

## OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1063

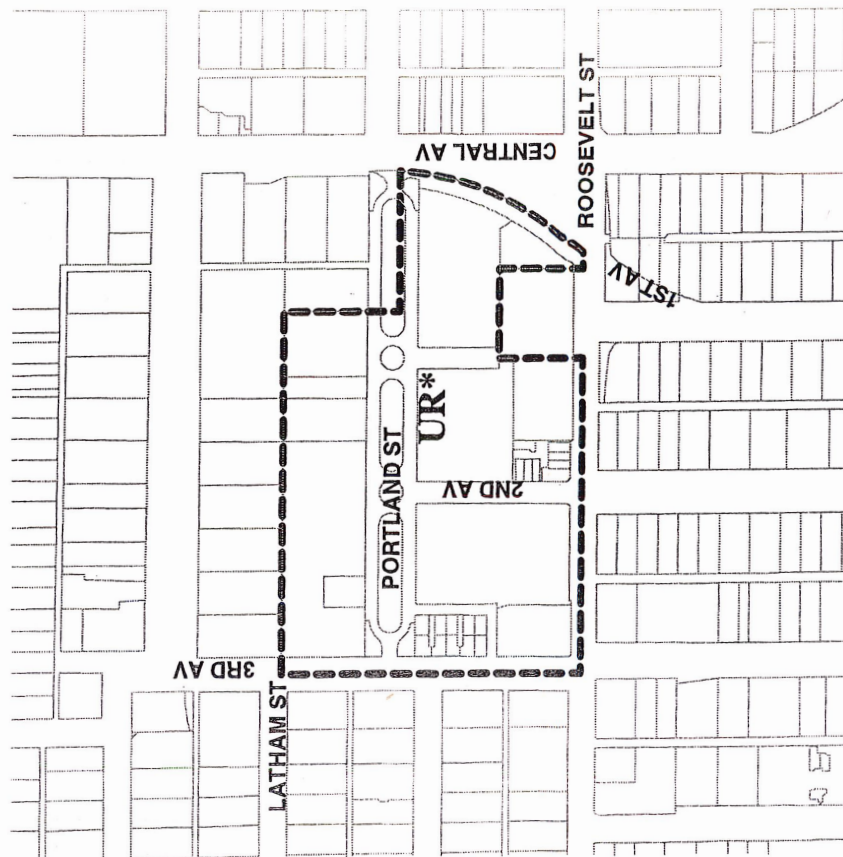
Sheet 7 of 7

ORDINANCE NO. G-4448 AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

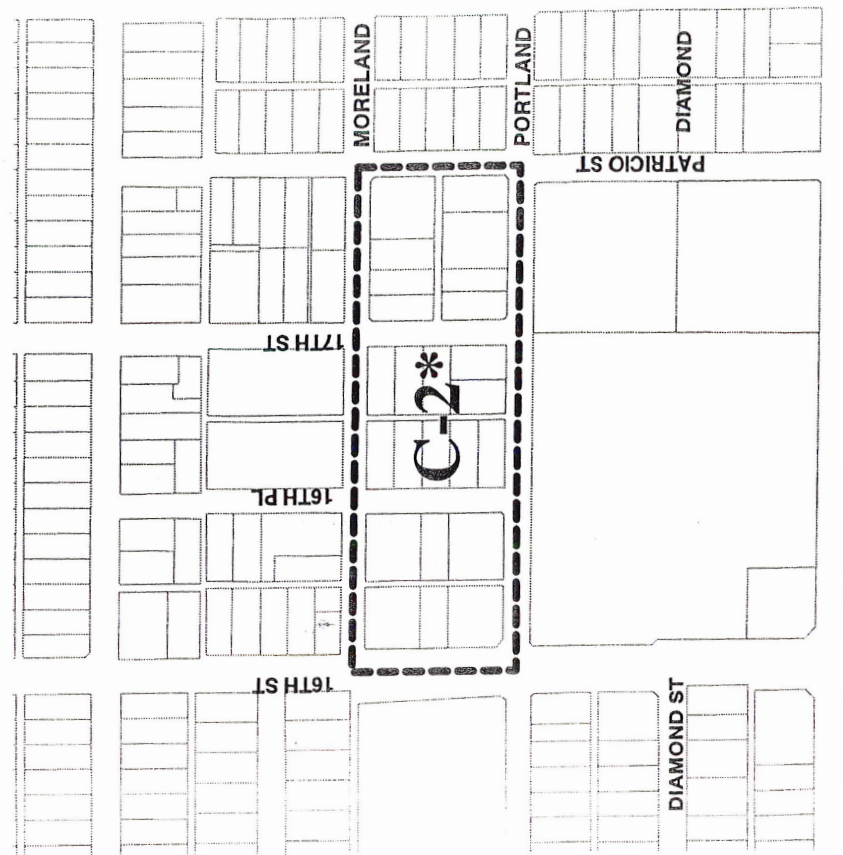
Passed by the Council of the City of Phoenix, Arizona this 3rd day of July 2002.

*Charles Math*  
ACTING Mayor

*Vicky Miel*  
City Clerk



Z117-97



Z13-88

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: - - - - -

Drawn by: J.N.



LETTER OF AUTHORIZATION

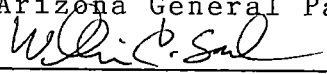
TO: City of Phoenix Planning Commission & City Council

RE: Lots 1-10, Block 9 & Lots 1-5,8-10, Block 10,  
Grand View Addition Amended according to the plat  
of record in the office of the County Recorder of  
Maricopa County, Arizona, in Book 8 of Maps, Page 32.

I hereby appoint and authorize Davis Development to  
represent the 16th Street and East Papago Partnership,  
An Arizona General Partnership, as our agent in re-zoning  
the above stated property.

Dated: November 19, 1987

16th & East Papago Partnership,  
An Arizona General Partnership

By:   
William C. Saul-General Partner

CITY OF PHOENIX, ARIZONA  
PLANNING DEPARTMENT

\$2,315.00

VALIDATION ABOVE

APPLICATION TO AMEND ZONING ORDINANCE

APPLICATION NO. 13-88-8

I hereby request that Ordinance G-449, The Zoning Ordinance of the City of Phoenix, be amended in the following manner:

☒ ZONING MAP AMENDMENT

☐ SPECIAL PERMIT

☐ TEXT AMENDMENT

PROPERTY LOCATION:

Northeast corner of 16th Street and  
Portland (approx. 5.27 acres)

TO BE CHANGED

FROM

TO

R-3 RI

R-4 RI

R-5 RI

C-2 and

LEGAL DESCRIPTION:

See attached

Waive Section 417D3.9)  
requiring access to the site  
to be from a major street  
as defined on the minimum  
DISTRICT #8 Right-of-way  
CENTRAL CITY standards map.

PROPOSED USE IF ZONING GRANTED

Retail and commercial office

I hereby submit ☐ Petition, as required by Ordinance. I affirm that the following are names and mailing addresses of parties of interest.

APPLICANT Phil Davis PHONE NO. 957-3351

ADDRESS 2525 E. Arizona Biltmore Circle, Phoenix, AZ 85016

OWNER See attached letters of authorization

ALSO NOTIFY PHONE NO.

ADDRESS

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 November 19, 1987

Zoning Hearing Officer

Planning Commission

City Council

Date: January 5, 1988

Date: February 10, 1988

Date: 2/24/88

app with steps Rat ZHO app w/ steps Rat PC, ZHO app w/ steps

CITY COUNCIL FORMAL ADOPTION

ORD. NO. 444B DATE 7/3/02 SUPP. MAP NO. 1063 EFF. DATE

ZONING MAP G-9 Q.S. MAP 12-31 CENSUS TRACT 1133 TAKEN BY TLW

PROPOSED USE NOT PERMITTED IN DISTRICT REQUESTED - APPLICANT NOTIFIED: DATE

\* MAXIMUM UNITS ALLOWED WITH P.H.U. BONUS



City of Phoenix  
Planning Department

February 26, 1988

Phil Davis  
2525 E. Arizona Biltmore Circle  
Phoenix, Arizona 85016

RE: Rezoning Application No. 13-88-8

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 108-P of the Zoning Ordinance, as amended, has on February 24, 1988, concurred in the recommendation of the Planning Commission and Zoning Hearing Officer and approved the C-2 zoning and request to waive the C-2 provisions prohibiting local street access on a parcel located the northeast corner of 16th Street and Portland (approximately 5.2 acres), subject to stipulations.

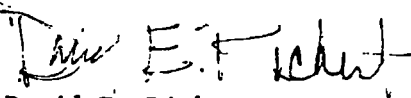
STIPULATIONS

1. That development be in general conformance to the Site Plan and elevations presented as may be modified by Development Coordination Office site plan review and by the following stipulations.
2. That approval is conditioned upon the development in accordance with Section 108-M of the zoning ordinance within 18 months of the opening of the East Papago Freeway adjacent to the site.
3. That zoning vest concurrent with the final site plan approved by the Development Coordination Office in accordance with Section 511 of the Zoning ordinance.
4. That development not exceed an F.A.R. of .65.
5. That development be limited to a building height of four stories (48 feet) setback a minimum 250 feet from 17th Street.
6. That parking areas be screened by berming and/or walls as approved by the Development Coordination Office.
7. That mature landscaping along perimeter of parcel be provided as approved by the Development Coordination Office including minimum 2-1/2 inch caliper shade trees at a rate of one tree per 20 linear feet.

Davis  
January 26, 1988  
Page Two

8. That minimum 50-foot landscaped building setbacks be provided along 16th Street and Portland Street.
9. That a 20-foot landscape setback be provided along 17th Street.
10. That the site be designed to discourage on-street parking through elimination of pedestrian entryways from local streets as reflected on the submitted site plan and the use of berms/walls within the landscape setbacks to discourage access.
11. That the parking ramp and surface parking along Portland Street not be located within required landscaped setbacks.
12. That sufficient right-of-way be dedicated at the time of Development Coordination Office site plan review to provide:
  - a. Additional right-of-way as may be required by the Development Coordination Office along 16th Street for right turn lanes, bus bays, etc.
  - b. Additional right-of-way as may be required by the Development Coordination Office for abutting local streets.

Sincerely,



David E. Richert  
Deputy Planning Director

DER: jc/RA0119pl-2

cc: City Clerk  
Jay Neville  
Alan Beaudoin (2)  
Neighborhood Improvement  
and Housing  
Files (2)

ITEM NO: 4

DISTRICT NO. 8

S U B J E C T

Application No. 13-88-8  
Location: Northeast corner of 16th Street and Portland  
Request: To rezone a 5.23 acre parcel from R-3 R1, R-4 R1 and R-5 R1 to C-2.

A C T I O N S

Zoning Hearing Officer Recommendation: It is recommended this request be approved, subject to stipulations.

Staff Recommendation: It is recommended this application be approved subject to stipulations. These stipulations establish a development intensity and landscape standards commensurate with the site's major street location adjacent to the East Papago Freeway and surrounding commercial/residential land uses. They are also generally consistent with the revised site plan submitted by the applicant.

Z. H. O. H E A R I N G H I G H L I G H T S

Staff -- Mr. Muenker stated that although the General Plan does not depict commercial land use for this location, the site is located between an existing commercial center and the East Papago Freeway. As such, residential redevelopment may not be an appropriate use for the property. Office development, with stipulated design standards, would be appropriate and would provide a land use transition to buffer the adjoining residential area to the east. To this end staff has worked with the applicant in a proposal that establishes a development intensity commensurate with the site's location and provides landscape building setbacks to the benefit of adjoining residences and which will encourage neighborhood preservation and redevelopment.

Applicant -- Mr. Philip Davis, 553 North Homestead, Paradise Valley, stated that they had worked with staff and had decided on a maximum FAR of .65. He stated they were in concurrence with the staff recommended stipulations. He noted that the intent of the proposal was to develop an office building.

Opposition -- Ms. Bertha Lutfy, 125 East Missouri Avenue, Phoenix, 265-5548, stated concern about the type of development proposed.

Ms. Joan Calori, 1721 East Moreland Street, Phoenix, stated concern about the type of development that would occur.

In Favor -- Mr. James Geahlen, 1161 North 16th Street, Phoenix, stated he was in favor of the proposal.

ZHO -- Mr. Barry Starr stated that he felt the proposal would have a positive impact on the surrounding area. He acknowledged the work between staff and the applicant and the superior quality of the project due to this work.

### F I N D I N G S

1. That the development as modified through the staff recommendations furthers the intent of the General Plan to provide a balance of housing/employment opportunities by providing a transitional office and retail mix that will encourage further residential redevelopment to the east. Stipulations of approval allow the flexibility to address various design issues.
2. That the development as modified would not set a general precedent for residential areas fronting a major street and adjacent to a freeway to develop as major employment centers.
3. That providing access to Portland Street would encourage traffic into the residential neighborhood to the east.

### R E C O M M E N D A T I O N

It is recommended that this application be approved subject to the following stipulations.

### S T I P U L A T I O N S

1. That development be in general conformance to the Site Plan and elevations presented as may be modified by Development Coordination Office site plan review and by the following stipulations.
2. That approval is conditioned upon the development in accordance with Section 108-M of the zoning ordinance within 18 months of the opening of the East Papago Freeway adjacent to the site.
3. That zoning vest concurrent with the final site plan approved by the Development Coordination Office in accordance with Section 511 of the Zoning Ordinance.
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5. That development be limited to a building height of four stories (48') setback a minimum 250' from 17th Street.
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7. That mature landscaping along perimeter of parcel be provided as approved by the Development Coordination Office including minimum 2-1/2" caliper shade trees at a rate of one tree per 20 linear feet.
8. That minimum 50-foot landscaped building setbacks be provided along 16th Street and Portland Street.
9. That a 20 foot landscape setback be provided along 17th Street.
10. That the site be designed to discourage on street parking through elimination of pedestrian entryways from local streets as reflected on the submitted site plan and the use of berms/walls within the landscape setbacks to discourage access.
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12. That sufficient right-of-way be dedicated at the time of Development Coordination Office site plan review to provide:
  - a. Additional right-of-way as may be required by the Development Coordination Office along 16th Street for right turn lanes, bus bays, etc.
  - b. Additional right-of-way as may be required by the Development Coordination Office for abutting local streets.

 1/22/88  
Zoning Hearing Officer Date

The Zoning Hearing Officer attests to the finding of facts, recommendation, and any stipulations resulting from the Zoning Hearing Office hearing.

BS:AMB:jc/5746NPages2-4

**16TH STREET AND PAPAGO FREEWAY PROJECT  
COMMERCIAL OFFICE CENTER  
PROJECT INFORMATION**

|                  |                  |            |
|------------------|------------------|------------|
| Gross Site Area: | 229,864 Sq. Ft., | 5.2769 AC. |
| Net Site Area:   | 180,988 Sq. Ft., | 4.1549 AC. |

|       |                      |                    |
|-------|----------------------|--------------------|
| Area: | First Floor:         | 38,968 S.F.        |
|       | Second Floor:        | 38,968 S.F.        |
|       | Third Floor:         | 38,968 S.F.        |
|       | <u>Fourth Floor:</u> | <u>55,432 S.F.</u> |

|                  |              |
|------------------|--------------|
| Gross Area Total | 172,336 S.F. |
| F.A.R.           | = .749       |

|          |                 |              |
|----------|-----------------|--------------|
| Parking: | 2 Levels Below  | = 300 EA=600 |
|          | <u>On Grade</u> | = <u>134</u> |
|          | Total Provided  | = 734        |
|          | Total Required  | = 689        |
|          | Parking Ratio   | = 1:234      |

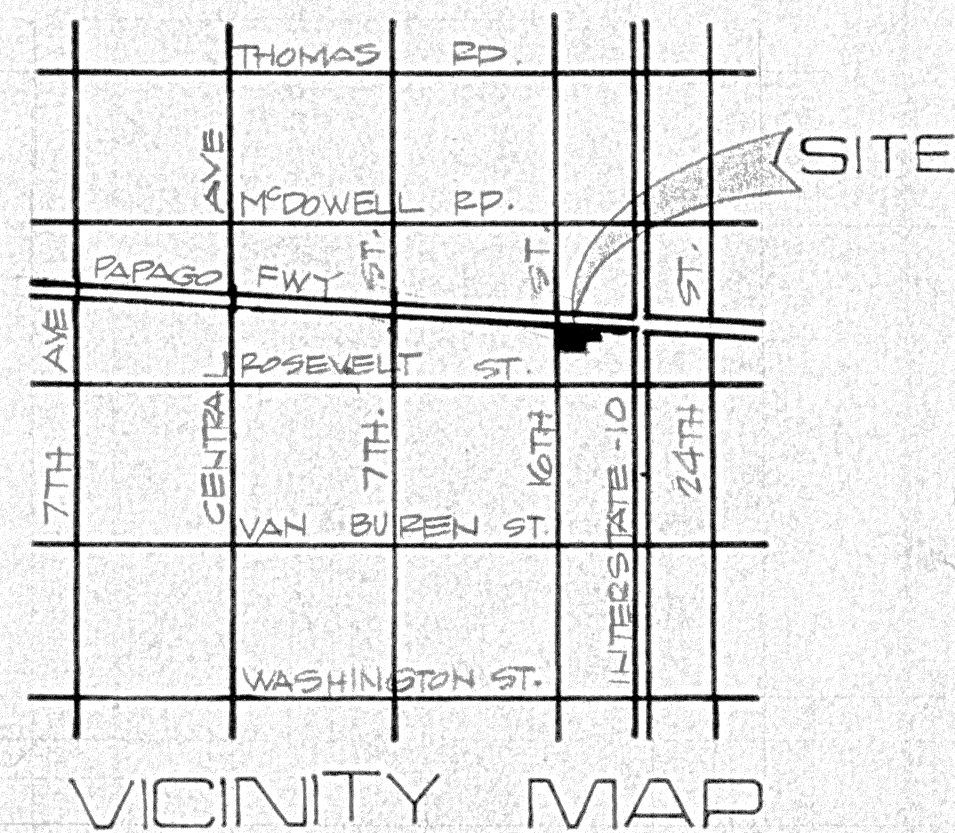
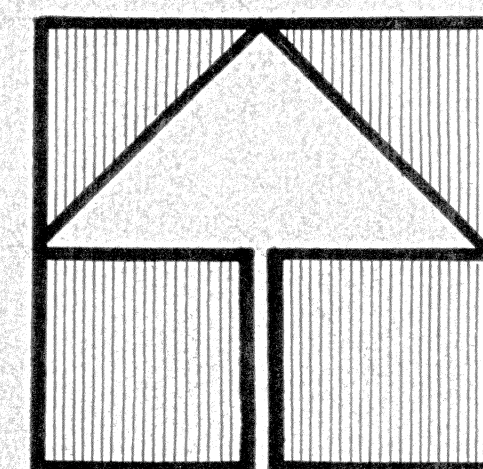
|                     |                      |
|---------------------|----------------------|
| Building Footprint: | 61,704 S.F.          |
| Lot Coverage:       | 34%                  |
| Landscaped area:    | 64,344               |
|                     | <u>22,736 Atrium</u> |
|                     | 87,070 S.F. Total    |

Existing zoning on site is composed of R-3, R-4, R-5RI adjacent zoning R-3, R-5, P.S.C. as indicated on plan.

Exisiting land use on site is composed of single family residential, and church uses.

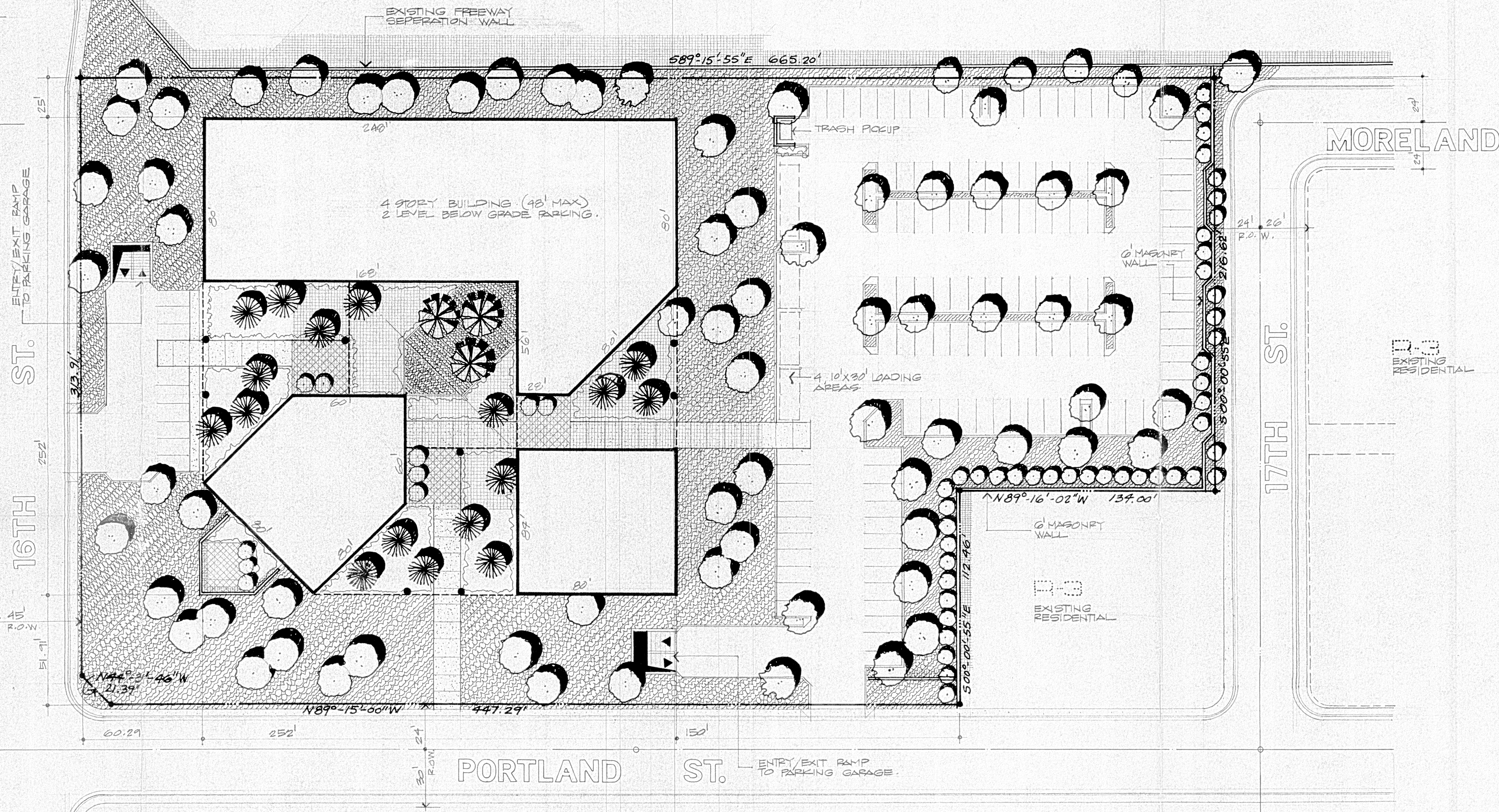
Additional actions requiring public hearig for this proposed development include abandonment of 16th Pl, Moreland, and 2 alleys and replatting of existing lots into one lot.

This project proposes rezoning these properties to C-2 and Proposed retail and commercial office land use.



P.S.C.  
EXISTING "K-MART"

PAPAGO FREEWAY



### PROJECT INFORMATION

|                      |                   |            |
|----------------------|-------------------|------------|
| GROSS SITE AREA:     | 229,864 SQ. FT.   | 5.2769 AC. |
| NET SITE AREA:       | 180,488 SQ. FT.   | 4.1549 AC. |
| AREA:                |                   |            |
| FIRST FLR.           | 38,048 S.F.       |            |
| SECOND FLR.          | 38,048 S.F.       |            |
| THIRD FLR.           | 38,048 S.F.       |            |
| FOURTH FLR.          | 35,856 S.F.       |            |
| GROSS AREA TOTAL     | 150,000 S.F.      |            |
| F.A.R.               | = .6525           |            |
| PARKING:             |                   |            |
| 2 LEVELS BELOW GRADE | = 250 EA = 500    |            |
| ON GRADE             | = 134             |            |
| TOTAL PROVIDED       | = 634             |            |
| TOTAL REQUIRED       | = 600             |            |
| PARKING RATIO        | = 1.1236          |            |
| BUILDING FOOTPRINT:  | 59,704 S.F.       |            |
| LOT COVERAGE         | 32.9%             |            |
| LANDSCAPED AREA      | 64,334            |            |
|                      | 22,736 ATRIUM     |            |
|                      | 37,070 S.F. TOTAL |            |

EXISTING ZONING ON SITE IS COMPOSED OF R-3, R-4, R-5, R-1, ADJACENT ZONING R-3, R-5, P.S.G. AS INDICATED ON PLAN.  
EXISTING LAND USE ON SITE IS COMPOSED OF SINGLE FAMILY RESIDENTIAL, AND CHURCH USES.  
ADDITIONAL ACTIONS REQUIRING PUBLIC HEARING FOR THIS PROPOSED DEVELOPMENT INCLUDE ABANDONMENT OF 16TH PL, MORELAND, AND 2 ALLEYS, AND REPLATING OF EXISTING LOTS INTO ONE LOT.  
THIS PROJECT PROPOSES REZONING THESE PROPERTIES TO C-2 AND PROPOSED RETAIL AND COMMERCIAL OFFICE LAND USE.

Rec'd 1/7/88

COMMERCIAL OFFICE  
CENTER  
16TH ST - PAPAGO FWY.

SITE PLAN  
SCALE: 1"=30'-0"

sheet of  
1 3