'-0"

8 SP @ 8'-0" = 64'-0"

9'-6"

3'-6"

15'-2"

24'-0"

285.00'

S89°45'02"W

NEW 30'-0" WIDE DRIVEWAY PER C.O.P. STANDARD DETAIL P-1243-30'

NEW 3' HIGH DECORATIVE CMU SCREEN WALL (APPROXIMATELY 12'-0" LONG, EACH SIDE)

NEW 3' HIGH DECORATIVE CMU SCREEN WALL (APPROXIMATELY 48'-0" LONG)

NEW 30'-0" WIDE DRIVEWAY PER C.O.P. STANDARD DETAIL P-1243-30'

10' X 20' VISIBILITY TRIANGLE

EXISTING RETENTION AREA

RETENTION AREA

2'-0" CMU CAP BLOCK

HATCH INDICATES SPLIT-FACE CMU ACCENT

TYP. SCREEN WALL ELEVATION

NOTE: SEE SITE PLAN FOR WALL LENGTHS AND RADIUS.

SCALE: 1" = 10'-0"

40'-0" R.O.W.

EXISTING FIRE HYDRANT ±147' SOUTH

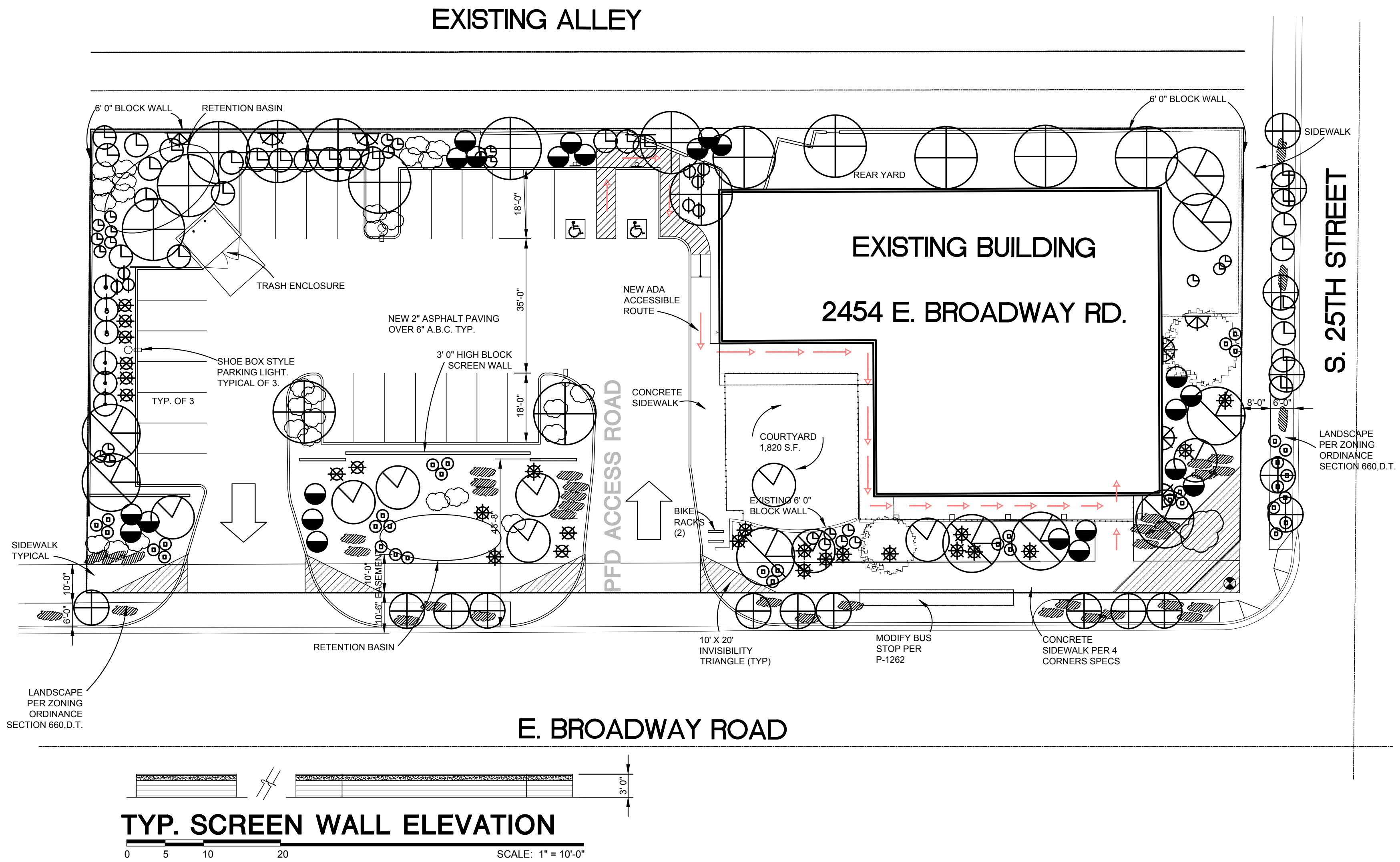
ZA-783-89
KIVA#: 99-8585
Q.S.#: 5-33

SHEET NO.
A-1

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CONCEPTUAL LANDSCAPE NOTES:

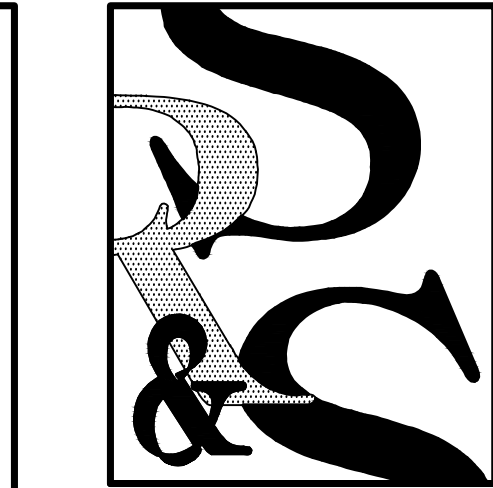
1. All plant material shall be from the **Arizona Department of Water Resources Plan List**
2. All new landscape plants are to be trimmed, fertilized and hand watered during the entire length of construction.
3. All plant sizes and **tree calipers** are to be in accordance with the **Arizona Nurseryman Association Standards.**
4. All retention areas shall maintain slopes no steeper than 4:1 unless noted otherwise.
5. All Landscape areas around new building is to receive Decomposed Granite, per detail on landscape sheet, unless otherwise indicated.
6. Ground cover and/or granite shall extend under shrubs unless noted otherwise.
7. Establish locations of all irrigation heads, valves, piping, wiring, etc. at the time of construction.
8. Adjust location of landscape material as required to avoid utilities and obstacles not indicated or indicated incorrectly. Verify new alignment with Architect prior to commencing work.
9. All landscape and sprinkler items shall comply with City of Phoenix and local codes.
10. Verify placement and location of all plant materials with Architect prior to planting.
11. All 24 v. valve wiring will be installed using connection-free wire runs from controller to valve, connection made at the valve will be dri-spliced using correct connectors – Spears Model No. DS-300 or equal.
12. All 24 v. wiring to be 14G UF UL solid copper single strand only. Common wire and control wire to be separate colors.
13. P.V.B. risers to be galv. Copper or brass.
14. All valves to be installed in appropriate sized valve boxes so as to accommodate easy access and maintenance.
15. Irrigation contractor is responsible for location and installation of any required check valves for low lying areas.
16. Sprinkler contractor shall guarantee 100% coverage in all landscape areas.
17. Establish locations of all irrigation heads, valves, piping, wiring, etc. at the time of construction.
18. No Plant substitutions, type or quantity deviations from the approved landscape or irrigation plans without prior approval from the City of Phoenix Landscape Section.
19. Existing plants & irrigation to remain or be relocated by contractor. Plant material damaged or destroyed will be replaced in kind by the contractor.



CITY OF PHOENIX
MAR 17 2020
Planning & Development
Department

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY AND SIZE					REMARKS
			BOX	15 GAL.	5 GAL.	1 GAL.	SPACING	
	EBONOPSIS ebono	Texas Ebony		12				Caliper 2"
	ULMUS parvifolia	Chinese Evergreen Elm	3	9				Caliper 2" & 3"
	CERCIDIUM praecox	Palo Brea		9				Caliper 3" min.
	BOUGAINVILLEA	'Barabara Karst'			4			
	CAESALPINIA pulcherrima	Red Bird of Paradise			33			
	CASSIA nemophila	Desert Cassia			36			
	DASYLIRION WHEELERI	Desert Spoon			18			
	DODONAEA viscosa	Hopseed Bush			6			
	RUELLIA peninsularis	Ruellia			24			
	SIMMONDSIA chinensis	'Compact' Jojoba			30			
	LANTANA camara	New Gold Lantana			48			
	LANTANA sellowiana	'White Lightning' Lantana			36			
	EXISTING TREE							
	3/4" minus coral- coral 2" depth	TOTAL	3	27	218			All Landscape Areas to Receive Granite. Approximately 15,180 S.F.



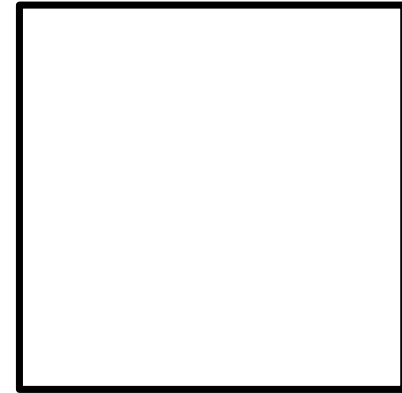
SEARER, ROBBINS & STEPHENS, INC.

ARCHITECTURE
1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020
PLANNING
(602) 277-1187
FAX: (602) 277-9979

CONCEPTUAL LANDSCAPE

DRAWN _____ SPP
CHECKED _____ WJS
JOB NO. _____ 1733
DATE _____ AUG. 23, 2019

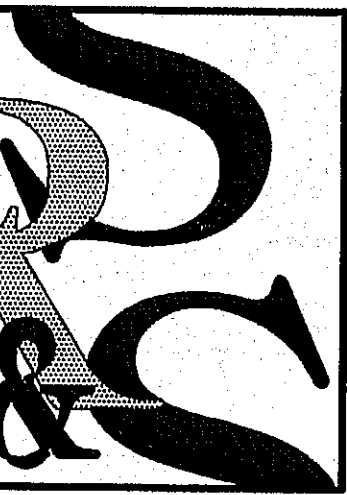
REVISIONS



ROSE MANOR
FUNERAL HOME
at
2454 E. BROADWAY ROAD
PHOENIX, ARIZONA 85040

SHEET NO.
L-1

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ARCHITECTURE
INTERIORS
1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020
(602) 277-1187 FAX (602) 277-9979

DRAWN _____
CHECKED _____
JOB NO. _____
DATE _____

REVISIONS

NEW FUNERAL HOME
AT
2454 EAST BROADWAY ROAD
PHOENIX, AZ 85040

SHEET NO.

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NORTH ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"

STUCCO FINISH
FOUR CORNERS PAINT #2
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #3
FIELD COLOR

STUCCO FINISH
FOUR CORNERS PAINT #1
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #1
ACCENT COLOR

METAL
DOWNSPOUTS

GLASS BLOCK

18'-6"
TOP OF PARAPET

6'-0"
TOP OF EXIST. WALL

EXISTING 6'-0" HIGH BLOCK
WALL TO REMAIN
FOUR CORNERS PAINT #2
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #3
FIELD COLOR

METAL
DOWNSPOUTS

STUCCO FINISH
FOUR CORNERS PAINT #3
FIELD COLOR

STUCCO FINISH
FOUR CORNERS PAINT #1
ACCENT COLOR

EXISTING DOORS
FOUR CORNERS PAINT #3
FIELD COLOR

STUCCO FINISH
FOUR CORNERS PAINT #2
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #2
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #3
FIELD COLOR

EXISTING CORRUGATED ROOFING TO REMAIN

EXISTING WINDOW & DOOR
FRAMES
FOUR CORNERS PAINT #4
ACCENT COLOR

BUILT-UP STUCCO COLUMNS

EXISTING DOORS
FOUR CORNERS PAINT #3
FIELD COLOR

STUCCO FINISH
FOUR CORNERS PAINT #1
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #2
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #2
ACCENT COLOR

DECORATIVE
ORNAMENTAL IRON
SCREEN
FOUR CORNERS PAINT #4
ACCENT COLOR

STUCCO FINISH
FOUR CORNERS PAINT #3
FIELD COLOR

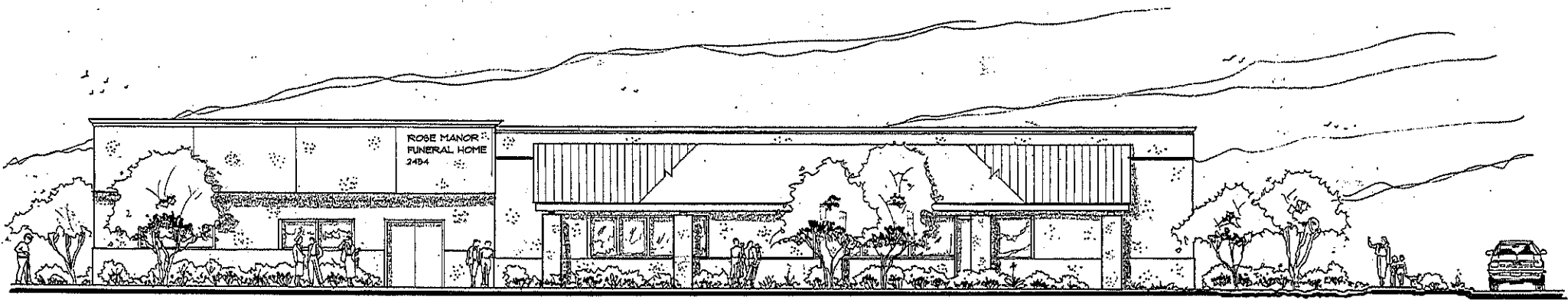
GLASS BLOCK

10'-0" LANDSCAPE
SETBACK

EXISTING 6'-0" HIGH BLOCK
WALL TO REMAIN
FOUR CORNERS PAINT #2 & #3
ACCENT COLOR

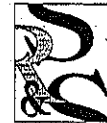
EXISTING DOORS
FOUR CORNERS PAINT #3
FIELD COLOR

CITY OF PHOENIX
MAR 17 2020
Planning & Development
Department



FRONT RENDERING –
VIEW FROM BROADWAY ROAD

ROSE MANOR FUNERAL HOME
AT
2454 EAST BROADWAY ROAD
PHOENIX, AZ 85040



SEARER, ROBBINS & STEPHENS, INC.
ARCHITECTURE INTERIORS PLANNING
1700 EAST BROADWAY AVENUE, SUITE 104, PHOENIX, ARIZONA 85040 (602) 277-1101 FAX (602) 277-9979

CITY OF PHOENIX
MAR 17 2020
Planning & Development
Department

Enrique A Bojorquez-Gaxiola

To: Samantha Keating
Subject: RE: Virtual Neighborhood Meeting, May 1@9 am

From: comxproject <comxproject@aol.com>
Sent: Friday, May 1, 2020 11:00 PM
To: Kenia Conner <ladyundertakerkay@gmail.com>
Cc: Twanna Brunson <twannab2001@yahoo.com>; johnsmicha@aol.com; Pastor Reginald Trotter <reginald_trotter@yahoo.com>; Samantha Keating <samantha.keating@phoenix.gov>; enrique.ojorquez-gaxiola@phoenix.gov; Council District 8 PCC <council.district.8@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>
Subject: Re: Virtual Neighborhood Meeting, May 1@9 am

Greetings Ms. Conner,

I tried to attend the virtual neighborhood meeting provided by phone on May 1 at 9am. According to my phone log, I called at 9, 9:02, 9:03, 9:08 and 9:09 am. Due to continuous messages stating the line was busy, I could only leave a message. Messages were left with a personal cell number for contact. However, I did not receive a return call. During my efforts to connect, I received a text from Ms. Brunson stating there were only 6-8 lines available, thus the reason for the busy message. You also missed calls from Pastor Trotter and Betty Ware. We were not put on hold for discussion like Former Councilman Michael Johnson and Ms. Twanna Brunson.

In regards to your inquiry, the position on the granting of a special permit is the same. Community Excellence Project (CEP) supports the South Phoenix Village (SPV). residents on not approving the special permit request. Since the creation of CEP in 1990, the goal is revitalization of SPV and to date through the City of Phoenix and various Foundations over 60 million dollars has been invested in the area. It requires a lot of money to revitalize an undeveloped low and moderate inner city neighborhood.

We worked with the residents of South Phoenix Village and City Staff to create Section 660 - Four Corners Overlay District under the City of Phoenix Zoning Ordinance to encourage the development of neighborhood serving retail uses and limited community serving uses. The residents are not focused on the race of business owners, rather the interest is retail businesses, community and human services as detailed in the Four Corners Plan.

The residents will continue to support the enforcement of Section 660 under the City of Phoenix Ordinance to achieve the level of desired services in South Phoenix Village. As CEP exists for the revitalization of that area through input and approval of its residents, we shall not go against their decisions.

The focus of Community Excellence Project is separate and apart from the Broadway Heritage Neighborhood Association. From 1990-2019 the organization resided in the old fire station directly across from your building on the corner of 25th and Broadway. In July, 2019 we demolish the building and relocated to the Brooks Community Center.

The location of the old fire station and the Broadway Heritage Center is in Block One of the Four Corners Plan. I gave you a copy of the plan at the community meeting held at your location in February.

Now, we are once again faced with this issue. Community Excellence Project is focused on strategic planning for the development of Block One and maintaining the goals established in the Four Corner Plan for Blocks 2, 3 and 4. It is our understanding your request will go through the South Mountain Village and City Planning Committees and City Council. We will also submit a response of nonsupport for the Special Permit to these entities.

It would be great to work with you and the community on the development of a different business at your location for your benefit and South Phoenix Village. I am quite sure the residents are willing to work with you on the creation of a favorable neighborhood retail use.

As we navigate through these challenging times, please stay aware, safe and healthy. Wishing you and your family all the best.

Kindest regards,

Gail Q. Knight
CEO
Community Excellence Project
Mailing: 2320 E. Baseline Rd. #148-141
Phoenix, Az 85042

----- Original message -----

From: Kenia Conner <ladyundertakerkay@gmail.com>
Date: 5/1/20 6:01 PM (GMT-07:00)
To: comxproject@aol.com
Subject: Missed Neighborhood Meeting

Greetings Ms Knight,

I hope this communication finds you well, remaining safe, and in good health. I notice that you did not attend this morning's neighborhood meeting. I wanted to extend to you the opportunity to talk at your convenience, anytime. I do understand that you may have some questions or concerns. I would like to give you time to voice any concern and ask all of your questions. I am hoping to hear from you soon, and eventually work with you in the future.

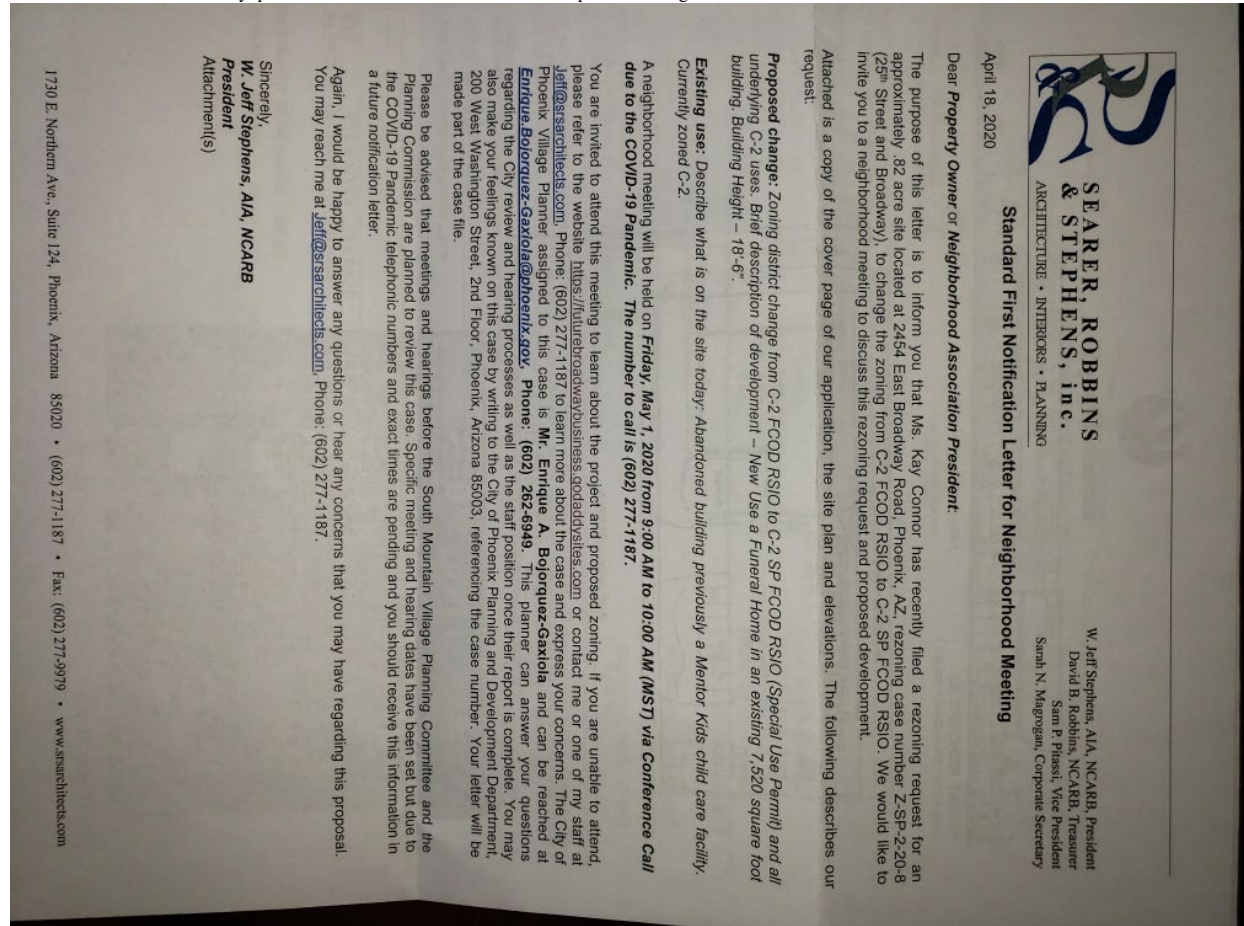
Respectfully,

Kay Conner

From: Twanna Brunson
To: Council District 8 PCC
Cc: Adriana Garcia Maximiliano; Samantha Keating; Enrique A Bojorquez-Gaxiola; Tony J Motola
Subject: Rezoning Request Z-SP-2-20-8 or Z-SP-2-20
Date: Friday, May 1, 2020 10:04:00 AM

Good morning all,
The following comments are in reference to the attached letter and permit application.

I called into the "public meeting" approximately two minutes prior to 9am. Shortly after 9 am, I was advised by Jeff Stephens that they could only have 6-8 people on the line. At that point I inquired how many letters were sent out; I was advised 116 letters were sent out. My next question was why would they use a line where they could only have 6-8 people on the line; the response was "it is all the City requires". I then inquired why I hadn't received the letter since I reside less than a block away. I was told they only sent the letters to residents within 350 feet of the property line and some letters may have only been sent to the owners of apartments, not the renters. I found that interesting since I was forwarded the letter by a resident that lives outside of the radius Mr. Stephens stated. I have numerous messages from residents via text message and online, who advised they were placed on hold, received a busy signal, etc that were unable to get through to join the call to state their opposition of this permit. At the last meeting I attended about this matter, it was stated by one of the few supporters that attended that the "community doesn't care", because they are not here to show support or oppose. It is absolutely unacceptable to be told that the community is not engaged and we continue to show that we care about the future of our community. This is not the first time residents opposing this matter have encountered issues surrounding a meeting conducted by the applicant. Feel free to contact me with any questions or concerns about this sham of a "public meeting".





City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO: Z-SP-2-20

PROPERTY LOCATION: Northwest corner of 45th Street and Broadway Road

TO BE CHANGED:

FROM: C-2 FCOD RSIOD

TO: C-2 SP FCOD RSIOD

PROPOSED USE: Special Permit for a mortuary and all underlying C-2 uses

LEGAL DESCRIPTION: See attached.

Ordinance #:

Ordinance Date:

Supplemental Map #:

CASE TYPE: Special Permit

DSD #:

CASE STATUS: Pending

GROSS ACREAGE: 1.29

VILLAGE: South Mountain

ZONING MAP: E-9

CENSUS TRACT: 1152

Q.S. MAP: 5-33

COUNCIL DISTRICT: 8

DATE FILED: 3/17/2020

TAZ:

FILING STAFF: rescobar

OWNER: Kenia Conner

ADDRESS: 7038 South Banning Street Gilbert AZ 85298

OWNER EMAIL ADDRESS: ladyundertakerkay@gmail.com

PHONE NO.: (602) 404-8939

APPLICANT: Planning Commission

ADDRESS: 200 West Washington Street, 2nd Floor Phoenix AZ 85003

APPLICANT EMAIL ADDRESS:

PHONE NO.: (602) 495-0383

REPRESENTATIVE: Kenia Conner

ADDRESS: 7038 South Banning Street Gilbert AZ 85298

REPRESENTATIVE EMAIL ADDRESS: ladyundertakerkay@gmail.com

PHONE NO.: (602) 404-8939

FAX NO.:

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/licensesetimes.html>.

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: 4-17-20

POST APPLICATION MEETING DATE:

Zoning Hearing Officer

Planning Commission

City Council

FEE	FEE WAIVED	FEE DATE	RECEIPT	PURPOSE
\$4,740.00	\$4,740.00	3/17/2020	N/A	Original Filing Fee

SECONDARY GEOGRAPHIC AREAS:

Zoning Map	Qtr Section	TAZ	APN	Location	Owner
			122-21-162A		
			122-21-162B		

Regards,
Twanna Brunson
Sent from my iPhone

AZ Black United Fund Inc.

CAROLYN T. LOWERY - DIRECTOR

February 08, 2020

Greetings and to whom it may concern,

You cannot stop a group of Black women that love their community like we do. Kay owns the building and we are all her helpers. Isn't God, Allah and the God of your choice great. We are looking for men, women and youth to work with us in making this building great again, right on Broadway. Please join with us to make this vision come to pass.

Ms. Lowery

From: [Florence Williams](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Broadway Funeral Home Project
Date: Monday, May 4, 2020 1:58:06 PM

Hello,

My name is Florence Williams and I am sending you this e-mail in regards to support for the Project. I attended the meeting last week and I feel this will be beneficial for the community.

When people are not aware of how this can help they will cast their negative feedback instead to getting more information about such projects.

Thank you in advance.

From: [Jarvis Reddick](#)
To: [Council District 8 PCC](#); [Enrique A Bojorquez-Gaxiola](#)
Subject: Mortuary Project
Date: Monday, May 4, 2020 5:30:46 PM

I am now emailing my support for the Kenia Conner mortuary project. I tried to call in this past Friday and the phone line was tied up and it took me 2 calls and waiting to show my support. I assume the other side was trying to tie up the telephone line so the supporters could not through an old tactic at best. I did finally get through so no complaint here.

From: [stephanie m](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Rose's Funeral Service on 25th Street and Broadway
Date: Monday, May 4, 2020 2:27:49 PM

To Whom It May Concern:

I live on 25th Street and Marguerite Avenue. When I stand in my front yard, front door, I'm facing the old Keys Community Center. With that being said, my family and I would welcome Rose's Funeral Service. We've lived here for over 40 years and would welcome the opportunity for our community to really develop. Our community deserve good schools, grocery stores, police, fire departments and a Funeral Services.

My front door faces Rose's Funeral Service and we stand with Kenia Conner.

I've been to most of the meetings regarding this and as of today I haven't heard one legitimate reason for opposing this idea. What I've heard is old superstitions (no real reason) which is no reason to stop progress.

Let us all be positive about change.

Mr. & Mrs. Robert Gill

May 5, 2020

Councilman,

My name is W. Roy Stinson. I am a member of the Masonic family of "Upright Men" in the South Phoenix Community. I cannot see any reason why Ms. Kay Conner would not be granted permission to open a Funeral Home in this community. Jobs will be created, thereby tax revenue for the city. Moreover, this endeavor would reflect the true business diversity of the city. Let's not forget, our young black women need to see older black women being positive role models in South Phoenix. You should approve her because it's just the right thing to do. Please except this letter as support for the funeral home project at 2454 E. Broadway and Kay Conner specifically.

Most Respectfully,

W. Roy Stinson



Community Ahead: Project 24

1 message

Tamra Garrett <garretttmusic42@yahoo.com>
To: Kenia Conner <ladyundertakerkay@gmail.com>

Mon, May 4, 2020 at 9:29 PM

To Whom it May Concern:

My family and I are great supporters of minority owned businesses and we would like to see more in our community. As always said, our children are the future and it is important that they grow up seeing entrepreneurship on various levels. Kay Conner is a community leader and she gracefully continues to cater to others on countless levels. She is always seen caring for families and I personally have seen her care for my own family during times of need. We need a person like her in our community. Not just a business owner but a person who is here for our community.

I fully support Mrs. Kay Conner and any business venture she has. We need more business owners like her.

-Garrett Music Company

From: tony@hbelectricaz1.com
To: [Enrique A Bojorquez-Gaxiola](#)
Cc: [Council District 8 PCC](#)
Subject: property on 25th St and Broadway Rd
Date: Monday, May 4, 2020 2:09:26 PM
Attachments: [image001.png](#)

I am writing in support of this project. I feel that this corner desperately need this project, this building has been vacant way to long and this corner is a eye sore. No way is it helping property values by being this way.



Tony Womack
President

H & B Electric, Inc.

7150 W. Roosevelt, Suite B147

Phoenix, Arizona 85043

Phone: 623-907-4000

Fax: 623-907-4003

tony@hbelectricaz1.com