

ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: November 17, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-25-25-4 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the Planning Hearing Officer will consider the following case at a public hearing on **December 17, 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 **November 24, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 4 - Ceysha Napa (council.district.4@phoenix.gov)
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, Logan Zappolo), 2nd Floor
Village Planner (Anthony Grande, Camelback East Village)
Village Planning Committee Chair (William Fischbach, Camelback East Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-25-25-4

Council District: 4

Request For: Stipulation Modification

Reason for Request: 1) Request to delete Stipulation 1 regarding allowed density.
2) Request to delete Stipulation 12 regarding right-of-way dedication.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	12-17-2025	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
David Aller, Wayne Properties LLC.	Owner	5114 East Janice Way Scottsdale AZ 85254	602-295-3151		allerbuilds@gmail.com
Chad Barber, Fenix CRE	Applicant	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com
Chad Barber, Fenix CRE	Representative	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com

Property Location: Approximately 165 feet west of the northwest corner of 13th Place and Campbell Avenue

Acreage: 1.28

Geographic Information

Zoning Map	APN	Quarter Section
H9	155-09-035	Q18-30
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 <https://www.phoenix.gov/pdd/licensing-time-frames>

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 Information

Fee	Fee Waived	Fee Date	Purpose
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\$1,080.00	\$0.00	10/13/25	PHO (1-2 stipulations)
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DEVELOPMENT | INVESTMENTS | BROKERAGE

Chad A. Barber
1637 E. McDowell Rd
Phoenix, AZ 85006
602-332-1768
chad@fenixcre.com

September 25, 2025

**Re: PHO Request PHO-48-25 for Zoning Case Z-25-25-4
1306 E. Campbell Ave, Phoenix, AZ 85014**

To whom it may concern,

I, Chad Barber, respectfully request that Stipulations 1 and 12 to be removed from zoning case Z-25-25-4.

Stipulation 1

~~The development shall have a maximum of 12 dwelling units.~~

Rationale: Stipulation 1 limits the total number of dwelling units to 12. I respectfully request to remove this density cap and to have all development standards revert to current R-3 standards including the density calculations. While I understand the intent of the City Planners to limit the impact to surrounding single family residences from “higher density” developments, I believe this stipulation is too restrictive.

1. The site already meets the General Plan Land Use and fits the scale and character of the surrounding area with normal R-3 development standards.
2. My proposal to remove the stipulation will add much needed housing options to the neighborhood. This is a very family orientated neighborhood having Madison Park and Madison Highland Prep a few blocks away which serves families from Pre-School through 12th grade. The previous proposal contained much smaller dwelling units that would be geared towards single occupants. My new proposal for townhome-style units will help contribute to the missing middle housing shortage that Phoenix is currently experiencing. With the influx of A-Class multifamily being

built and single-family residences being extremely expensive to purchase or rent right now, this product type is exactly what is needed for the short term and in the long-term housing plans of the City that is sorely needed.

3. There was **zero** neighborhood opposition to the previous proposal. It's my belief that the neighborhood is generally supportive of well-designed and well-built developments in this neighborhood.
4. Impact to the adjacent properties: Of the 8 parcels that are adjacent to the subject site, only 2 of them are classified as "Owner Occupied Residential", meaning the other 6 parcels are classified as either "Non-Primary" or considered multifamily or "Rental Residential" (**Exhibit 1**). I understand the importance of creating maximum buffers and enhancing privacy to the surrounding neighborhood. Whether that is planting nice sized shade trees that provide privacy or not constructing 2nd story patios or balconies, to the placement of guest parking to provide as much distance from the buildings to the property lines, I strive to create a community where everyone is as comfortable as they can possibly be.

Stipulation 12

~~A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.~~

Rationale: Stipulation 12 requires that a permanent ROW be established at the Northwest corner of the site. It's my belief, that this ROW is not necessary as it only establishes the ROW for only the southern ½ of Minnezona Ave. Being only potentially a half street improvement, there is very little chance this ROW will ever be utilized for vehicle traffic including refuse, and fire services as the area and dimensions do not meet current code. This space would be better utilized as common area, amenities, and water retention for the proposed development.

Thank you for your time in reviewing my request. I look forward to discussing these matters in person.

Respectfully,

Chad A. Barber

Chad A. Barber

EXHIBIT 1

1237 E Minnezona Ave, Phoenix, AZ 85014-4228

Maricopa Assessor Parcel # 155-09-050-A

Parcel DimensionsDownload Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	Subdivision	LINCOLN SQUARE PLAT A
Property Address	1237 E Minnezona Ave Phoenix, AZ 85014-4228 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Louis P Powell 1237 E Minnezona Ave Phoenix, AZ 85014-4228	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(03-01) OWNER OCCUPIED RESID	Latitude	33.5026068380025
Lot/Block/Tract	11/-/-	Longitude	-112.054244411646
MCR Number	002541	Tax Area	381300
Legal Description		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High School District#210
Abbr. Legal Description		LOT 11 LINCOLN SQUARE PLAT A MCR 002541	
Full Legal Description		LINCOLN SQUARE PLAT A MCR 25/41 LOT 11 & ALSO PART 13TH ST LY ELY SD LOT ABAND 97-0030826	

Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 To 5.5 Or 6.5 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV		Class:: CLASS R3, AVERAGE
Structure Information	Construction	Additional Features
Rooms: 6 Bathroom Fixtures: 6 Living Area: 1,771 sqft Year Built: 1938 Stories: S	Roof Material: ASPHALT SHINGLE Heat: YES Construction: OTHER Added Attached: 1,042 sqft	A/C: REFRIGERATION Patio: SLAB & COVERED Covered Parking: CARPORT - 1 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/15/2017	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	LOUIS P POWELL	\$0	\$0	\$0	Special Warranty			201706023
08/28/1997	LOUIS P POWELL	SCOTT T & DENISE L HESS	\$88,000	\$17,600	\$70,400	Warranty	Fannie/Freddie		199705947

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/15/2007	POWELL, LOUIS P	M & I MARSHALL & ISLEY BANK	\$25,000		20071123235

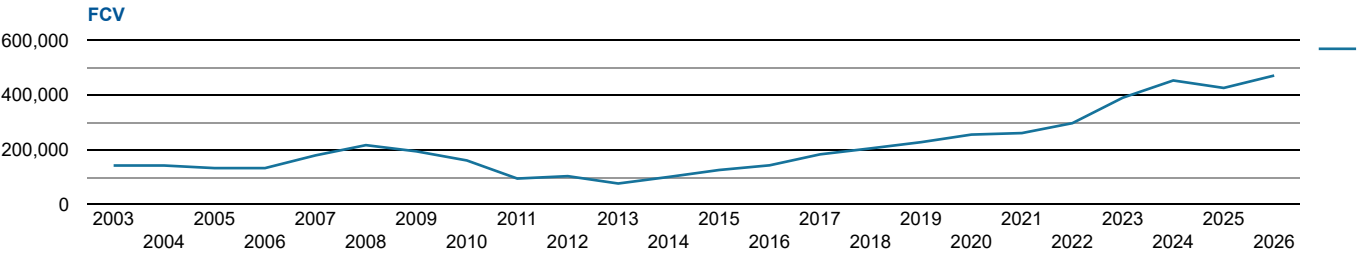
Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40 Year Built Range: 1929 - 2019 With Pool: 3 (8%)	Single Story: 40 Multiple Story: 0	Sqft: 1,457 Lot Sqft: 7,878 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)
2022 Final	2023 Final	2024 Final
		2025 Prelim
		2026 Prelim

FCV Improvement	\$237,100	\$311,600	\$362,000	\$340,200	\$376
FCV Land	\$59,200	\$77,900	\$90,500	\$85,000	\$94
FCV Total	\$296,300	\$389,500	\$452,500	\$425,200	\$470
FCV YoY Change	14%	31%	16%	-6%	
Assessed FCV	\$29,630	\$38,950	\$45,250	\$42,520	\$47
LPV Total	\$183,583	\$192,762	\$202,400	\$212,520	\$223
State Aid	\$315	\$319	\$322	\$0	
Tax Amount	\$2,178	\$2,250	\$2,317	\$0	



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

1300 E Campbell Ave, Phoenix, AZ 85014-4222

Maricopa Assessor Parcel # 155-09-049-A

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	SANDY L ARNOLD	Subdivision	LINCOLN SQUARE PLAT A
Property Address	1300 E Campbell Ave Phoenix, AZ 85014-4222 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Sandy L Arnold 1300 E Campbell Ave Phoenix, AZ 85014-4222	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(03-01) OWNER OCCUPIED RESID	Latitude	33.5022414446594
Lot/Block/Tract	10/-/-	Longitude	-112.054246021077
MCR Number	002541	Tax Area	381300
Legal Description		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38
			Phoenix Union High Sch District#210
Abbr. Legal Description		LOT 10 LINCOLN SQUARE PLAT A MCR 002541	
Full Legal Description		LINCOLN SQUARE PLAT A MCR 25/41 LOT 10 & ALSO PT 13TH ST LY ELY SD LOT ABAND P/F 97-0390067 & ALSO PART ABAND ALLEY ADJ NLY OF SD LOT P/F 97-0030826	

Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF): 100%	[R-3] Multiple Family Residence (Detached SF 5 To 10,650 Or 12 W/Bonus) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5 Bathroom Fixtures: 3 Living Area: 1,140 sqft Year Built: 1947 Stories: S	Roof Material: ASPHALT SHINGLE Heat: YES Construction: FRAME WOOD Added Attached: None	A/C: EVAPORATIVE COOLING Patio: COVERED Covered Parking: NONE - 0 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
05/20/2021	SANDY L ARNOLD	SANDY L ARNOLD	\$0	\$0	\$465,000	Quit Claim	Fha		20210562256
11/18/2019	CATHERINE ARNOLD	THURMAN L ARNOLD	\$0	\$0	\$0	Death Certificate			20190928261

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
05/20/2021	ARNOLD,SANDY L	AMERICAN ADVISORS GROUP	\$465,000	Conventional	20210562257

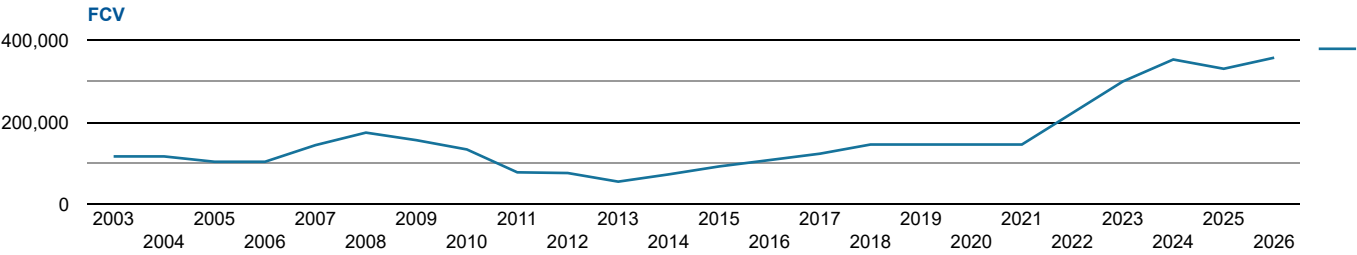
Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40 Year Built Range: 1929 - 2019 With Pool: 3 (8%)	Single Story: 40 Multiple Story: 0	Sqft: 1,457 Lot Sqft: 7,878 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)
2022 Final	2023 Final	2024 Final
		2025 Prelim
		2026 Prelim

FCV Improvement	\$177,900	\$239,400	\$282,300	\$264,200	\$285
FCV Land	\$44,400	\$59,800	\$70,500	\$66,000	\$71
FCV Total	\$222,300	\$299,200	\$352,800	\$330,200	\$357
FCV YoY Change	53%	35%	18%	-6%	
Assessed FCV	\$22,230	\$29,920	\$35,280	\$33,020	\$35
LPV Total	\$89,387	\$93,856	\$98,549	\$103,476	\$108
State Aid	\$153	\$155	\$157	\$0	
Tax Amount	\$1,060	\$1,096	\$1,128	\$0	



🔥 Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

213K 1320 E Campbell Ave, Phoenix, AZ 85014-4254 (Closed)

Maricopa Assessor Parcel # 155-09-025

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	CASA CAMPBELL LLC	Subdivision	CLIFTON PLACE
Property Address	1320 E Campbell Ave Phoenix, AZ 85014-4254 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Casa Campbell LLC 2942 N 24Th St Ste 114481 Phoenix, AZ 85016-7887	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(04-02) RENTAL RESIDENTIAL	Latitude	33.5022664320301
Lot/Block/Tract	2/-/-	Longitude	-112.053452601954
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.234 acres / 10,200 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF): 100%	[R-3] Multiple Family Residence (Detached SF 5 To 10,000) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV		Class::	CLASS R3, AVERAGE
Structure Information	Construction	Additional Features	
Rooms: 8	Roof Material: ASPHALT SHINGLE	A/C:	REFRIGERATION
Bathroom Fixtures: 9	Heat: YES	Patio:	NONE
Living Area: 2,918 sqft	Construction: 8" PAINTED BLOCK	Covered Parking:	GARAGE & CARPORT - 5
Year Built: 1968	Added Attached: None	Added Detached:	None
Stories: M			

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
02/14/2018	CASA CAMPBELL LLC	CASA DOMINGUEZ LLC	\$0	\$0	\$0	Special Warranty			201801140
02/19/2016	CASA DOMINGUEZ LLC	JEFFREY D COSTLOW	\$212,500	\$212,500	\$0	Warranty		Normal Sale	201601048
10/22/2001	JEFFREY D COSTLOW	MIKE & LESLIE K KAMINSKI	\$126,000	\$31,500	\$94,500	Warranty	Fannie/Freddie		200109797
08/05/1991	JEFF ROBERTSON		\$0	\$0	\$32,409	Deed	Conventional		199103617
09/01/1977	MIKE & LESLIE K KAMINSKI		\$0	\$0	\$0	Deed			12411-067

No Loan History: \$

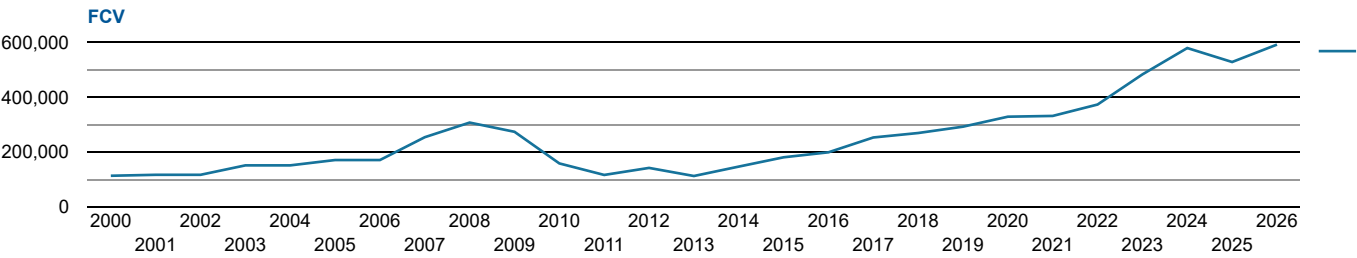
Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$298,400	\$386,600	\$463,700	\$422,800	\$473,000
FCV Land	\$74,600	\$96,600	\$115,900	\$105,700	\$118,000
FCV Total					

FCV YoY Change	\$373,000	\$483,200	\$579,600	\$528,500	\$592
Assessed FCV	13%	30%	20%	-9%	
LPV Total	\$37,300	\$48,320	\$57,960	\$52,850	\$59
State Aid	\$241,695	\$253,780	\$266,469	\$279,792	\$293
Tax Amount	\$0	\$0	\$0	\$0	
	\$3,281	\$3,382	\$3,475	\$0	



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4502 N 13Th Pl, Phoenix, AZ 85014-4206

Maricopa Assessor Parcel # 155-09-026

Parcel Dimensions

Download Map

Sold

Active

UCB

Pending

Cancelled

Expired

Off Market

Foreclosure

Coming Soon

Property Information		Area Information	
Property Owner	SECOND HAND LIONS LLC	Subdivision	CLIFTON PLACE
Property Address	4502 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Second Hand Lions LLC 4723 N 12Th St Phoenix, AZ 85014-4038	Census Tract	108602
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Census Block	2004
Legal Class	(04-01) NON-PRIMARY	Latitude	33.5025336279367
Lot/Block/Tract	3/-/-	Longitude	-112.053339979362
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High School District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.136 acres / 5,933 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV		Class:: CLASS R2, MINIMUM
Structure Information	Construction	Additional Features
Rooms: 4 Bathroom Fixtures: 3 Living Area: 1,266 sqft Year Built: 1924 Stories: S	Roof Material: ASPHALT SHINGLE Heat: YES Construction: FRAME WOOD Added Attached: 542 sqft	A/C: EVAPORATIVE COOLING Patio: COVERED Covered Parking: CARPORT - 2 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
11/19/2012	SECOND HAND LIONS LLC	TIMOTHY J ROSE	\$0	\$0	\$0	Quit Claim			2012105175
11/29/2011	TIMOTHY J ROSE	BANK OF NEW YORK	\$27,600	\$27,600	\$0	Special Warranty		Bank Sale	2011098409
08/18/2011	BANK OF NEW YORK	OBIE & CLARA QUIROZ	\$31,050	\$0	\$0	Trustees		Reverted	2011069179
02/07/2006	OBIE & CLARA QUIROZ	MY T MURPHY	\$0	\$0	\$0	Warranty			2006017367
12/01/2004	OBIE & CLARA QUIROZ	MY T MURPHY	\$65,000	\$0	\$68,600	Warranty	Private Lender		2004140940
03/01/1991	MY THI MURPHY		\$0	\$0	\$0	Deed			1991008742

Loan Origination History: \$

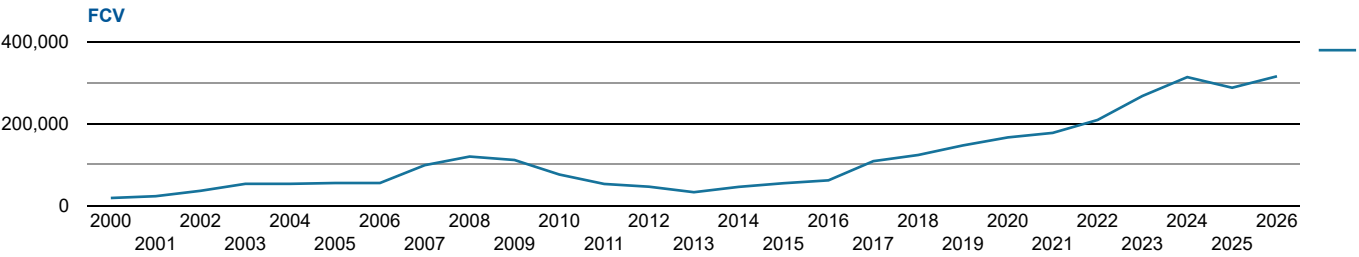
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/17/2022	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$120,000	Conventional	20220781257
09/25/2017	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$110,000	Conventional	20170705651

Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31 Year Built Range: 1924 - 2005 With Pool: 5 (16%)	Single Story: 29 Multiple Story: 2	Sqft: 1,275 Lot Sqft: 7,688 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$167,000	\$213,800	\$250,600	\$229,900	\$252,000
FCV Land	\$41,700	\$53,400	\$62,600	\$57,400	\$63,000
FCV Total	\$208,700	\$267,200	\$313,200	\$287,300	\$315,000
FCV YoY Change	18%	28%	17%	-8%	
Assessed FCV	\$20,870	\$26,720	\$31,320	\$28,730	\$31,320
LPV Total	\$103,665	\$108,848	\$114,290	\$120,005	\$126,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,407	\$1,451	\$1,490	\$0	\$0



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4504 N 13Th Pl, Phoenix, AZ 85014-4206

Maricopa Assessor Parcel # 155-09-027

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	CASEY FABIG	Subdivision	CLIFTON PLACE
Property Address	4504 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Casey Fabig 4504 N 13Th Pl Phoenix, AZ 85014-4206	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(04-01) NON-PRIMARY	Latitude	33.5026629840875
Lot/Block/Tract	4/-/-	Longitude	-112.053339529673
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.154 acres / 6,730 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV		Class::	CLASS R3, AVERAGE		
Structure Information		Construction		Additional Features	
Rooms:	4	Roof Material:	ASPHALT SHINGLE	A/C:	EVAPORATIVE COOLING
Bathroom Fixtures:	3	Heat:	YES	Patio:	NONE
Living Area:	973 sqft	Construction:	FRAME WOOD	Covered Parking:	NONE - 0
Year Built:	1944	Added Attached:	None	Added Detached:	None
Stories:	S				

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/08/1996	CASEY FABIG	GENEVA M HENDERSON	\$0	\$0	\$0	Quit Claim			19960560521
04/16/1996	GENEVA HENDERSON	WILSON-WALKER INC	\$0	\$0	\$0	Warranty			19960256590
09/01/1994	CASEY FABIG	DEESE	\$14,000	\$14,000	\$0	Warranty			19940655305
12/16/1993	DIANE J DEESE	WILSON WALKER INC	\$30,000	\$0	\$0	Warranty			19930881212
01/20/1988	GENEVA HENDERSON		\$0	\$0	\$0	Deed			19880025971

Loan Origination History: \$

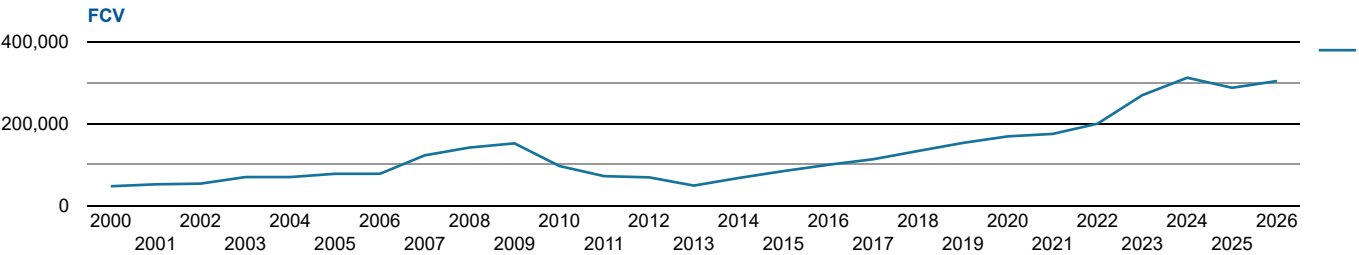
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
12/14/2011	FABIG,CASEY	ARIZONA FCU	\$15,000		20111028507
12/12/2006	FABIG,CASEY	ARIZONA FCU	\$15,000		20061616058
09/15/2004	FABIG,CASEY	ARIZONA FCU	\$60,000		20041079462

Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$159,800	\$215,500	\$249,400	\$229,800	\$242,000
FCV Land	\$39,900	\$53,800	\$62,300	\$57,400	\$60,000
FCV Total	\$199,700	\$269,300	\$311,700	\$287,200	\$303,000
FCV YoY Change	14%	35%	16%	-8%	5%
Assessed FCV	\$19,970	\$26,930	\$31,170	\$28,720	\$30,300
LPV Total	\$79,149	\$83,106	\$87,261	\$91,624	\$96,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,075	\$1,108	\$1,138	\$0	\$0



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4506 N 13Th Pl, Phoenix, AZ 85014-4206

Maricopa Assessor Parcel # 155-09-028

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	KATHERINE CHAMOUN	Subdivision	CLIFTON PLACE
Property Address	4506 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593	Census Tract	108602
Property Type	(0320) DUPLEX	Census Block	2004
Legal Class	(04-02) RENTAL RESIDENTIAL	Latitude	33.5028003345199
Lot/Block/Tract	5/-/-	Longitude	-112.053338826453
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High School District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.156 acres / 6,810 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

Town House, End Unit	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 1,651 sqft Year Built: 1954 Stories: S	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Added Attached: None	Added Detached: None
Residential Garage - Detached	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 720 sqft Year Built: 1954 Stories: S	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Added Attached: None	Added Detached: None
(0320) DUPLEX	Class:: ---	
Structure Information	Construction	Additional Features
Living Area: No Year Built: 1954 Stories: S	Heat: YES Added Attached: None	Patio: NONE Covered Parking: NONE - 0 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
09/02/2014	KATHERINE CHAMOUN	MARY L SACHSEL	\$0	\$0	\$0	Decree Of Distribution With Real Property			201405795
08/30/2005	MARY L SACHSEL	JODY M TELLINGHUISEN	\$0	\$0	\$0	Quit Claim			200512680
03/28/1989	MARY L & JODY M TELLINGHUIS SACHSEL		\$0	\$0	\$0	Deed			198901390

Loan Origination History: \$

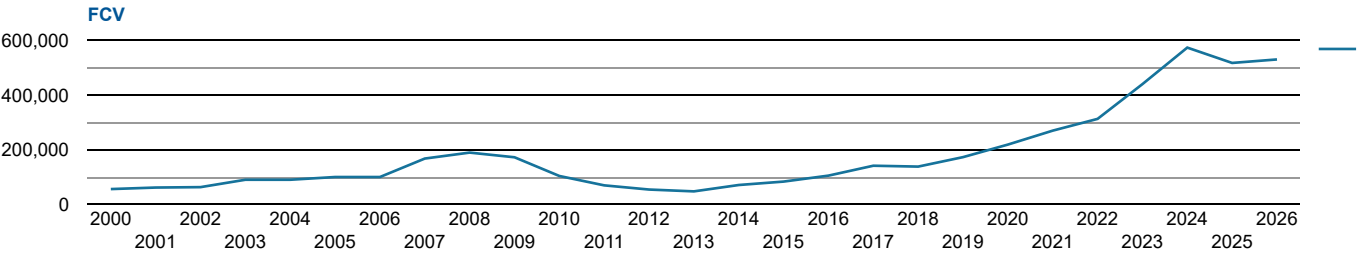
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
11/30/2023	CHAMOUN, KATHERINE	UNTIED WHOLESALE MORTGAGE	\$250,000	Fannie/Freddie	20230613277
01/06/2015	CHAMOUN,KATHERINE & RABIH	WELLS FARGO BANK NA	\$93,000	Conventional	20150004945

Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$250,100	\$351,800	\$458,700	\$413,800	\$424,000
FCV Land	\$62,500	\$87,900	\$114,600	\$103,400	\$106,000
FCV Total	\$312,600	\$439,700	\$573,300	\$517,200	\$530,000
FCV YoY Change	16%	41%	30%	-10%	
Assessed FCV	\$31,260	\$43,970	\$57,330	\$51,720	\$53,000
LPV Total	\$78,787	\$82,726	\$86,862	\$91,205	\$95,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,070	\$1,103	\$1,133	\$0	\$0



Flood Information

Map Number: 04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date: 2013-10-16	
Panel: 1745L	
FEMA Zone: X	

4543 N 13Th St, Phoenix, AZ 85014-4208

Maricopa Assessor Parcel # 155-09-036

Parcel Dimensions

Download Map

Sold

Active

UCB

Pending

Cancelled

Expired

Off Market

Foreclosure

Coming Soon

Property Information		Area Information	
Property Owner	JOHN CONNOLLY	Subdivision	LINCOLN PLACE LOT 30
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	John Connolly 4533 N 13Th St Phoenix, AZ 85014-4208	Census Tract	108602
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Census Block	2004
Legal Class	(04-01) NON-PRIMARY	Latitude	33.5030747818638
Lot/Block/Tract	30/-/-	Longitude	-112.053698022986
MCR Number	000365	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	LINCOLN PLACE PRT LOT 30 E2 N2 W2 W2 EX N 179.88F		

Land Areas

Lot	County Zone	City Zone
Size: 0.298 acres / 12,968 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV		Class::	CLASS R2, MINIMUM		
Structure Information		Construction		Additional Features	
Rooms:	3	Roof Material:	BUILT-UP	A/C:	REFRIGERATION
Bathroom Fixtures:	3	Heat:	YES	Patio:	COVERED
Living Area:	603 sqft	Construction:	8" STUCCO	Covered Parking:	GARAGE - 1
Year Built:	1952	Pool:	400 sqft	Added Detached:	None
Stories:	S	Added Attached:	None		

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
04/28/2005	JOHN CONNOLLY	JOHN & BETTY J CONNOLLY JR	\$0	\$0	\$0	Quit Claim			2005055382
10/24/1983	JOHN JR & BETTY J CONNOLLY		\$0	\$0	\$0	Deed			1983042725

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
09/29/2005	CONNOLLY,JOHN	CLI FUNDING INC	\$280,000		20051449003

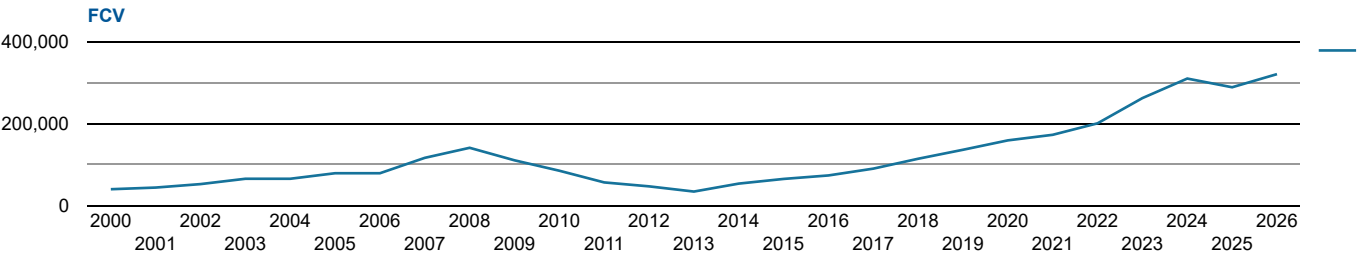
Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57	Single Story: 43	Sqft: 17,739
Year Built Range: 1945 - 2018	Multiple Story: 14	Lot Sqft: 40,168
With Pool: 1 (2%)		Fixtures: 0

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)
	2022 Final	2023 Final
FCV Improvement	\$161,000	\$210,200
FCV Land	\$40,200	\$52,500
FCV Total	\$201,200	\$262,700
FCV YoY Change	16%	31%
	2024 Final	2025 Prelim
	\$248,300	\$231,300
	\$62,000	\$57,800
	\$310,300	\$289,100
	18%	-7%
		2026 Prelim
		\$256
		\$64
		\$321

Assessed FCV	\$20,120	\$26,270	\$31,030	\$28,910	\$32,000
LPV Total	\$58,583	\$61,512	\$64,588	\$67,817	\$71,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$795	\$820	\$842	\$0	\$0



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4543 N 13Th St, Phoenix, AZ 85014-4208

Maricopa Assessor Parcel # 155-09-037-A

Parcel DimensionsDownload Map

Property Information

Property Owner

FRED & ELLEN NORTON

Property Address

4543 N 13Th St
Phoenix, AZ 85014-4208
Maricopa County

Tax Mailing Address

Fred & Ellen Norton
4533 N 13Th St
Phoenix, AZ 85014-4208

Property Type

(0131) SFR GRADE 010-3
URBAN SUBDIV

Legal Class

(04-01) NON-PRIMARY

Lot/Block/Tract

30/-/-

MCR Number

000365

Area Information

Subdivision

LINCOLN PLACE LOT 30

Section/Town/Range

21/2N/3E

Census Tract

108602

Census Block

2004

Latitude

33.503074479358

Longitude

-112.053970391015

Tax Area

381300

Tax Municipality

Phoenix

School Districts

Madison Elementary
District#38
Phoenix Union High Sch
District#210

Property Information		Area Information	
Property Owner	FRED & ELLEN NORTON	Subdivision	LINCOLN PLACE LOT 30
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Fred & Ellen Norton 4533 N 13Th St Phoenix, AZ 85014-4208	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(04-01) NON-PRIMARY	Latitude	33.503074479358
Lot/Block/Tract	30/-/-	Longitude	-112.053970391015
MCR Number	000365	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	LINCOLN PLACE PRT LOT 30 W2 N2 W2 W2 EX N 179.88		

Land Areas

Lot	County Zone	City Zone
Size: 0.287 acres / 12,515 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 1C To 5.5 Or 6.5 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5 Bathroom Fixtures: 6 Living Area: 1,928 sqft Year Built: 1947 Stories: S	Roof Material: BUILT-UP Heat: YES Construction: 8" PAINTED BLOCK Added Attached: 976 sqft	A/C: REFRIGERATION Patio: SLAB & COVERED Covered Parking: GARAGE - 2 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/12/1984	FRED & ELLEN NORTON		\$0	\$0	\$0	Deed			19840014931

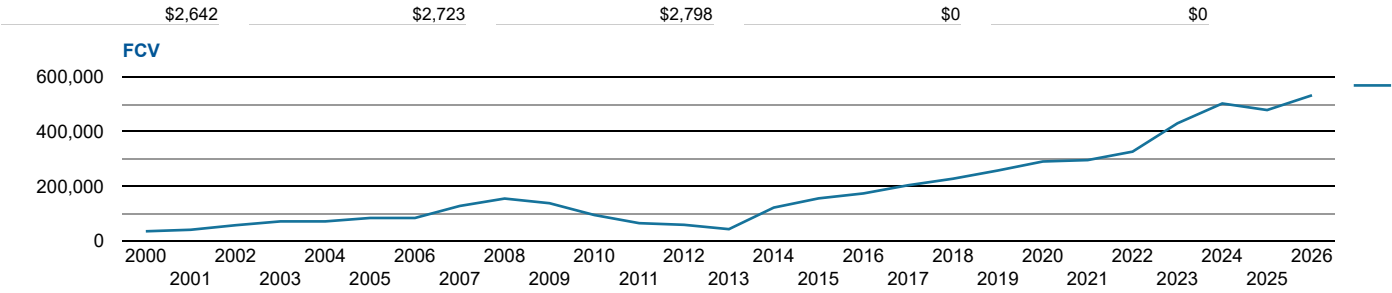
No Loan History: \$

Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57 Year Built Range: 1945 - 2018 With Pool: 1 (2%)	Single Story: 43 Multiple Story: 14	Sqft: 17,739 Lot Sqft: 40,168 Fixtures: 0

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$260,900	\$343,800	\$401,800	\$382,600	\$425,000
FCV Land	\$65,200	\$85,900	\$100,400	\$95,600	\$106,000
FCV Total	\$326,100	\$429,700	\$502,200	\$478,200	\$532,000
FCV YoY Change	10%	32%	17%	-5%	
Assessed FCV	\$32,610	\$42,970	\$50,220	\$47,820	\$53,000
LPV Total	\$194,601	\$204,331	\$214,548	\$225,275	\$236,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount					



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1%
Map Date:	2013-10-16	annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from th
Panel:	1745L	1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase i
FEMA Zone:	X	not required in these zones.

ORDINANCE G-7410

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-25-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.28-acre property located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit A, is hereby changed from 0.64 acres of "R1-6" (Single-Family Residence District) and 0.64 acres of "R-3" (Multifamily Residence District) to "R-3" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit B.

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of
Phoenix Zoning Ordinance:

Del

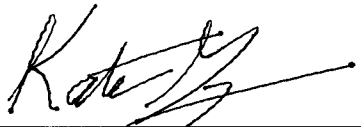
1. The development shall have a maximum of 12 dwelling units.
2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

Del

10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.
13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. All streets within and adjacent to the development shall be constructed 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

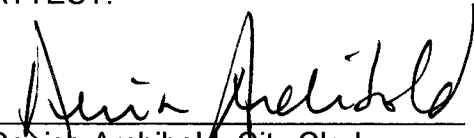
PASSED by the City Council of the City of Phoenix this 3rd day of September 2025.



MAYOR
09/04/2025

Date

ATTEST:



Denise Archibald, City Clerk




APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: 

Alisa A. Blandford, Assistant Chief Counsel

MRA

REVIEWED BY:



Jeffrey Barton, City Manager

MRA:smb:LF25-1662:9/3/25: 4914-8667-5552 v.1.doc

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-25-4

The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

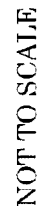
S/T/R 21 / 2N / 3E

Q/S 18-30

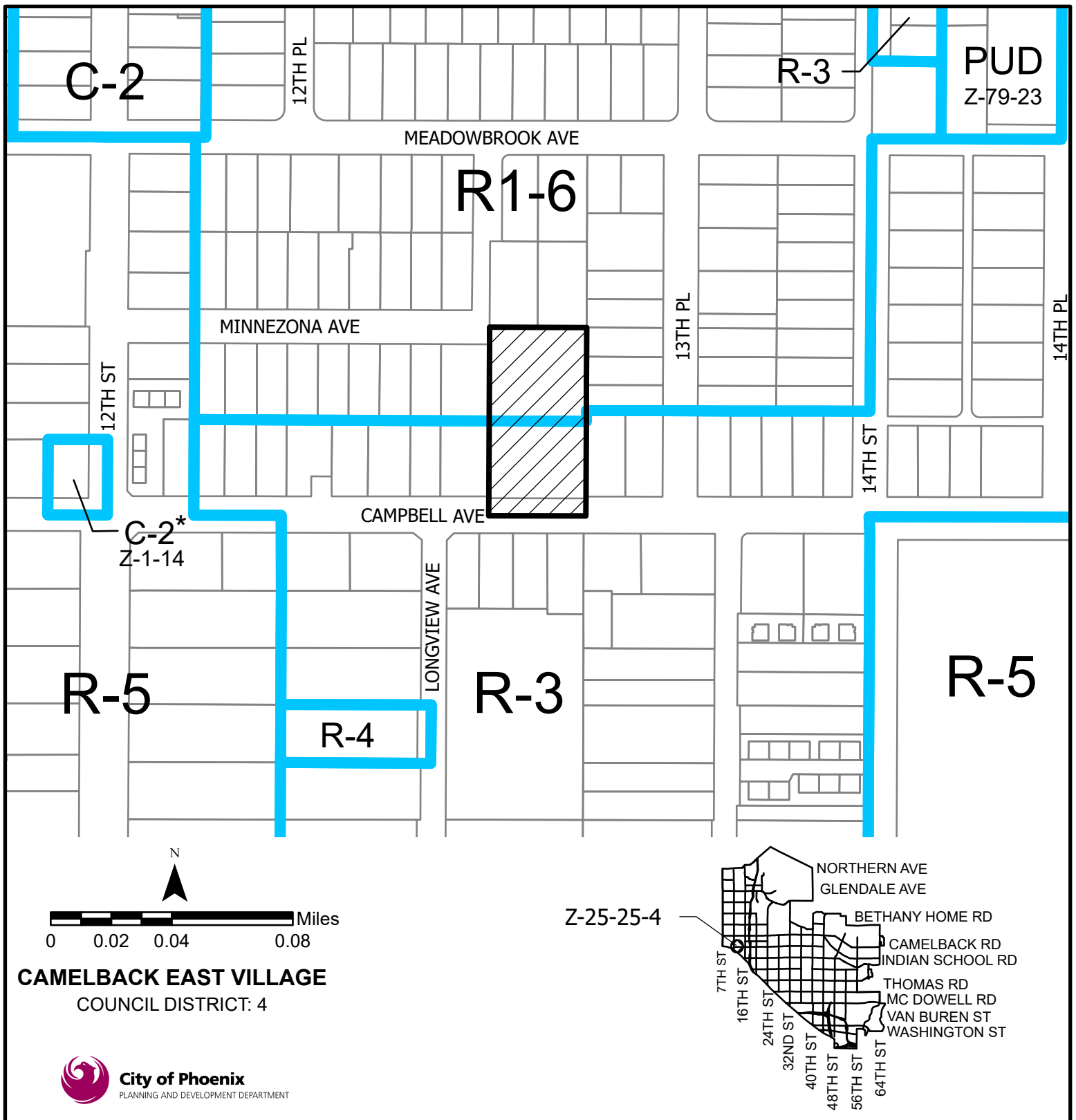
G 7410

EXHIBIT B

Zoning Case Number: Z-25-25-4
Zoning Overlay: N/A
Planning Village: Camelback East



Drawn Date: 8/4/2025

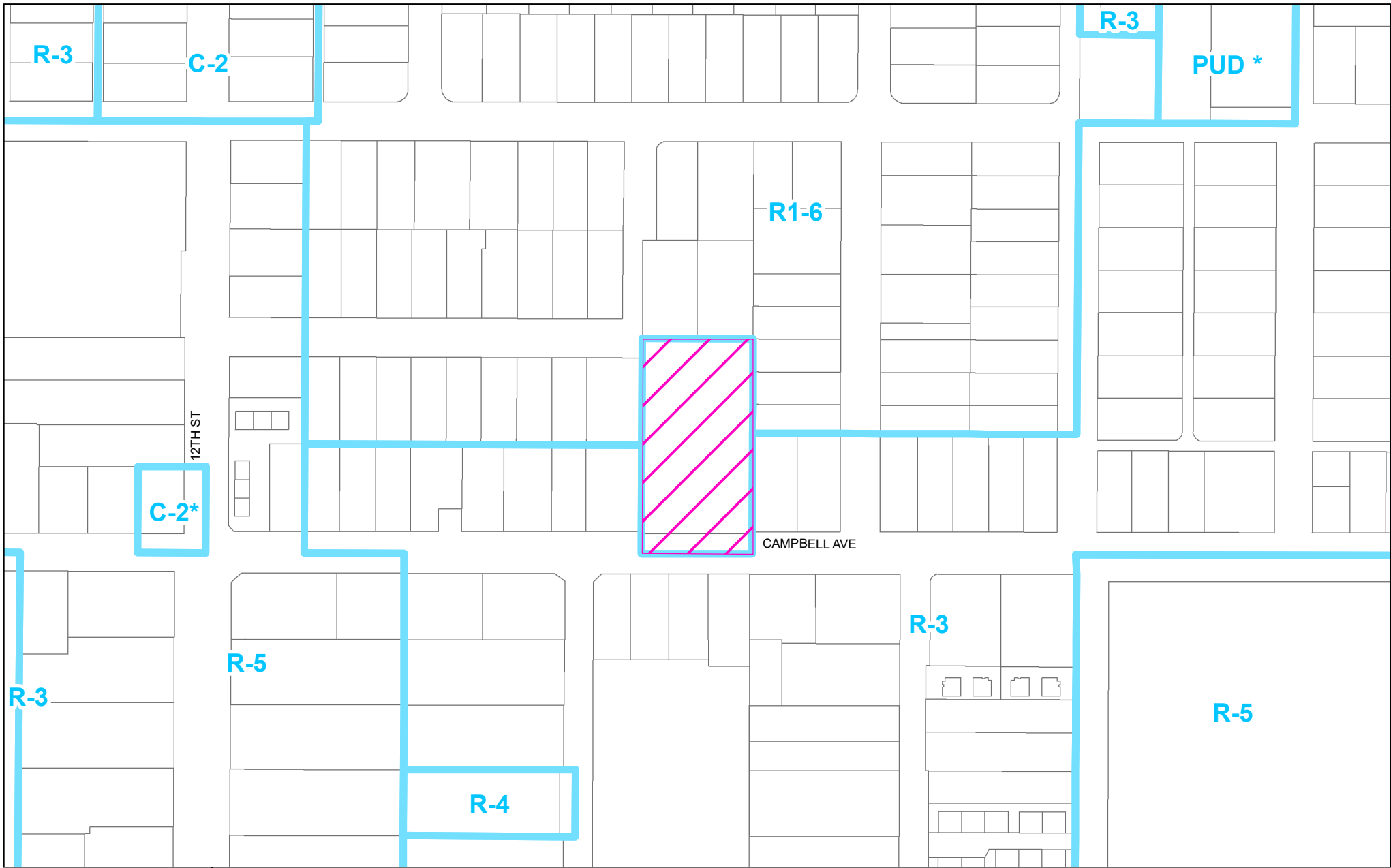


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 4



APPLICANT'S NAME: Ross Design Group, LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-25-25-4	DATE: 3/26/2025	FROM: R1-6 (0.64 ac.) R-3 (0.64 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.28 Acres	REVISION DATES:		TO: R-3 (1.28 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 18-30	ZONING MAP H-9	
MULTIPLES PERMITTED R1-6, R-3 R-3	CONVENTIONAL OPTION 3, 9 18		* UNITS P.R.D OPTION 4, 11 22

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



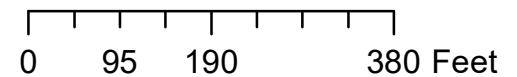
PHO-1-25--Z-25-25-4

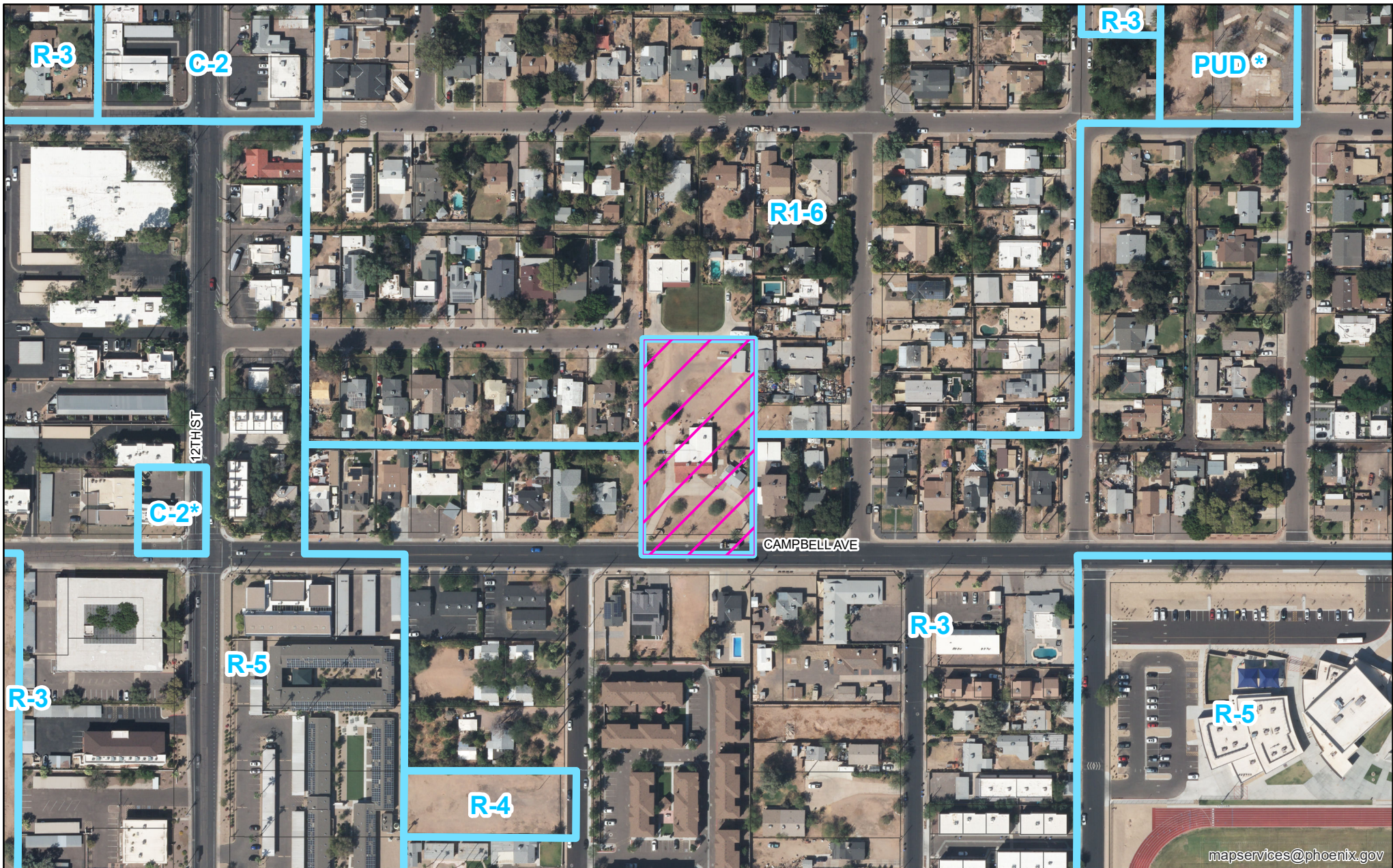
Property Location: 1306 East Campbell Avenue



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





PHO-1-25--Z-25-25-4

Property Location: 1306 East Campbell Avenue

PRELIMINARY
NOT FOR
CONSTRUCTION

CAMPBELL
PLACE
TOWNHOMES

1306 E CAMPBELL AVE
PHOENIX, AZ 85014

REVISIONS

DATE 10/4/25
PROJECT NO. 25115

A101

SITE PLAN

PROJECT DATA

MCR #: 365
APN: 155-09-035
DESCRIPTION: LINCOLN PLACE PT LOT 30 S2 OF W2 W2 1.25 AC
LOT #: 30
LOT SIZE: 49,867 SF
ZONING: R-3
SETBACKS: FRONT: 25'; REAR: 15'; SIDE: 10' AND 3'
DWELLING UNITS: 16
BUILDING AREA (GROSS):* 31,712 SF
LIVABLE=24,320 SF (488 FAR), GROSS=31,712 SF (636 FAR)
FAR:*
BUILDING HEIGHT: 2 STORY - 30' MAX.
PARKING: 1.5/D.U. REQUIRED, 2 CAR GARAGE PROVIDED FOR EACH UNIT + 8 VISITOR SPACES
CLIMATE ZONE: 2B
CONSTRUCTION TYPE: VB

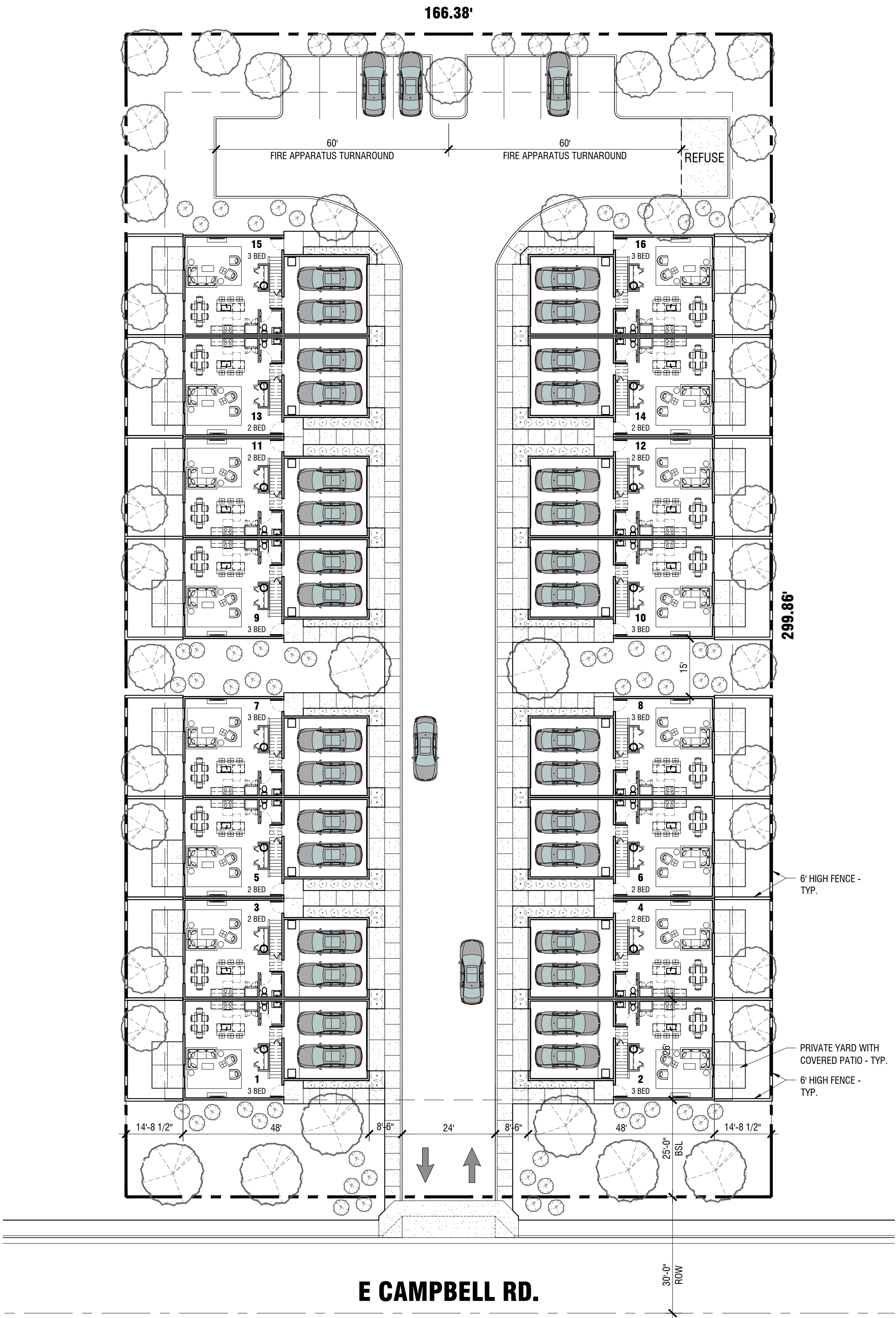
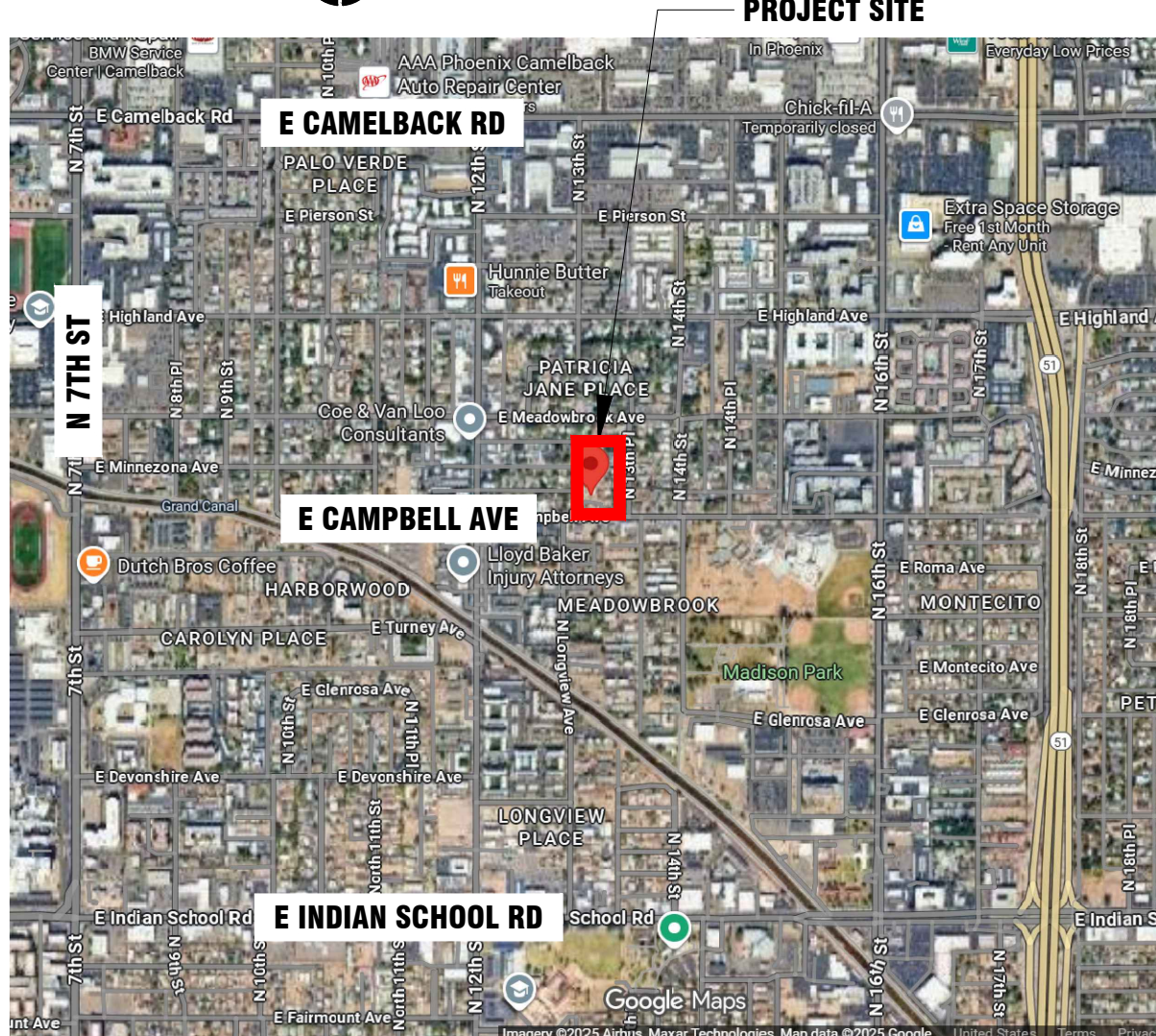
* NOTE: BUILDING AREAS ARE CONCEPTUAL ONLY. THE FINAL AREAS WILL BE CALCULATED PRIOR TO OFFICIAL CITY SUBMITTAL ONCE BUILDING SCHEMATIC DESIGN IS COMPLETED.

CITY OF PHOENIX

OCT 06 2025

Planning & Development
Department

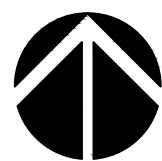
VICINITY MAP



1 CONCEPTUAL SITE PLAN

1"=20'-0"

0' 10' 20' 40'





TEMPE 20
960

CITY OF PHOENIX
SEP 23 2025
Planning & Development
Department



CITY OF PHOENIX

SEP 23 2025

Planning & Development
Department

PHO-1-25--Z-25-25-4

Proposed Conceptual Elevations

Hearing Determination

Hearing Date: November 19, 2025

REPORT OF PLANNING COMMISSION ACTION
AUGUST 7, 2025

ITEM NO: 7	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-25-25-4
Location:	Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
From:	R1-6 and R-3
To:	R-3
Acreage:	1.28
Proposal:	Multifamily residential
Applicant:	David Ross, Ross Design Group, LLC
Owner:	David Aller, Wayne Properties, LLC
Representative:	Timothy Brown, Architect, Ross Design Group, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 6/3/2025 Continuance. Vote: 17-0.

Camelback East 7/1/2025 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-25-25-4, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz
Second: Read
Vote: 7-0
Absent: Vice-Chairperson Boyd, Jaramillo
Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and with the scale and character of the surrounding area.
2. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The development shall have a maximum of 12 dwelling units.
2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.

13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. All streets within and adjacent to the development shall be constructed 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

**CAMELBACK EAST VILLAGE PLANNING COMMITTEE
MEETING MINUTES**

Tuesday, July 1, 2025
Devonshire Community Center, Auditorium
2802 East Devonshire Avenue

MEMBERS PRESENT

William Fischbach, Chair
Barry Paceley, Vice Chair
Greg Abbott
John Baumer
George Garcia
Vic Grace
Kitty Langmade
Blake McClelland
Danny Sharaby
Jay Swart
Gary Todd
Larry Whitesell
Kelli Williams

MEMBERS ABSENT

Dawn Augusta
Ronda Beckerleg Thraen
Christina Eichelkraut
Raul Guevar
Adiba Jurayeva
Caitlin Noel
Sharon Schmieder
Suzanne Siegel

STAFF PRESENT

Anthony Grande

1. Call to order, introductions, and announcements by Chair.

Chair William Fischbach called the meeting to order at 6:01 p.m. with a quorum of 12 members present (11 required for a quorum).

2. Review and approval of the June 3, 2025 meeting minutes.

MOTION

Committee Member Sharaby made a motion to approve the June 3, 2025 meeting minutes. **Committee Member Garcia** seconded the motion.

VOTE

12-0; motion to approve the June 3, 2025 meeting minutes passed with Committee members Abbott, Baumer, Garcia, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

3. **Z-25-25-4:** Presentation, discussion, and possible recommendation regarding a request to rezone 1.28 acres located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue **from** R1-6 (Single-Family Residence District) and R-3 (Multifamily Residence District) **to** R-3 (Multifamily Residence District) to allow multifamily residential.

Committee Member Grace joined the meeting during this item, bringing quorum to 13 members.

One member of the public registered for this item, in support, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Timothy Brown, representing the applicant with Ross Design Group, LLC, provided a presentation summarizing the subject site, proposed rezoning, and proposed site plan and elevations.

QUESTIONS FROM COMMITTEE

Vice Chair Paceley asked for clarification on the parking. **Mr. Brown** replied that carports are not currently shown on the site plan, but he is considering doing covered parking or carports.

Committee Member Grace asked why he wouldn't add carports now if it's something he wants to do. **Mr. Brown** stated that the budget was the primary reason.

Committee Member Sharaby asked for clarification on the number of parking spaces provided and how many would be dedicated. **Mr. Grande** replied with the numbers from the staff report indicating that the proposed site plan meets the minimum parking requirement. **Mr. Brown** highlighted which parking spaces would be dedicated in front of each unit.

Committee Member Abbott asked if the covered parking would count toward building square footage and if all the water retention is on-site. **Mr. Brown** replied that the carports would count toward lot coverage, but the project would not exceed lot coverage, and that the project is designed with a retention area and can bring water to other landscape areas on site.

PUBLIC COMMENTS

None.

MOTION:

Committee Member Grace made a motion to recommend approval of Z-25-25-4, per the staff recommendation. **Committee Member Whitesell** seconded the motion.

VOTE:

13-0; motion to recommend approval of Z-25-25-4, per the staff recommendation passed; Committee Members Abbott, Baumer, Garcia, Grace, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

4. **Z-65-24-6:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.80 acres located at the northwest corner of 40th Street and Meadowbrook Avenue **from** C-O (Commercial Office – Restricted Commercial) **to** C-1 (Neighborhood Retail) to allow a restaurant.

One member of the public registered to speak on this item, in opposition.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Caroline Lynn, representing the applicant with LGO Hospitality, provided a presentation summarizing the subject site, surrounding context, and the proposed rezoning. **Catherine Hayes**, representing the applicant with Hayes Architecture, added additional information about the history of the business, noting that the site could be developed with more intense uses, but the owner wants to do a restaurant.

QUESTIONS FROM COMMITTEE

Committee Member Sharaby asked about the hours of operation for the proposed restaurant. **Ms. Lynn** replied that it would be 7 days a week, and the hours are not definitively determined, but it would be a café focused on daytime hours, similar to LGO and Ingos. **Mr. Sharby** noted that those restaurants are open at night. **Ms. Lynn** stated it would be open at night, but that it is not a bar concept, rather a food-centric restaurant.

Mr. Sharaby asked about the capacity of the proposed restaurant and how that compares to the amount of parking being provided. **Ms. Hayes** provided additional details about the number of tables indoors and outdoors, stating there would be a bar with 9 barstools inside and a total of 15 or 20 tables outside that seat 4 people each. **Mr. Sharaby** followed up by asking if the parking lot is currently used for overflow parking for the other restaurants. **Ms. Lynn** stated that they don't direct people to the parking lot, but some people do use the parking lot as overflow. **Mr. Sharaby** stated a concern about the existing parking situation in the area with the busy restaurants and people always looking for parking.



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-25-25-4

Council District: 4

Request For: Stipulation Modification

Reason for Request: 1) Request to delete Stipulation 1 regarding allowed density.
2) Request to delete Stipulation 12 regarding right-of-way dedication.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	11-19-2025	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
David Aller, Wayne Properties LLC.	Owner	5114 East Janice Way Scottsdale AZ 85254	602-295-3151		allerbuilds@gmail.com
Chad Barber, Fenix CRE	Applicant	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com
Chad Barber, Fenix CRE	Representative	1637 East McDowell Road Phoenix AZ 85006	602-332-1768		chad@fenixcre.com

Property Location: 1306 E Campbell Avenue

Acreage: 1.28

Geographic Information

Zoning Map	APN	Quarter Section
H9	155-09-035	Q18-30
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 <https://www.phoenix.gov/pdd/licensing-time-frames>

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 Information

Fee	Fee Waived	Fee Date	Purpose
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\$1,080.00	\$0.00	10/13/25	PHO (1-2 stipulations)
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DEVELOPMENT | INVESTMENTS | BROKERAGE

Chad A. Barber
1637 E. McDowell Rd
Phoenix, AZ 85006
602-332-1768
chad@fenixcre.com

September 25, 2025

**Re: PHO Request PHO-48-25 for Zoning Case Z-25-25-4
1306 E. Campbell Ave, Phoenix, AZ 85014**

To whom it may concern,

I, Chad Barber, respectfully request that Stipulations 1 and 12 to be removed from zoning case Z-25-25-4.

Stipulation 1

~~The development shall have a maximum of 12 dwelling units.~~

Rationale: Stipulation 1 limits the total number of dwelling units to 12. I respectfully request to remove this density cap and to have all development standards revert to current R-3 standards including the density calculations. While I understand the intent of the City Planners to limit the impact to surrounding single family residences from “higher density” developments, I believe this stipulation is too restrictive.

1. The site already meets the General Plan Land Use and fits the scale and character of the surrounding area with normal R-3 development standards.
2. My proposal to remove the stipulation will add much needed housing options to the neighborhood. This is a very family orientated neighborhood having Madison Park and Madison Highland Prep a few blocks away which serves families from Pre-School through 12th grade. The previous proposal contained much smaller dwelling units that would be geared towards single occupants. My new proposal for townhome-style units will help contribute to the missing middle housing shortage that Phoenix is currently experiencing. With the influx of A-Class multifamily being

built and single-family residences being extremely expensive to purchase or rent right now, this product type is exactly what is needed for the short term and in the long-term housing plans of the City that is sorely needed.

3. There was **zero** neighborhood opposition to the previous proposal. It's my belief that the neighborhood is generally supportive of well-designed and well-built developments in this neighborhood.
4. Impact to the adjacent properties: Of the 8 parcels that are adjacent to the subject site, only 2 of them are classified as "Owner Occupied Residential", meaning the other 6 parcels are classified as either "Non-Primary" or considered multifamily or "Rental Residential" (**Exhibit 1**). I understand the importance of creating maximum buffers and enhancing privacy to the surrounding neighborhood. Whether that is planting nice sized shade trees that provide privacy or not constructing 2nd story patios or balconies, to the placement of guest parking to provide as much distance from the buildings to the property lines, I strive to create a community where everyone is as comfortable as they can possibly be.

Stipulation 12

~~A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.~~

Rationale: Stipulation 12 requires that a permanent ROW be established at the Northwest corner of the site. It's my belief, that this ROW is not necessary as it only establishes the ROW for only the southern ½ of Minnezona Ave. Being only potentially a half street improvement, there is very little chance this ROW will ever be utilized for vehicle traffic including refuse, and fire services as the area and dimensions do not meet current code. This space would be better utilized as common area, amenities, and water retention for the proposed development.

Thank you for your time in reviewing my request. I look forward to discussing these matters in person.

Respectfully,

Chad A. Barber

Chad A. Barber

EXHIBIT 1

1237 E Minnezona Ave, Phoenix, AZ 85014-4228

Maricopa Assessor Parcel # 155-09-050-A

Parcel DimensionsDownload Map

Property Information

Property Owner

LOUIS P POWELL
LOUIS PHILIP POWELL TRUST

Property Address

1237 E Minnezona Ave
Phoenix, AZ 85014-4228
Maricopa County

Tax Mailing Address

Louis P Powell
1237 E Minnezona Ave
Phoenix, AZ 85014-4228

Property Type

(0131) SFR GRADE 010-3
URBAN SUBDIV

Legal Class

(03-01) OWNER
OCCUPIED RESID

Lot/Block/Tract

11/-/-

MCR Number

002541

Area Information

Subdivision

LINCOLN SQUARE PLAT A

Section/Town/Range

21/2N/3E

Census Tract

108602

Census Block

2004

Latitude

33.5026068380025

Longitude

-112.054244411646

Tax Area

381300

Tax Municipality

Phoenix

School Districts

Madison Elementary
District#38
Phoenix Union High Sch
District#210

Legal Description	
Abbr. Legal Description	LOT 11 LINCOLN SQUARE PLAT A MCR 002541
Full Legal Description	LINCOLN SQUARE PLAT A MCR 25/41 LOT 11 & ALSO PA ALLEY ADJ SLY & PART 13TH ST LY ELY SD LOT ABAND 97-0030826

Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV		Class:: CLASS R3, AVERAGE
Structure Information	Construction	Additional Features
Rooms: 6 Bathroom Fixtures: 6 Living Area: 1,771 sqft Year Built: 1938 Stories: S	Roof Material: ASPHALT SHINGLE Heat: YES Construction: OTHER Added Attached: 1,042 sqft	A/C: REFRIGERATION Patio: SLAB & COVERED Covered Parking: CARPORT - 1 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
08/15/2017	LOUIS P POWELL LOUIS PHILIP POWELL TRUST	LOUIS P POWELL	\$0	\$0	\$0	Special Warranty			201706023
08/28/1997	LOUIS P POWELL	SCOTT T & DENISE L HESS	\$88,000	\$17,600	\$70,400	Warranty	Fannie/Freddie		199705947

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/15/2007	POWELL, LOUIS P	M & I MARSHALL & ISLEY BANK	\$25,000		20071123235

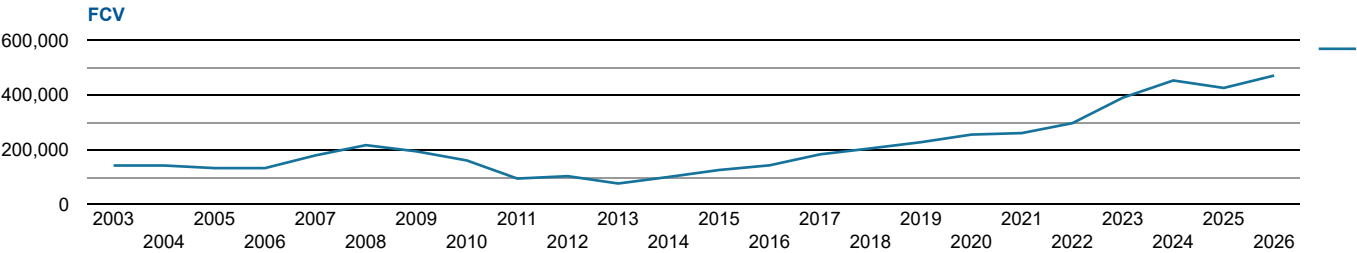
Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40 Year Built Range: 1929 - 2019 With Pool: 3 (8%)	Single Story: 40 Multiple Story: 0	Sqft: 1,457 Lot Sqft: 7,878 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)
2022 Final	2023 Final	2024 Final
		2025 Prelim
		2026 Prelim

FCV Improvement	\$237,100	\$311,600	\$362,000	\$340,200	\$376
FCV Land	\$59,200	\$77,900	\$90,500	\$85,000	\$94
FCV Total	\$296,300	\$389,500	\$452,500	\$425,200	\$470
FCV YoY Change	14%	31%	16%	-6%	
Assessed FCV	\$29,630	\$38,950	\$45,250	\$42,520	\$47
LPV Total	\$183,583	\$192,762	\$202,400	\$212,520	\$223
State Aid	\$315	\$319	\$322	\$0	
Tax Amount	\$2,178	\$2,250	\$2,317	\$0	



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

1300 E Campbell Ave, Phoenix, AZ 85014-4222

Maricopa Assessor Parcel # 155-09-049-A

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	SANDY L ARNOLD	Subdivision	LINCOLN SQUARE PLAT A
Property Address	1300 E Campbell Ave Phoenix, AZ 85014-4222 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Sandy L Arnold 1300 E Campbell Ave Phoenix, AZ 85014-4222	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(03-01) OWNER OCCUPIED RESID	Latitude	33.5022414446594
Lot/Block/Tract	10/-/-	Longitude	-112.054246021077
MCR Number	002541	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description		LOT 10 LINCOLN SQUARE PLAT A MCR 002541	
Full Legal Description		LINCOLN SQUARE PLAT A MCR 25/41 LOT 10 & ALSO PT 13TH ST LY ELY SD LOT ABAND P/F 97-0390067 & ALSO PART ABAND ALLEY ADJ NLY OF SD LOT P/F 97-0030826	

Land Areas

Lot	County Zone	City Zone
Size: 0.257 acres / 11,216 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF): 100%	[R-3] Multiple Family Residence (Detached SF 5 To 10,000 Or 12 W/Bonus) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV		Class:: CLASS R3, AVERAGE
Structure Information	Construction	Additional Features
Rooms: 5 Bathroom Fixtures: 3 Living Area: 1,140 sqft Year Built: 1947 Stories: S	Roof Material: ASPHALT SHINGLE Heat: YES Construction: FRAME WOOD Added Attached: None	A/C: EVAPORATIVE COOLING Patio: COVERED Covered Parking: NONE - 0 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
05/20/2021	SANDY L ARNOLD	SANDY L ARNOLD	\$0	\$0	\$465,000	Quit Claim	Fha		20210562256
11/18/2019	CATHERINE ARNOLD	THURMAN L ARNOLD	\$0	\$0	\$0	Death Certificate			20190928261

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
05/20/2021	ARNOLD,SANDY L	AMERICAN ADVISORS GROUP	\$465,000	Conventional	20210562257

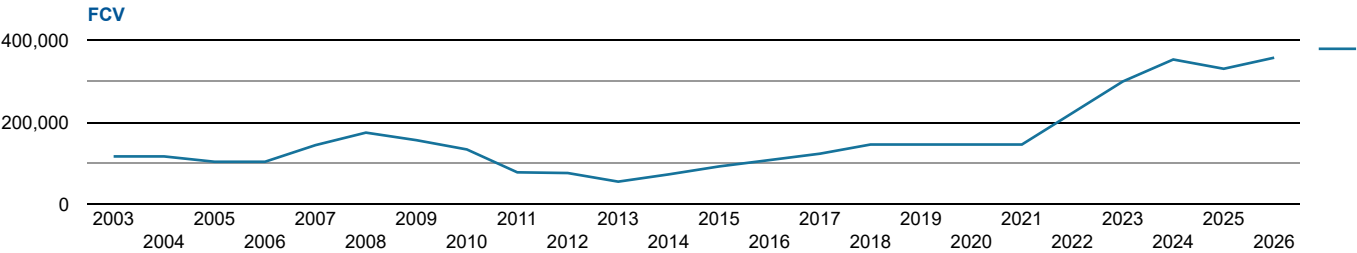
Subdivision - LINCOLN SQUARE PLAT A

Subdivision Details	Stories	Average House
Improved Lots: 40 Year Built Range: 1929 - 2019 With Pool: 3 (8%)	Single Story: 40 Multiple Story: 0	Sqft: 1,457 Lot Sqft: 7,878 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV) Limited Property Value based on Proposition 117 (2012) (LPV) Year over Year (YoY)				
	2022 Final	2023 Final	2024 Final	2025 Prelim

FCV Improvement	\$177,900	\$239,400	\$282,300	\$264,200	\$285
FCV Land	\$44,400	\$59,800	\$70,500	\$66,000	\$71
FCV Total	\$222,300	\$299,200	\$352,800	\$330,200	\$357
FCV YoY Change	53%	35%	18%	-6%	
Assessed FCV	\$22,230	\$29,920	\$35,280	\$33,020	\$35
LPV Total	\$89,387	\$93,856	\$98,549	\$103,476	\$108
State Aid	\$153	\$155	\$157	\$0	
Tax Amount	\$1,060	\$1,096	\$1,128	\$0	



🔥 Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

213K 1320 E Campbell Ave, Phoenix, AZ 85014-4254 (Closed)

Maricopa Assessor Parcel # 155-09-025

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	CASA CAMPBELL LLC	Subdivision	CLIFTON PLACE
Property Address	1320 E Campbell Ave Phoenix, AZ 85014-4254 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Casa Campbell LLC 2942 N 24Th St Ste 114481 Phoenix, AZ 85016-7887	Census Tract	108602
Property Type	(0131) SFR GRADE 010-3 URBAN SUBDIV	Census Block	2004
Legal Class	(04-02) RENTAL RESIDENTIAL	Latitude	33.5022664320301
Lot/Block/Tract	2/-/-	Longitude	-112.053452601954
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.234 acres / 10,200 sqft	[M-M] MULTI-FAMILY, MEDIUM DENSITY (2,500 - 3,999 SF): 100%	[R-3] Multiple Family Residence (Detached SF 5 To 10,000) (Attached 14.5 To 15.23 Or 17.4 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 8 Bathroom Fixtures: 9 Living Area: 2,918 sqft Year Built: 1968 Stories: M	Roof Material: ASPHALT SHINGLE Heat: YES Construction: 8" PAINTED BLOCK Added Attached: None	A/C: REFRIGERATION Patio: NONE Covered Parking: GARAGE & CARPORT - 5 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
02/14/2018	CASA CAMPBELL LLC	CASA DOMINGUEZ LLC	\$0	\$0	\$0	Special Warranty			201801140
02/19/2016	CASA DOMINGUEZ LLC	JEFFREY D COSTLOW	\$212,500	\$212,500	\$0	Warranty		Normal Sale	201601048
10/22/2001	JEFFREY D COSTLOW	MIKE & LESLIE K KAMINSKI	\$126,000	\$31,500	\$94,500	Warranty	Fannie/Freddie		200109797
08/05/1991	JEFF ROBERTSON		\$0	\$0	\$32,409	Deed	Conventional		199103617
09/01/1977	MIKE & LESLIE K KAMINSKI		\$0	\$0	\$0	Deed			12411-067

No Loan History: \$

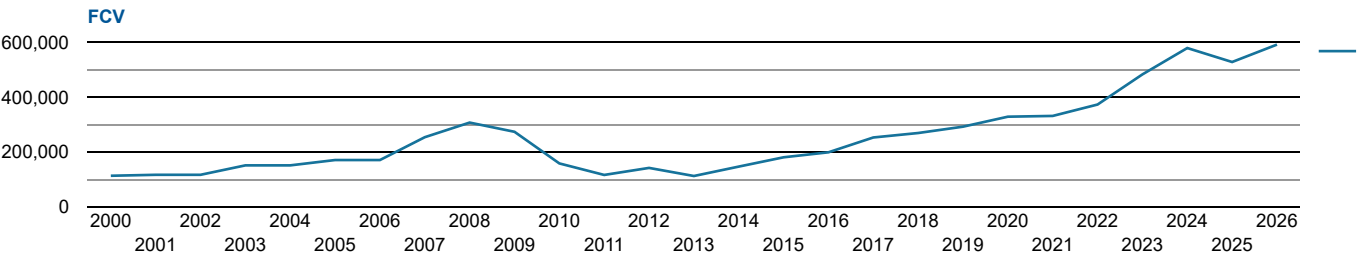
Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31 Year Built Range: 1924 - 2005 With Pool: 5 (16%)	Single Story: 29 Multiple Story: 2	Sqft: 1,275 Lot Sqft: 7,688 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$298,400	\$386,600	\$463,700	\$422,800	\$473,000
FCV Land	\$74,600	\$96,600	\$115,900	\$105,700	\$118,000
FCV Total					

FCV YoY Change	\$373,000	\$483,200	\$579,600	\$528,500	\$592
Assessed FCV	13%	30%	20%	-9%	
LPV Total	\$37,300	\$48,320	\$57,960	\$52,850	\$59
State Aid	\$241,695	\$253,780	\$266,469	\$279,792	\$293
Tax Amount	\$0	\$0	\$0	\$0	
	\$3,281	\$3,382	\$3,475	\$0	



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4502 N 13Th Pl, Phoenix, AZ 85014-4206

Maricopa Assessor Parcel # 155-09-026

Parcel Dimensions

Download Map

Sold

Active

UCB

Pending

Cancelled

Expired

Off Market

Foreclosure

Coming Soon

Property Information		Area Information	
Property Owner	SECOND HAND LIONS LLC	Subdivision	CLIFTON PLACE
Property Address	4502 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Second Hand Lions LLC 4723 N 12Th St Phoenix, AZ 85014-4038	Census Tract	108602
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Census Block	2004
Legal Class	(04-01) NON-PRIMARY	Latitude	33.5025336279367
Lot/Block/Tract	3/-/-	Longitude	-112.053339979362
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High School District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.136 acres / 5,933 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV		Class:: CLASS R2, MINIMUM
Structure Information	Construction	Additional Features
Rooms: 4 Bathroom Fixtures: 3 Living Area: 1,266 sqft Year Built: 1924 Stories: S	Roof Material: ASPHALT SHINGLE Heat: YES Construction: FRAME WOOD Added Attached: 542 sqft	A/C: EVAPORATIVE COOLING Patio: COVERED Covered Parking: CARPORT - 2 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
11/19/2012	SECOND HAND LIONS LLC	TIMOTHY J ROSE	\$0	\$0	\$0	Quit Claim			2012105175
11/29/2011	TIMOTHY J ROSE	BANK OF NEW YORK	\$27,600	\$27,600	\$0	Special Warranty		Bank Sale	2011098409
08/18/2011	BANK OF NEW YORK	OBIE & CLARA QUIROZ	\$31,050	\$0	\$0	Trustees		Reverted	2011069179
02/07/2006	OBIE & CLARA QUIROZ	MY T MURPHY	\$0	\$0	\$0	Warranty			2006017367
12/01/2004	OBIE & CLARA QUIROZ	MY T MURPHY	\$65,000	\$0	\$68,600	Warranty	Private Lender		2004140940
03/01/1991	MY THI MURPHY		\$0	\$0	\$0	Deed			1991008742

Loan Origination History: \$

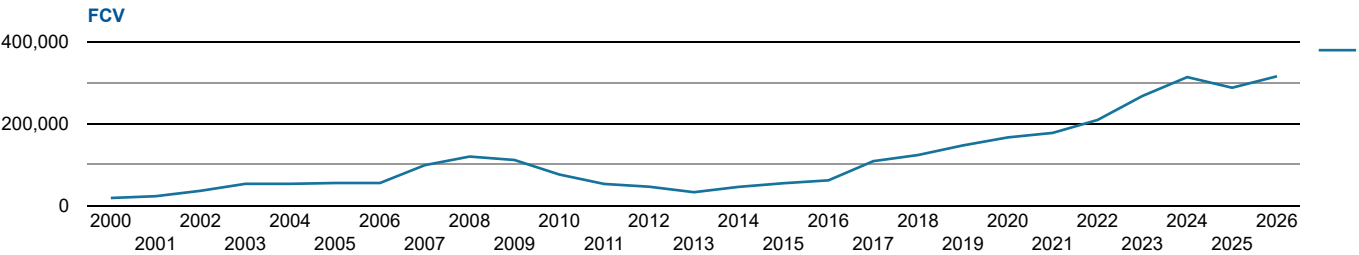
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
10/17/2022	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$120,000	Conventional	20220781257
09/25/2017	SECOND HAND LIONS LLC	COLONIAL CAPITAL LLC	\$110,000	Conventional	20170705651

Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31 Year Built Range: 1924 - 2005 With Pool: 5 (16%)	Single Story: 29 Multiple Story: 2	Sqft: 1,275 Lot Sqft: 7,688 Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$167,000	\$213,800	\$250,600	\$229,900	\$252,000
FCV Land	\$41,700	\$53,400	\$62,600	\$57,400	\$63,000
FCV Total	\$208,700	\$267,200	\$313,200	\$287,300	\$315,000
FCV YoY Change	18%	28%	17%	-8%	9%
Assessed FCV	\$20,870	\$26,720	\$31,320	\$28,730	\$31,320
LPV Total	\$103,665	\$108,848	\$114,290	\$120,005	\$126,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,407	\$1,451	\$1,490	\$0	\$0



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

Maricopa Assessor Parcel # 155-09-027

Land Areas

Structure:

Deed History

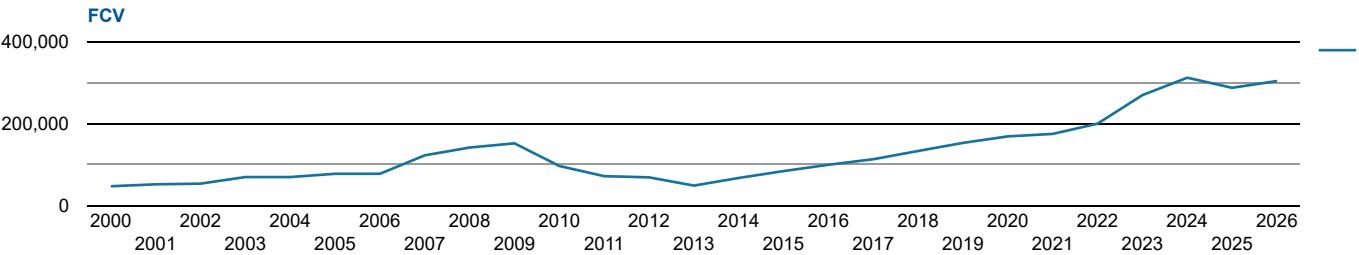
Loan Origination History: \$

Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$159,800	\$215,500	\$249,400	\$229,800	\$242,000
FCV Land	\$39,900	\$53,800	\$62,300	\$57,400	\$60,000
FCV Total	\$199,700	\$269,300	\$311,700	\$287,200	\$303,000
FCV YoY Change	14%	35%	16%	-8%	5%
Assessed FCV	\$19,970	\$26,930	\$31,170	\$28,720	\$30,000
LPV Total	\$79,149	\$83,106	\$87,261	\$91,624	\$96,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,075	\$1,108	\$1,138	\$0	\$0



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4506 N 13Th Pl, Phoenix, AZ 85014-4206

Maricopa Assessor Parcel # 155-09-028

Parcel Dimensions

Download Map

Sold

Pending

Off Market

Active

Cancelled

Foreclosure

UCB

Expired

Coming Soon

Property Information		Area Information	
Property Owner	KATHERINE CHAMOUN	Subdivision	CLIFTON PLACE
Property Address	4506 N 13Th Pl Phoenix, AZ 85014-4206 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	Katherine Chamoun 3640 E Park Ave Phoenix, AZ 85044-4593	Census Tract	108602
Property Type	(0320) DUPLEX	Census Block	2004
Legal Class	(04-02) RENTAL RESIDENTIAL	Latitude	33.5028003345199
Lot/Block/Tract	5/-/-	Longitude	-112.053338826453
MCR Number	002146	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High School District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	CLIFTON PLACE		

Land Areas

Lot	County Zone	City Zone
Size: 0.156 acres / 6,810 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

Town House, End Unit	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 1,651 sqft Year Built: 1954 Stories: S	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Added Attached: None	Added Detached: None
Residential Garage - Detached	Class:: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	
Structure Information	Construction	Additional Features
Living Area: 720 sqft Year Built: 1954 Stories: S	Construction: MASONRY OR REINFORCED CONCRETE TILT-UP FRAME Added Attached: None	Added Detached: None
(0320) DUPLEX	Class:: ---	
Structure Information	Construction	Additional Features
Living Area: No Year Built: 1954 Stories: S	Heat: YES Added Attached: None	Patio: NONE Covered Parking: NONE - 0 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
09/02/2014	KATHERINE CHAMOUN	MARY L SACHSEL	\$0	\$0	\$0	Decree Of Distribution With Real Property			201405795
08/30/2005	MARY L SACHSEL	JODY M TELLINGHUISEN	\$0	\$0	\$0	Quit Claim			200512680
03/28/1989	MARY L & JODY M TELLINGHUIS SACHSEL		\$0	\$0	\$0	Deed			198901390

Loan Origination History: \$

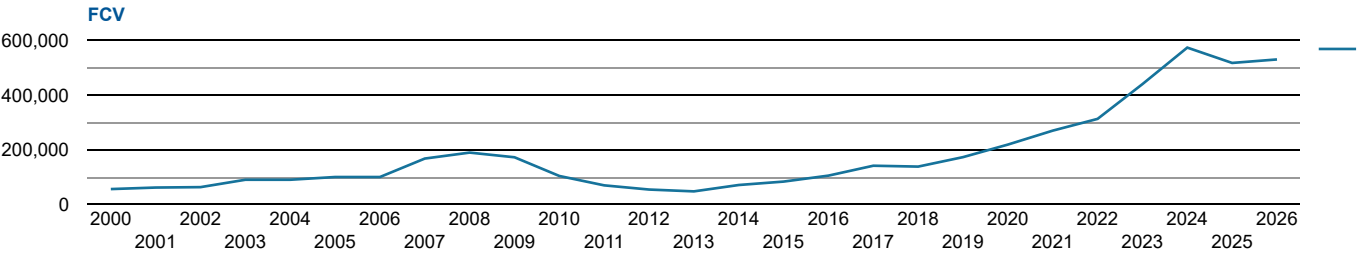
Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
11/30/2023	CHAMOUN, KATHERINE	UNTIED WHOLESALE MORTGAGE	\$250,000	Fannie/Freddie	20230613277
01/06/2015	CHAMOUN,KATHERINE & RABIH	WELLS FARGO BANK NA	\$93,000	Conventional	20150004945

Subdivision - CLIFTON PLACE

Subdivision Details	Stories	Average House
Improved Lots: 31	Single Story: 29	Sqft: 1,275
Year Built Range: 1924 - 2005	Multiple Story: 2	Lot Sqft: 7,688
With Pool: 5 (16%)		Fixtures: 4

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$250,100	\$351,800	\$458,700	\$413,800	\$424,000
FCV Land	\$62,500	\$87,900	\$114,600	\$103,400	\$106,000
FCV Total	\$312,600	\$439,700	\$573,300	\$517,200	\$530,000
FCV YoY Change	16%	41%	30%	-10%	
Assessed FCV	\$31,260	\$43,970	\$57,330	\$51,720	\$53,000
LPV Total	\$78,787	\$82,726	\$86,862	\$91,205	\$95,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$1,070	\$1,103	\$1,133	\$0	\$0



Flood Information

Map Number: 04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date: 2013-10-16	
Panel: 1745L	
FEMA Zone: X	

4543 N 13Th St, Phoenix, AZ 85014-4208

Maricopa Assessor Parcel # 155-09-036

Parcel Dimensions

Download Map

Sold

Active

UCB

Pending

Cancelled

Expired

Off Market

Foreclosure

Coming Soon

Property Information		Area Information	
Property Owner	JOHN CONNOLLY	Subdivision	LINCOLN PLACE LOT 30
Property Address	4543 N 13Th St Phoenix, AZ 85014-4208 Maricopa County	Section/Town/Range	21/2N/3E
Tax Mailing Address	John Connolly 4533 N 13Th St Phoenix, AZ 85014-4208	Census Tract	108602
Property Type	(0121) SFR GRADE 010-2 URBAN SUBDIV	Census Block	2004
Legal Class	(04-01) NON-PRIMARY	Latitude	33.5030747818638
Lot/Block/Tract	30/-/-	Longitude	-112.053698022986
MCR Number	000365	Tax Area	381300
		Tax Municipality	Phoenix
		School Districts	Madison Elementary District#38 Phoenix Union High Sch District#210
Legal Description			
Abbr. Legal Description	N/A		
Full Legal Description	LINCOLN PLACE PRT LOT 30 E2 N2 W2 W2 EX N 179.88F		

Land Areas

Lot	County Zone	City Zone
Size: 0.298 acres / 12,968 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 10 To 5.5 Or 6.5 W/Bonus):

Structure:

(0121) SFR GRADE 010-2 URBAN SUBDIV		Class::	CLASS R2, MINIMUM		
Structure Information		Construction		Additional Features	
Rooms:	3	Roof Material:	BUILT-UP	A/C:	REFRIGERATION
Bathroom Fixtures:	3	Heat:	YES	Patio:	COVERED
Living Area:	603 sqft	Construction:	8" STUCCO	Covered Parking:	GARAGE - 1
Year Built:	1952	Pool:	400 sqft	Added Detached:	None
Stories:	S	Added Attached:	None		

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
04/28/2005	JOHN CONNOLLY	JOHN & BETTY J CONNOLLY JR	\$0	\$0	\$0	Quit Claim			2005055382
10/24/1983	JOHN JR & BETTY J CONNOLLY		\$0	\$0	\$0	Deed			1983042725

Loan Origination History: \$

Date	Name	Mortgage Company	Mortgage Amount	Finance Type	Document #
09/29/2005	CONNOLLY,JOHN	CLI FUNDING INC	\$280,000		20051449003

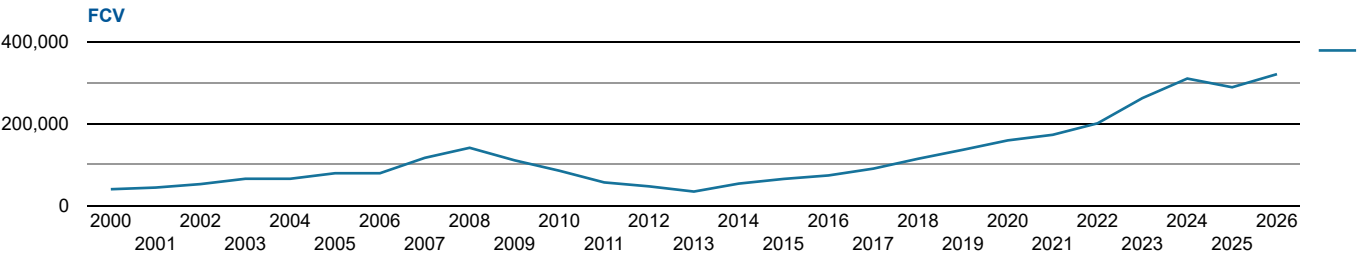
Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57	Single Story: 43	Sqft: 17,739
Year Built Range: 1945 - 2018	Multiple Story: 14	Lot Sqft: 40,168
With Pool: 1 (2%)		Fixtures: 0

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)		Year over Year (YoY)		
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$161,000	\$210,200	\$248,300	\$231,300	\$256,000
FCV Land	\$40,200	\$52,500	\$62,000	\$57,800	\$64,000
FCV Total	\$201,200	\$262,700	\$310,300	\$289,100	\$321,000
FCV YoY Change	16%	31%	18%	-7%	

Assessed FCV	\$20,120	\$26,270	\$31,030	\$28,910	\$32,000
LPV Total	\$58,583	\$61,512	\$64,588	\$67,817	\$71,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$795	\$820	\$842	\$0	\$0



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

4543 N 13Th St, Phoenix, AZ 85014-4208

Maricopa Assessor Parcel # 155-09-037-A

Parcel Dimensions

Download Map

Property Information

Property Owner

FRED & ELLEN NORTON

Property Address

4543 N 13Th St
Phoenix, AZ 85014-4208
Maricopa County

Tax Mailing Address

Fred & Ellen Norton
4533 N 13Th St
Phoenix, AZ 85014-4208

Property Type

(0131) SFR GRADE 010-3
URBAN SUBDIV

Legal Class

(04-01) NON-PRIMARY

Lot/Block/Tract

30/-/-

MCR Number

000365

Area Information

Subdivision

LINCOLN PLACE LOT 30

Section/Town/Range

21/2N/3E

Census Tract

108602

Census Block

2004

Latitude

33.503074479358

Longitude

-112.053970391015

Tax Area

381300

Tax Municipality

Phoenix

School Districts

Madison Elementary
District#38
Phoenix Union High Sch
District#210

Legal Description	
Abbr. Legal Description	N/A
Full Legal Description	LINCOLN PLACE PRT LOT 30 W2 N2 W2 W2 EX N 179.88

Land Areas

Lot	County Zone	City Zone
Size: 0.287 acres / 12,515 sqft	[R-6] RESIDENTIAL WITH 6,000 SF MINIMUM: 100%	[R1-6] Single Family Residence (Density Range Of 5 1C To 5.5 Or 6.5 W/Bonus):

Structure:

(0131) SFR GRADE 010-3 URBAN SUBDIV Class:: CLASS R3, AVERAGE

Structure Information	Construction	Additional Features
Rooms: 5 Bathroom Fixtures: 6 Living Area: 1,928 sqft Year Built: 1947 Stories: S	Roof Material: BUILT-UP Heat: YES Construction: 8" PAINTED BLOCK Added Attached: 976 sqft	A/C: REFRIGERATION Patio: SLAB & COVERED Covered Parking: GARAGE - 2 Added Detached: None

Deed History

Sale Date	Buyer	Seller	Sale Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
01/12/1984	FRED & ELLEN NORTON		\$0	\$0	\$0	Deed			19840014931

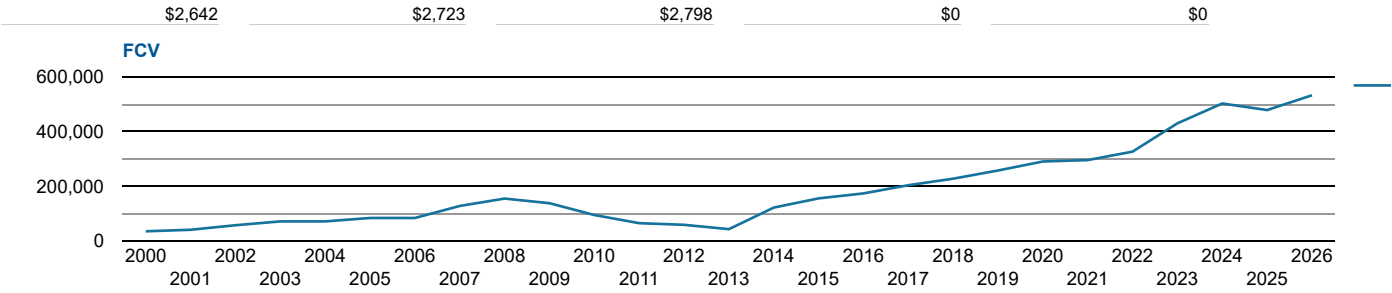
No Loan History: \$

Subdivision - LINCOLN PLACE LOT 30

Subdivision Details	Stories	Average House
Improved Lots: 57 Year Built Range: 1945 - 2018 With Pool: 1 (2%)	Single Story: 43 Multiple Story: 14	Sqft: 17,739 Lot Sqft: 40,168 Fixtures: 0

Tax Assessment History

Full Cash Value (FCV)	Limited Property Value based on Proposition 117 (2012) (LPV)	Year over Year (YoY)			
	2022 Final	2023 Final	2024 Final	2025 Prelim	2026 Prelim
FCV Improvement	\$260,900	\$343,800	\$401,800	\$382,600	\$425,000
FCV Land	\$65,200	\$85,900	\$100,400	\$95,600	\$106,000
FCV Total	\$326,100	\$429,700	\$502,200	\$478,200	\$532,000
FCV YoY Change	10%	32%	17%	-5%	
Assessed FCV	\$32,610	\$42,970	\$50,220	\$47,820	\$53,000
LPV Total	\$194,601	\$204,331	\$214,548	\$225,275	\$236,000
State Aid	\$0	\$0	\$0	\$0	\$0
Tax Amount					



Flood Information

Map Number:	04013C1745L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date:	2013-10-16	
Panel:	1745L	
FEMA Zone:	X	

ORDINANCE G-7410

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-25-25-4) FROM R1-6 (SINGLE-FAMILY RESIDENCE DISTRICT) AND R-3 (MULTIFAMILY RESIDENCE DISTRICT) TO R-3 (MULTIFAMILY RESIDENCE DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 1.28-acre property located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Exhibit A, is hereby changed from 0.64 acres of "R1-6" (Single-Family Residence District) and 0.64 acres of "R-3" (Multifamily Residence District) to "R-3" (Multifamily Residence District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit B.

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of
Phoenix Zoning Ordinance:

Del

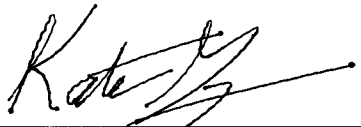
1. The development shall have a maximum of 12 dwelling units.
2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
6. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.

Del

10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.
13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
14. All streets within and adjacent to the development shall be constructed 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.


PASSED by the City Council of the City of Phoenix this 3rd day of September 2025.



MAYOR
09/04/2025

Date

ATTEST:



Denise Archibald, City Clerk



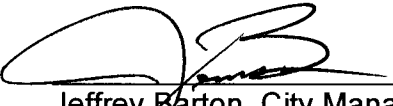
APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

BY: 

Alisa A. Blandford, Assistant Chief Counsel

MRA

REVIEWED BY:



Jeffrey Barton, City Manager

MRA:smb:LF25-1662:9/3/25: 4914-8667-5552 v.1.doc

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-25-25-4

The South half of the West half of the West half of Lot 30, LINCOLN PLACE, according to Book 3 of Maps, page 65, records of Maricopa County, Arizona.

S/T/R 21 / 2N / 3E

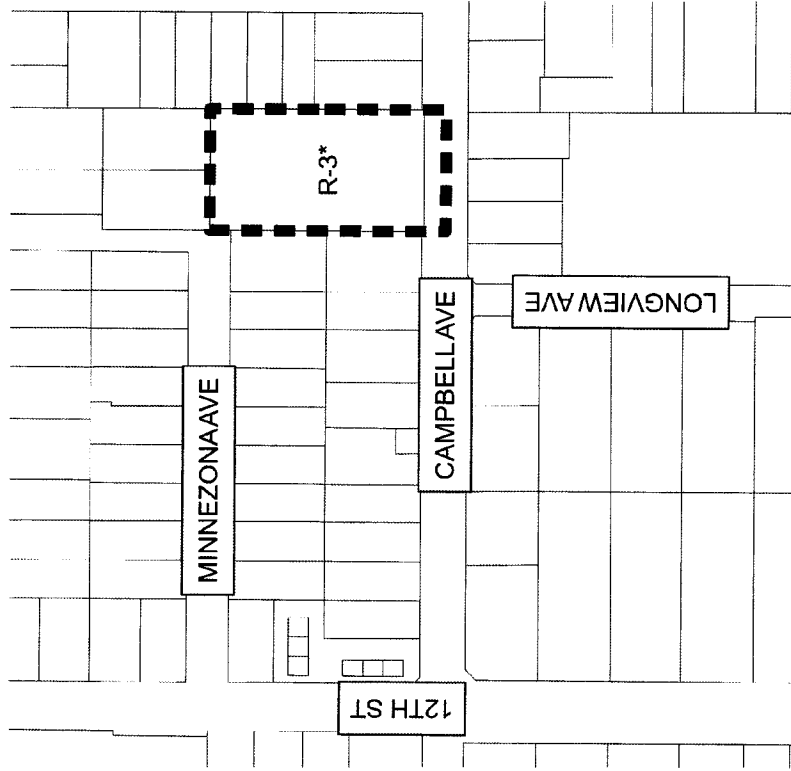
Q/S 18-30

G 7410

ORDINANCE LOCATION MAP

EXHIBIT B

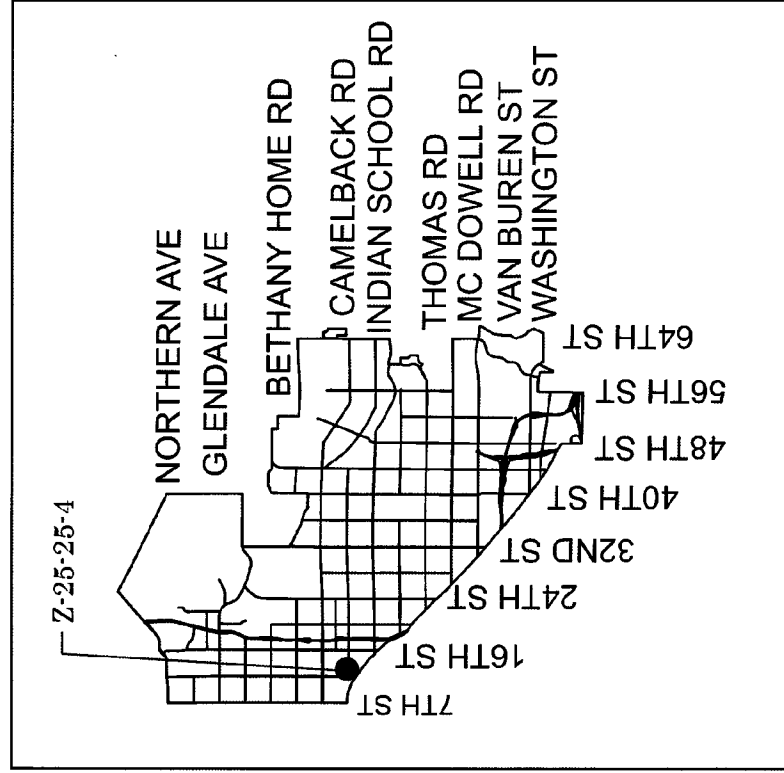
ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



0 110 220 440 Feet

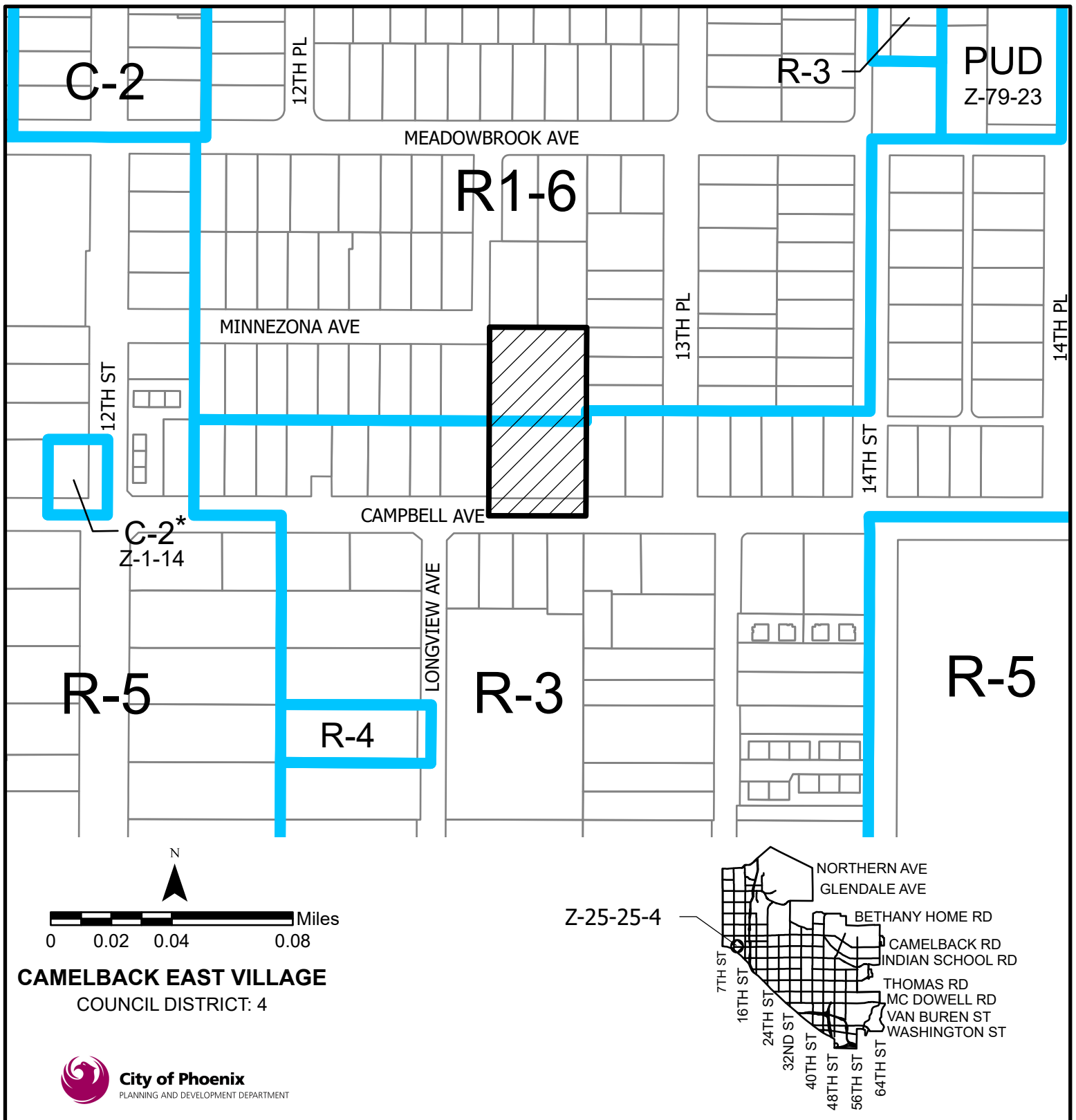


NOT TO SCALE



Zoning Case Number: Z-25-25-4
Zoning Overlay: N/A
Planning Village: Camelback East

Drawn Date: 8/4/2025

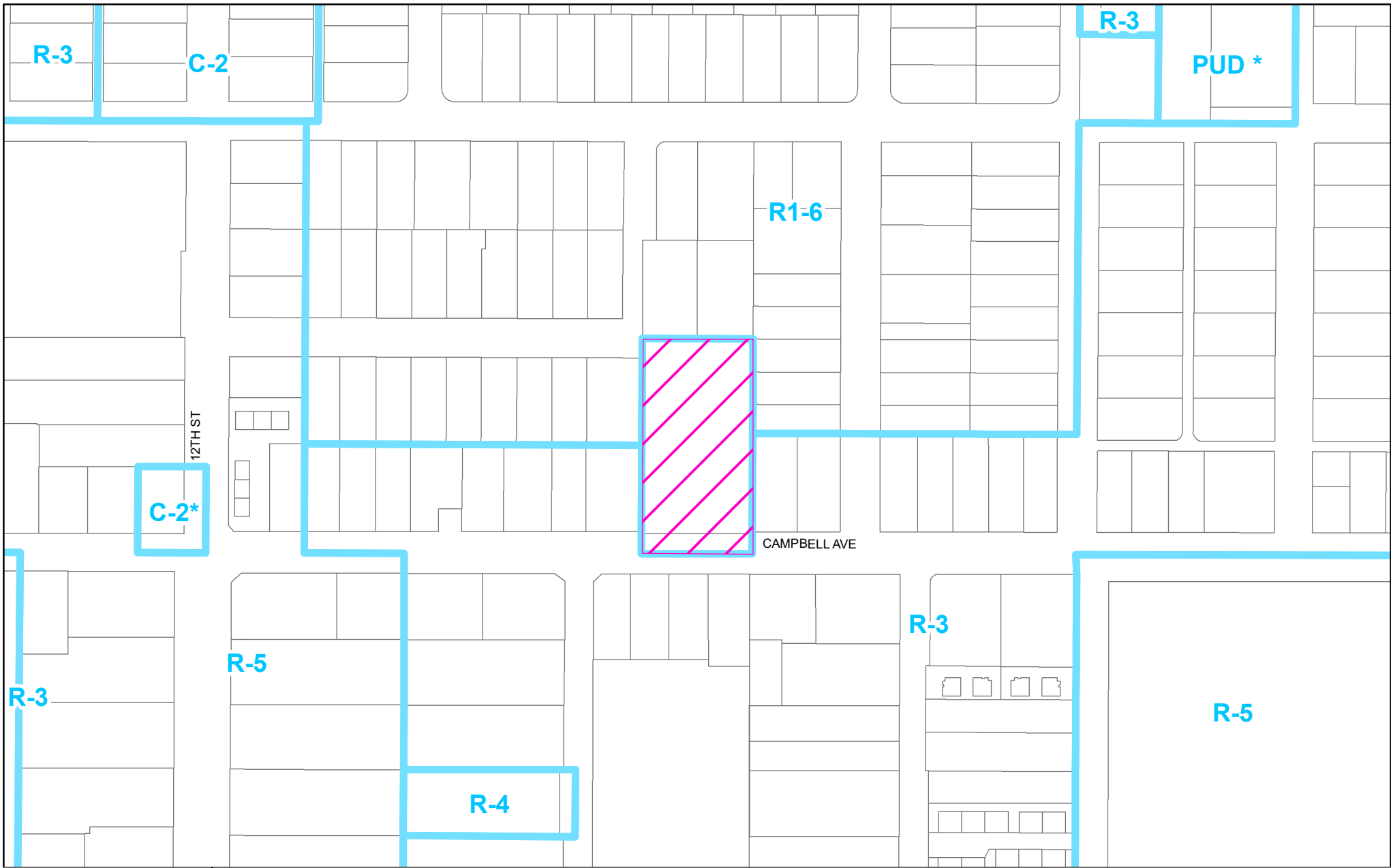


CAMELBACK EAST VILLAGE
COUNCIL DISTRICT: 4



APPLICANT'S NAME: Ross Design Group, LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-25-25-4	DATE: 3/26/2025	FROM: R1-6 (0.64 ac.) R-3 (0.64 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.28 Acres	REVISION DATES:		TO: R-3 (1.28 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 18-30		
ZONING MAP H-9			
MULTIPLES PERMITTED R1-6, R-3 R-3	CONVENTIONAL OPTION 3, 9 18		* UNITS P.R.D OPTION 4, 11 22

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



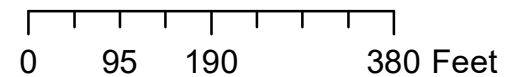
PHO-1-25--Z-25-25-4

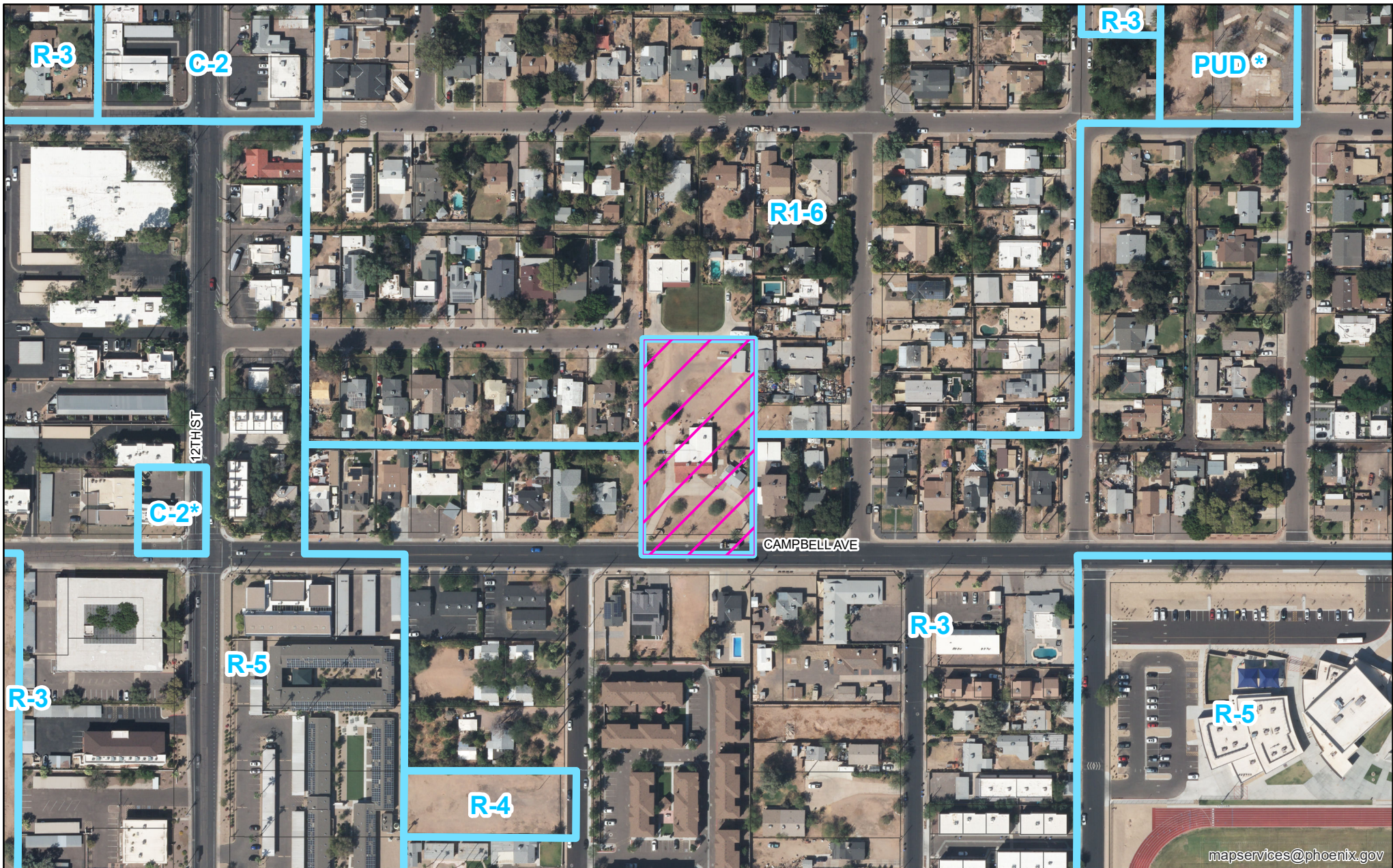
Property Location: 1306 East Campbell Avenue



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department





PHO-1-25--Z-25-25-4

Property Location: 1306 East Campbell Avenue

PRELIMINARY
NOT FOR
CONSTRUCTION

CAMPBELL
PLACE
TOWNHOMES

1306 E CAMPBELL AVE
PHOENIX, AZ 85014

REVISIONS

DATE 10/4/25
PROJECT NO. 25115

A101

SITE PLAN

PROJECT DATA

MCR #: 365
APN: 155-09-035
DESCRIPTION: LINCOLN PLACE PT LOT 30 S2 OF W2 W2 1.25 AC
LOT #: 30
LOT SIZE: 49,867 SF
ZONING: R-3
SETBACKS: FRONT: 25'; REAR: 15'; SIDE: 10' AND 3'
DWELLING UNITS: 16
BUILDING AREA (GROSS):* 31,712 SF
LOT COVERAGE:* 20,800 SF (41.8%)
FAR:* LIVABLE=24,320 SF (.488 FAR), GROSS=31,712 SF (.636 FAR)
BUILDING HEIGHT: 2 STORY - 30' MAX.
PARKING: 1.5/D.U. REQUIRED, 2 CAR GARAGE PROVIDED FOR EACH UNIT + 8 VISITOR SPACES
CLIMATE ZONE: 2B
CONSTRUCTION TYPE: VB

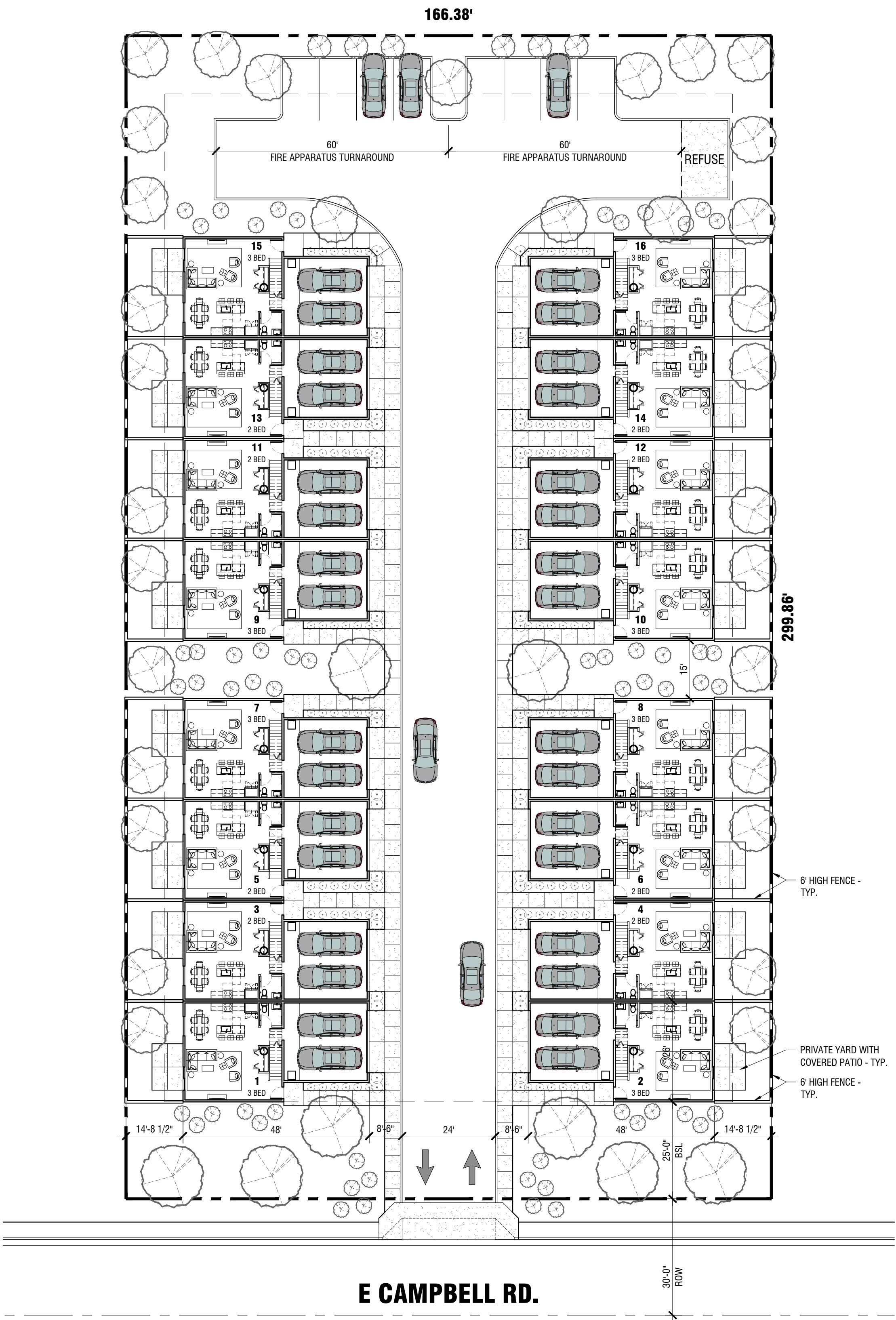
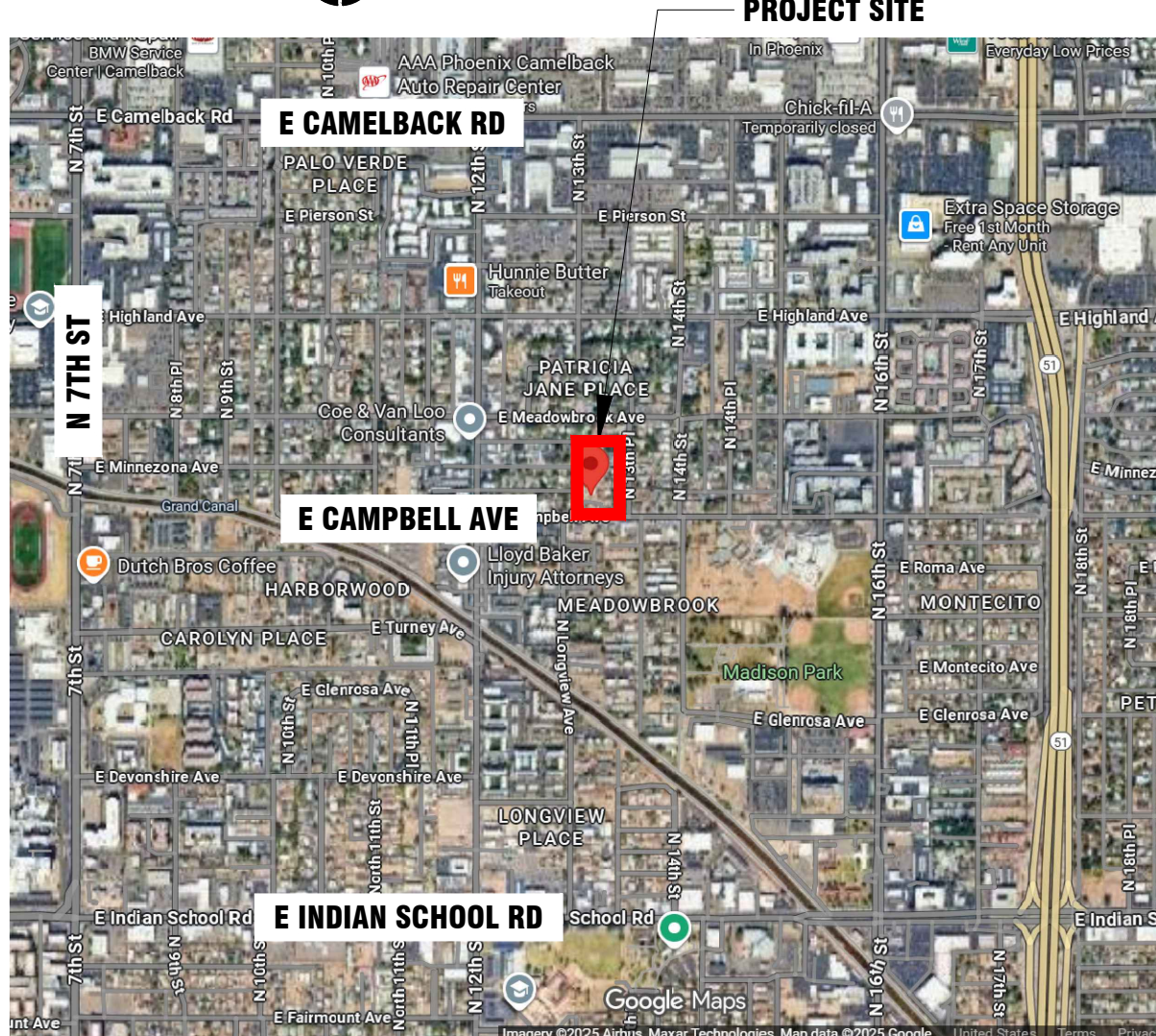
* NOTE: BUILDING AREAS ARE CONCEPTUAL ONLY. THE FINAL AREAS WILL BE CALCULATED PRIOR TO OFFICIAL CITY SUBMITTAL ONCE BUILDING SCHEMATIC DESIGN IS COMPLETED.

CITY OF PHOENIX

OCT 06 2025

Planning & Development
Department

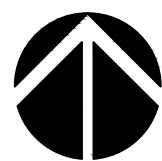
VICINITY MAP



1 CONCEPTUAL SITE PLAN

1"=20'-0"

0' 10' 20' 40'





CITY OF PHOENIX

SEP 23 2025

Planning & Development
Department



CITY OF PHOENIX

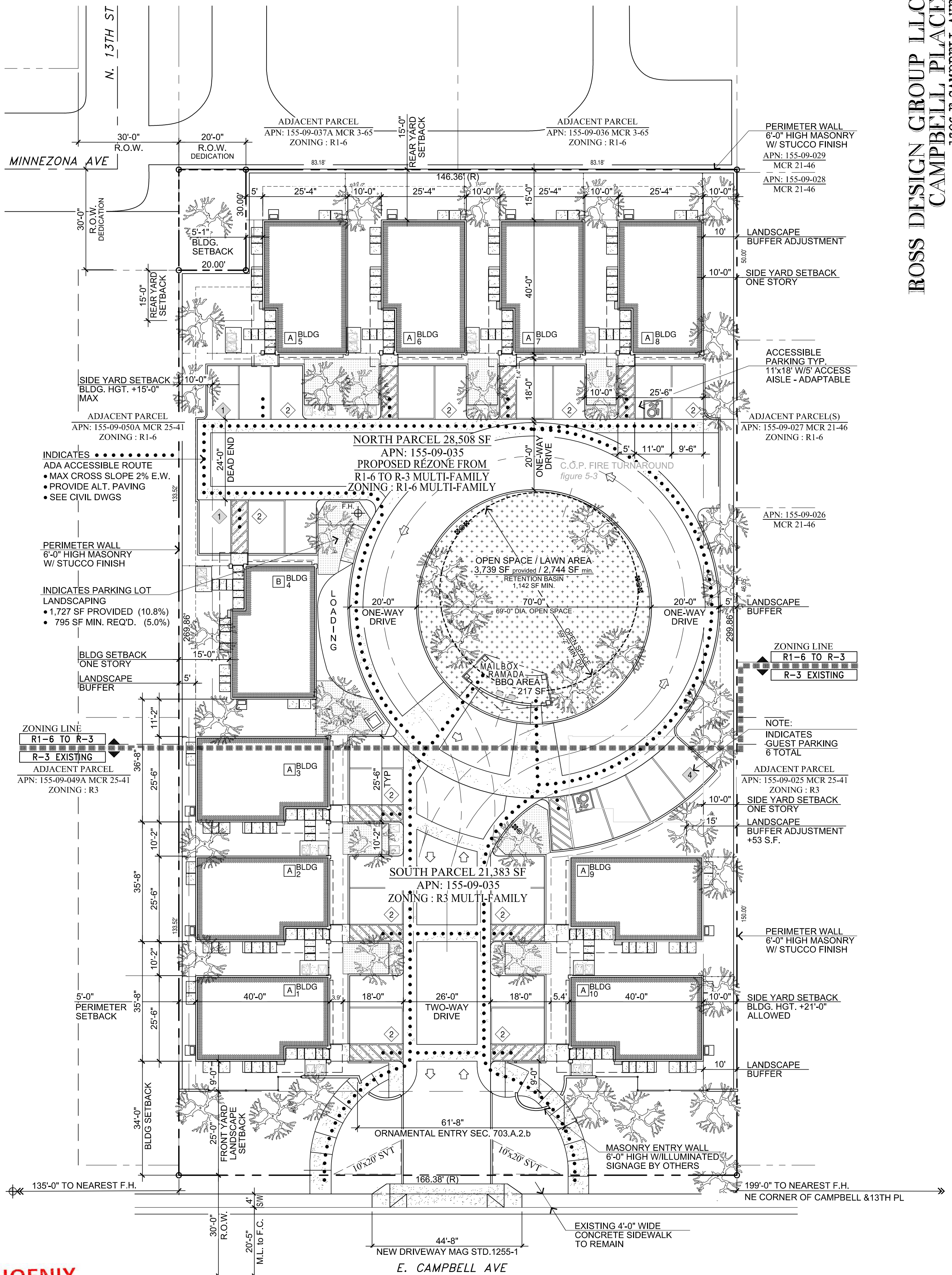
SEP 23 2025

Planning & Development
Department

PHO-1-25--Z-25-25-4

Proposed Conceptual Elevations

Hearing Determination



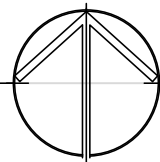
CITY OF PHOENIX

MAY 02 2025

Planning & Development
Department

DEVELOPMENT SITE PLAN - DD13
06.01.25

0 5' 10' 20'
SCALE: 1" = 20'-0"



AS101

REPORT OF PLANNING COMMISSION ACTION
AUGUST 7, 2025

ITEM NO: 7	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-25-25-4
Location:	Approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue
From:	R1-6 and R-3
To:	R-3
Acreage:	1.28
Proposal:	Multifamily residential
Applicant:	David Ross, Ross Design Group, LLC
Owner:	David Aller, Wayne Properties, LLC
Representative:	Timothy Brown, Architect, Ross Design Group, LLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Camelback East 6/3/2025 Continuance. Vote: 17-0.

Camelback East 7/1/2025 Approval, per the staff recommendation. Vote: 13-0.

Planning Commission Recommendation: Approval, per the Camelback East Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Gorraiz made a MOTION to approve Z-25-25-4, per the Camelback East Village Planning Committee recommendation.

Maker: Gorraiz

Second: Read

Vote: 7-0

Absent: Vice-Chairperson Boyd, Jaramillo

Opposition Present: No

Findings:

1. The proposal is consistent with the General Plan Land Use Map designation and with the scale and character of the surrounding area.
2. The proposal will increase the housing supply and the diversity of housing types available in the area consistent with the Housing Phoenix Plan and the Phoenix General Plan.
3. The proposal, as stipulated, provides enhanced pedestrian and bicycle amenities consistent with the Comprehensive Bicycle Master Plan, Shade Phoenix Plan, and the Complete Streets Guiding Principles.

Stipulations:

1. The development shall have a maximum of 12 dwelling units.
2. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments, that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 4 bicycle parking spaces shall be provided within the common open space and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
5. A bicycle repair station ("fix it station") shall be provided and maintained on site within an amenity area or near a primary site entrance. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to: standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
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7. A minimum of 10% of the required vehicle parking spaces shall include EV Capable infrastructure.
8. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as usable residential common areas, as approved by the Planning and Development Department.
9. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
10. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
12. A minimum 30 feet of right-of-way shall be dedicated for the south side of Minnezona Avenue, for a depth of 20 feet as measured from the western property line.

13. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
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15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.

**CAMELBACK EAST VILLAGE PLANNING COMMITTEE
MEETING MINUTES**

Tuesday, July 1, 2025
Devonshire Community Center, Auditorium
2802 East Devonshire Avenue

MEMBERS PRESENT

William Fischbach, Chair
Barry Paceley, Vice Chair
Greg Abbott
John Baumer
George Garcia
Vic Grace
Kitty Langmade
Blake McClelland
Danny Sharaby
Jay Swart
Gary Todd
Larry Whitesell
Kelli Williams

MEMBERS ABSENT

Dawn Augusta
Ronda Beckerleg Thraen
Christina Eichelkraut
Raul Guevar
Adiba Jurayeva
Caitlin Noel
Sharon Schmieder
Suzanne Siegel

STAFF PRESENT

Anthony Grande

1. Call to order, introductions, and announcements by Chair.

Chair William Fischbach called the meeting to order at 6:01 p.m. with a quorum of 12 members present (11 required for a quorum).

2. Review and approval of the June 3, 2025 meeting minutes.

MOTION

Committee Member Sharaby made a motion to approve the June 3, 2025 meeting minutes. **Committee Member Garcia** seconded the motion.

VOTE

12-0; motion to approve the June 3, 2025 meeting minutes passed with Committee members Abbott, Baumer, Garcia, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

3. **Z-25-25-4:** Presentation, discussion, and possible recommendation regarding a request to rezone 1.28 acres located approximately 670 feet east of the northeast corner of 12th Street and Campbell Avenue **from** R1-6 (Single-Family Residence District) and R-3 (Multifamily Residence District) **to** R-3 (Multifamily Residence District) to allow multifamily residential.

Committee Member Grace joined the meeting during this item, bringing quorum to 13 members.

One member of the public registered for this item, in support, not wishing to speak.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Timothy Brown, representing the applicant with Ross Design Group, LLC, provided a presentation summarizing the subject site, proposed rezoning, and proposed site plan and elevations.

QUESTIONS FROM COMMITTEE

Vice Chair Paceley asked for clarification on the parking. **Mr. Brown** replied that carports are not currently shown on the site plan, but he is considering doing covered parking or carports.

Committee Member Grace asked why he wouldn't add carports now if it's something he wants to do. **Mr. Brown** stated that the budget was the primary reason.

Committee Member Sharaby asked for clarification on the number of parking spaces provided and how many would be dedicated. **Mr. Grande** replied with the numbers from the staff report indicating that the proposed site plan meets the minimum parking requirement. **Mr. Brown** highlighted which parking spaces would be dedicated in front of each unit.

Committee Member Abbott asked if the covered parking would count toward building square footage and if all the water retention is on-site. **Mr. Brown** replied that the carports would count toward lot coverage, but the project would not exceed lot coverage, and that the project is designed with a retention area and can bring water to other landscape areas on site.

PUBLIC COMMENTS

None.

MOTION:

Committee Member Grace made a motion to recommend approval of Z-25-25-4, per the staff recommendation. **Committee Member Whitesell** seconded the motion.

VOTE:

13-0; motion to recommend approval of Z-25-25-4, per the staff recommendation passed; Committee Members Abbott, Baumer, Garcia, Grace, Langmade, McClelland, Sharaby, Swart, Todd, Whitesell, Williams, Paceley, and Fischbach in favor.

4. **Z-65-24-6:** Presentation, discussion, and possible recommendation regarding a request to rezone 0.80 acres located at the northwest corner of 40th Street and Meadowbrook Avenue **from** C-O (Commercial Office – Restricted Commercial) **to** C-1 (Neighborhood Retail) to allow a restaurant.

One member of the public registered to speak on this item, in opposition.

STAFF PRESENTATION

Anthony Grande, staff, provided a presentation summarizing the surrounding context, the proposed zoning district, and the staff recommendation, including the recommended stipulations.

APPLICANT PRESENTATION

Caroline Lynn, representing the applicant with LGO Hospitality, provided a presentation summarizing the subject site, surrounding context, and the proposed rezoning. **Catherine Hayes**, representing the applicant with Hayes Architecture, added additional information about the history of the business, noting that the site could be developed with more intense uses, but the owner wants to do a restaurant.

QUESTIONS FROM COMMITTEE

Committee Member Sharaby asked about the hours of operation for the proposed restaurant. **Ms. Lynn** replied that it would be 7 days a week, and the hours are not definitively determined, but it would be a café focused on daytime hours, similar to LGO and Ingos. **Mr. Sharby** noted that those restaurants are open at night. **Ms. Lynn** stated it would be open at night, but that it is not a bar concept, rather a food-centric restaurant.

Mr. Sharaby asked about the capacity of the proposed restaurant and how that compares to the amount of parking being provided. **Ms. Hayes** provided additional details about the number of tables indoors and outdoors, stating there would be a bar with 9 barstools inside and a total of 15 or 20 tables outside that seat 4 people each. **Mr. Sharaby** followed up by asking if the parking lot is currently used for overflow parking for the other restaurants. **Ms. Lynn** stated that they don't direct people to the parking lot, but some people do use the parking lot as overflow. **Mr. Sharaby** stated a concern about the existing parking situation in the area with the busy restaurants and people always looking for parking.