

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



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Alan Stephenson
Planning & Development Department Director
Date: April 13, 2022
Subject: **P.H.O. APPLICATION NO. PHO-1-22--Z-147-06-1** – 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 **May 18, 2022**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **April 20, 2022**.

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Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Tricia Gomes, Adam Stranieri, Brad Wylam), 2nd Floor
Village Planner (Nick Klimek, North Mountain Village)
Village Planning Committee Chair (Mike Krentz, North Mountain Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-22--Z-147-06

Council District: 1

Request For: Stipulation Modification

Reason for Request: Modification of Stipulation 1 regarding general conformance with site plan and elevations date stamped January 30, 2007. Modification of Stipulation 2 regarding a 25-foot landscape setback along 49th Drive. Modification of Stipulation 3 regarding landscape requirements for the P-1 parcel. Modification of Stipulation 4 regarding walls along the south property line. Deletion of Stipulation 5 regarding a drive-through on the western end of the site. Deletion of Stipulation 6 regarding a drive-through for a retail coffee facility. Deletion of Stipulation 7 regarding drive-through features. Deletion of Stipulation 8 regarding the westernmost driveway. Deletion of Stipulation 9 prohibiting pedestrian access to 49th Drive.

| Owner | Applicant | Representative |
|---|--|--|
| Parkwood Retail Investors LLC 645 East Missouri Ave, Suite 210 Phoenix AZ 85012 (480) 215-9392 roberto@unifiedcre.com | Michael March, Moderna Architects 16050 North 76th Street, Suite 107 Scottsdale AZ 85260 (602) 799-1219 mmarch@modernaarchitects.com | Michael March, Moderna Architects 16050 North 76th Street, Suite 107 Scottsdale AZ 85260 P: (602) 799-1219 F: mmarch@modernaarchitects.com |

Property Location: Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road

Zoning Map: K-5 Quarter Section: 30-17 APN: 148-02-003K Acreage: 3.75
 Village: North Mountain
 Last Hearing: CC RATIFICATION
 Previous Opposition: No
 Date of Original City Council Action: 04/04/2007
 Previous PHO Actions: _____
 Zoning Vested: R1-6 and C-1 (App.
 Supplemental Map No.: _____
 Planning Staff: 078321

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

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

| Fee | Fee Waived | Fee Date | Receipt | Purpose |
|------------|------------|------------|------------|---------------------|
| \$1,725.00 | \$0.00 | 03/09/2022 | 22-0022770 | Original Filing Fee |

Signature of Applicant: _____ DATE: _____

Hearing Results

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

March 8, 2022

Planning Hearing Officer

Phoenix City Hall
Planning and Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

RE: Modification of Stipulations of Case Z-147-06-1 (Approximately 365 feet east of the Southeast Corner of 51st Avenue and Cactus Road, Phoenix, AZ).

Dear Planning Hearing Officer,

This firm represents the Unified CRE Partners, LLC, who are in escrow to acquire Maricopa County Assessor Parcel number 148-02-003K.

Background:

Since the April 2007 approval of Z-147-06-1, the commercial development that was ratified from R1-6, C-1 to C-1, P-1 was never developed. Our client wishes to keep the existing C-1 and P-1 zoning to develop a multi-family single family attached housing development with R-3 zoning restrictions, an allowable use within the C-1 zoning.

Purpose for the Stipulations Modification:

Due to the new site configuration, developed under R-3 zoning restrictions within the C-1 zoning requirements, many of the previous stipulations addressing a commercial development need to be modified to address the new multi-family residential development design currently proposed. Please see below the list of proposed modifications to the stipulations:

SITE PLAN

1. That development shall be in general conformance with the site plan and elevations date stamped ~~January 30, 2007~~, **February 23, 2022**, as approved by the Planning and Development Department.

RATIONALE: The request seeks to allow the new site plan for a multi-family single family attached development with R-3 zoning restrictions, an allowable use within the current C-1 (commercial) zoning requirements.

2. That there shall be a ~~25-foot~~ **10 foot** landscape setback along the 49th Drive (eastern) side of the P-1 parcel, as approved by the Development Services Department.

RATIONALE: The request seeks to modify this stipulation to allow the drive aisle to the parking area a little closer to 49th and provide room for additional landscaping between the drive and the residential units.

3. That landscape requirements for the P-1 parcel shall meet or exceed the ~~G-1 zoning~~ **R-3 zoning** ordinance standards, as approved by the Development Services Department.

RATIONALE: The request seeks to modify this stipulation for a consistent landscape approach to the entire development.

4. That ~~an eight foot~~ **a six foot high** solid masonry screen wall or view fence with landscaping will be constructed to provide appropriate screening shall be provided at the south property line adjacent to the Arizona Canal Diversion Channel, as approved by the Development Services Department.

RATIONALE: The request seeks modification of the height required for solid masonry screen wall on previous concept as the use is now residential.

~~5. That a drive-through, non-food facility shall be permitted on the site, and it shall be located at the far western end of the site, as approved by the Development Services Department.~~

RATIONALE: The request seeks to delete this stipulation as the request was intended for the previous commercial development.

~~6. That an additional drive-through facility for a retail coffee business only shall be permitted on the site subject to obtaining a use permit and as approved by the Development Services Department.~~

RATIONALE: The request seeks to delete this stipulation as the request was intended for previous commercial development.

~~7. That the drive-through canopies, lanos, speaker boxes, and service windows shall not be located on the eastern side of the drive-through facilities, as approved by the Development Services Department.~~

RATIONALE: The request seeks to delete this stipulation as the request was intended for previous commercial development.

~~8. That the westernmost driveway access shall be configured to ensure emergency access, as approved by the Development Services Department.~~

RATIONALE: The request seeks to delete this stipulation as the request was intended for previous commercial development.

~~9. That there shall be no pedestrian access to 49th Drive.~~

RATIONALE: This request seeks to delete this stipulation as the request was intended for the previous commercial concept. The new overall concept will need driveway and pedestrian access from 49th Drive and strives to connect and not separate residential adjacencies.



City of Phoenix

PLANNING DEPARTMENT

April 16, 2007

Kinetic Companies, LLC
14287 North 87th Street, Suite 220
Scottsdale, Arizona 85260

Dear Applicant:

RE: **Z-147-06-1**

Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on April 4, 2007, concurred with the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-147-06-1 from R1-6, C-1 to C-1, P-1 on approximately 3.75 acres, subject to the following stipulations:

STIPULATIONS:

1. That development shall be in general conformance to the site plan and elevations date stamped January 30, 2007, as approved or modified by the Development Services Department.
2. That there shall be a 25 foot landscape setback along the 49th Drive (eastern) side of the P-1 parcel, as approved by the Development Services Department.
3. That landscape requirements for the P-1 parcel shall meet or exceed the C-1 zoning ordinance standards, as approved by the Development Services Department.
4. That an eight foot high solid masonry screen wall or view fence with landscaping to provide appropriate screening shall be provided at the south property line adjacent to the Arizona Canal Diversion Channel, as approved by the Development Services Department.
5. That a drive-through, non-food facility shall be permitted on the site, and it shall be located at the far western end of the site, as approved by the Development Services Department.

6. That an additional drive-through facility for a retail coffee business only shall be permitted on the site subject to obtaining a use permit and as approved by the Development Services Department.
7. That the drive-through canopies, lanes, speaker boxes, and service windows shall not be located on the eastern side of the drive-through facilities, as approved by the Development Services Department.
8. That the westernmost driveway access shall be configured to ensure emergency access, as approved by the Development Services Department.
9. That there shall be no pedestrian access to 49th Drive.

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

Sincerely,



Carol R. Johnson, AICP
Principal Planner

CC: Lilia Olivarez/PLN/PHX (e-mail)

[Files]

Aubrey Anaya/PLN/PHX (e-mail)

Mark Melnychenko/PTD/PHX (e-mail)

Kelly Kvetko/DSD/PHX (e-mail)

Racelle Escobar/PLN/PHX (e-mail)

Frank Dancil/DSD/PHX (email)

Tricia Gomes/PLN/PHX (e-mail)

Red Hawk Partners, Ltd, 8387 East Eagle Feather Rd, Scottsdale, AZ, 85262

Jeff Hawke, 14287 N 87th Street Suite 220, Scottsdale, AZ, 85260

Jay Neville/PLN/PHX (e-mail)

Book

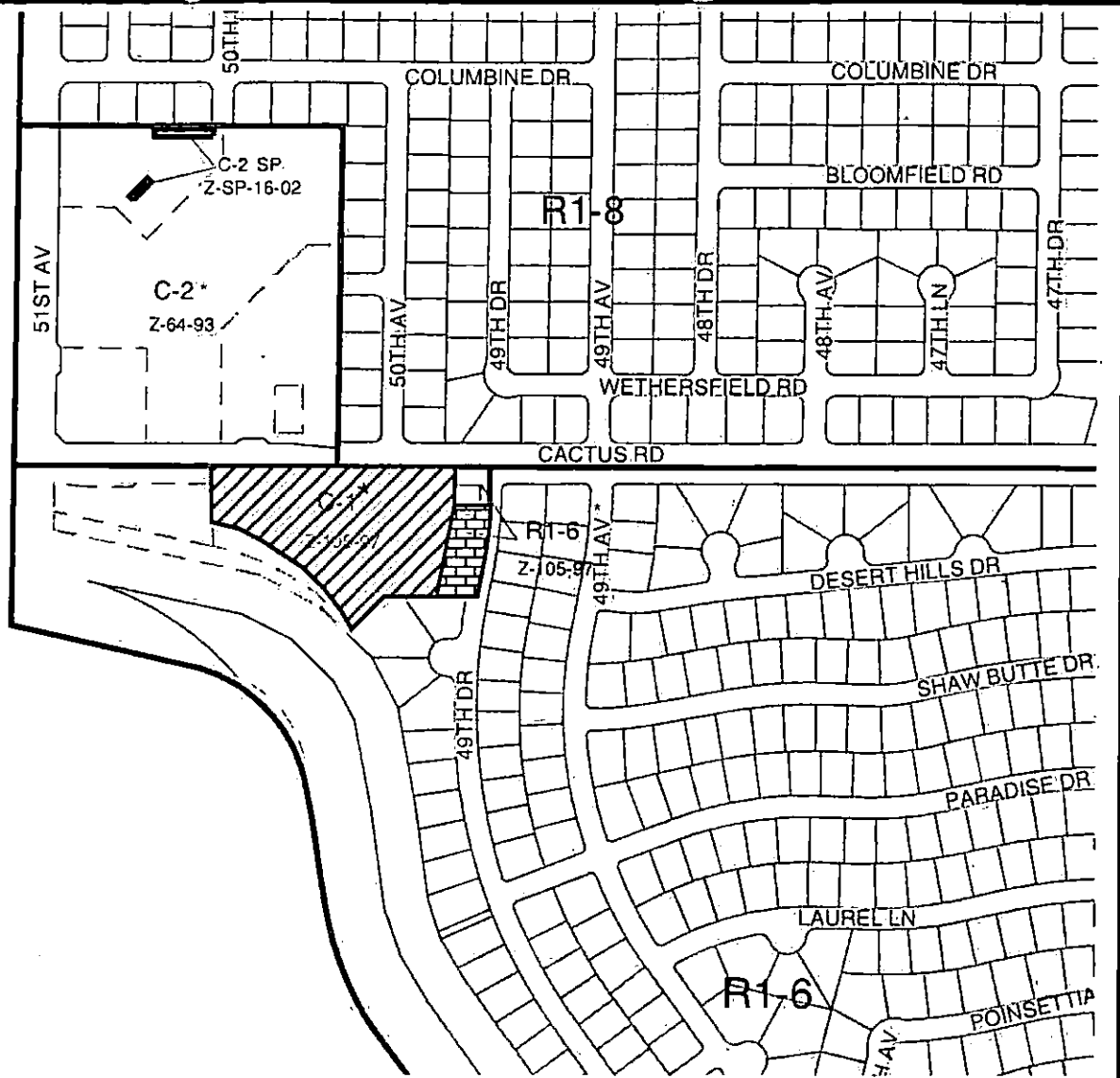
David Barrier/DSD/PHX (e-mail)

Annie Alvarado/NSD/PHX (e-mail)

Kelly P Walker/PLN/PHX (e-mail)

Eric Miller/PLN/PHX (e-mail)

Gerard Silvani/DSD/PHX (e-mail)

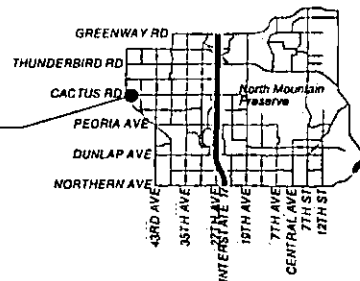


400 0 400 Feet Z-147-06

CITY OF PHOENIX PLANNING DEPARTMENT

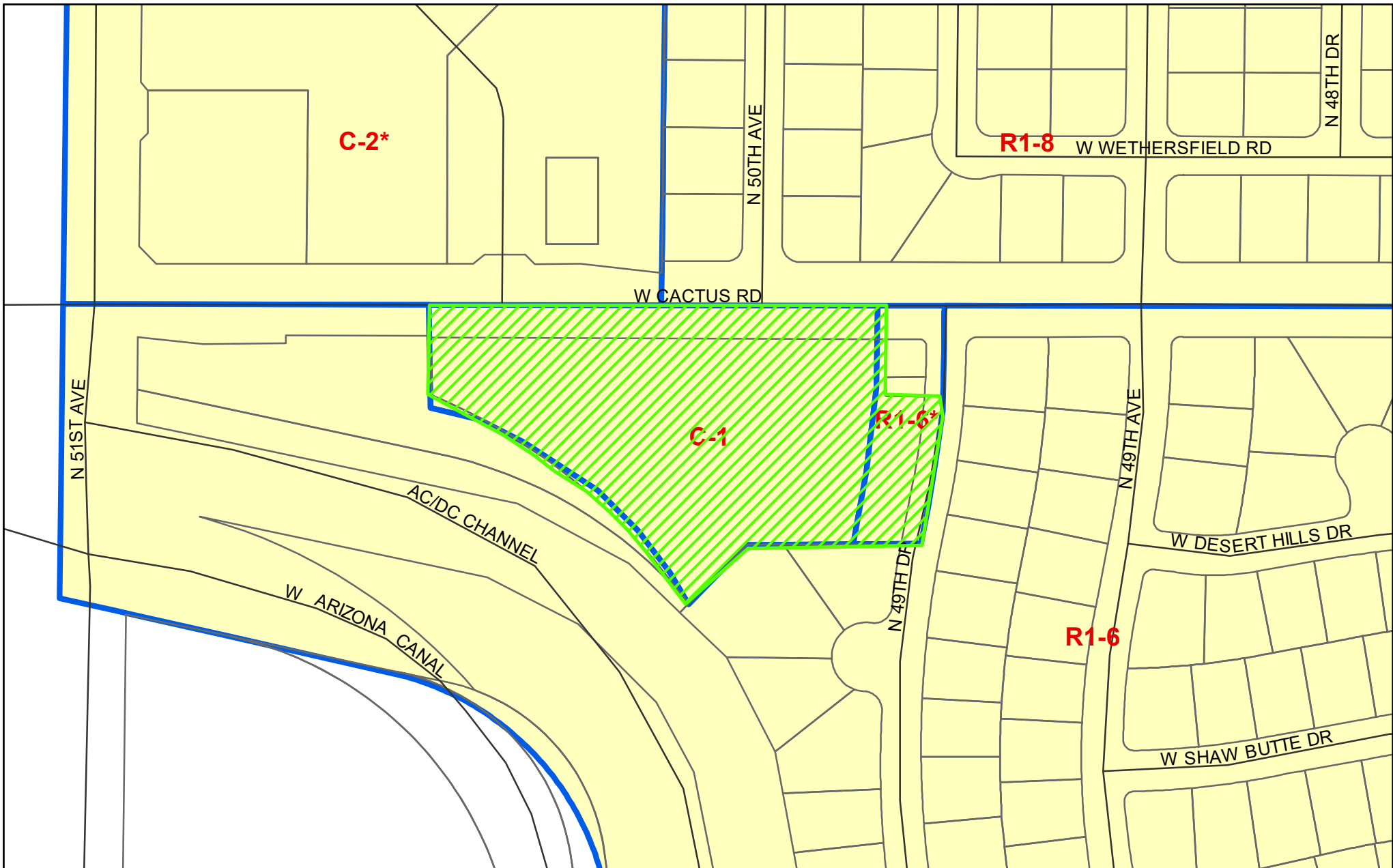
North Mountain Village

CITY COUNCIL DISTRICT: 1



| | | | |
|---|--|---|---|
| APPLICANT'S NAME: KINETIC COMPANIES, LLC | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-147-06 | DATE: 11-27-2008 REVISION DATES: | FROM: C-1, (3.29 ac) R1-6, (0.46 ac) | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.75 Acre | AERIAL PHOTO & QUARTER SEC. NO. Q30-17 | ZONING MAP K5 | TO: <input checked="" type="checkbox"/> C-1, (3.29 ac, removal of stipulations) <input checked="" type="checkbox"/> P-1, (0.46 ac) |
| MULTIPLES PERMITTED: C-1 / R1-6 C-1 / P-1 | CONVENTIONAL OPTION 48 / 2 48 / N/A | | UNITS P.R.D. OPTION 50 / 2 50 / N/A |

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



PHO-1-22--Z-147-06-1

Property Location: Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road



PHO-1-22--Z-147-06-1

Property Location: Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT MAXIMUM HEIGHT OF 3'.
 4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
 6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OR OUTSIDE OF THIS SITE.
 7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
 8. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
 9. ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.
 10. ALL SERVICE AREAS WILL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 11. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 12. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF ____ AND ____.
 13. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME ALL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN
- SIGNATURE OF COPYRIGHT OWNER
- MIKE MARCH
- PRINTED NAME OF COPYRIGHT OWNER
- 02/23/2022
- DATE

KEYED NOTES

1. EXISTING CURB AND GUTTER, TO REMAIN.
2. EXISTING SITE WALL, TO REMAIN.
3. EXISTING 5' SIDEWALK, TO REMAIN.
4. NEW 5' WIDE CONCRETE SIDEWALK.
5. NEW 29' WIDE ASPHALT DRIVE.
6. NEW DECORATIVE PAVER PATH.
7. AREAS OF LANDSCAPE.
8. NEW COMMUNITY MAILBOX.
9. NEW 11' x 18' ADA PARKING SPACE - ACCESSIBLE SPACES ARE TO BE STRIPED 4" ON ALL FOUR SIDES.
10. UNRESERVED 9' x 18' PARKING SPACE, TYP.
11. 10' x 20' SITE VISIBILITY TRIANGLE.
12. NEW 6' HIGH CMU SITE WALL.
13. 3'-6" HIGH SCREEN CMU WALL.
14. 10' SIDEWALK EASEMENT.
15. NEW ONSITE FIRE HYDRANT.
16. 33' x 33' SITE VISIBILITY TRIANGLE.
17. NEW PREFAB BENCH - SEE 2/SP102.
18. NEW PREFAB RAMADA W/ BBQ AREA - SEE 1/SP102.

PROJECT DESCRIPTION

CONSTRUCT 32 SINGLE FAMILY ATTACHED RESIDENCES WITH COMMON OPEN SPACE. EACH UNIT TO BE PROVIDED WITH ENCLOSED 2 CAR GARAGE.

PARKING INFORMATION:

REQUIRED PARKING: (SECTION 702 OFF STREET PARKING AND LOADING)
RESERVED SPACES: 2 SPACES / 3 BEDROOM UNIT
UNRESERVED SPACES: .25 SPACES / UNIT
ACCESSIBLE PARKING: 1 SPACE / 1 TO 25 PARKING LOT SPACES

TOTAL PROVIDED RESERVED PARKING:
2 X 32 UNITS = 64 SPACES (GARAGE)
REQUIRED VISITOR PARKING:
.25 SPACES X 32 UNITS = 8 SPACES
PROVIDED VISITOR PARKING: 13 SPACES (SEE SITE PLAN)

2 ACCESSIBLE SPACE PROVIDED

BICYCLE PARKING:
.25 SPACES/32 UNITS = 8 BIKE SPACES (REQUIRED)
PROVIDED = 11 BIKE SPACES

LEGAL DESCRIPTION

(WILL BE PROVIDED IN FINAL SITE PLAN SUBMITTAL)

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 15' FROM THE PROPERTY LINE AND 30' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT MAXIMUM HEIGHT OF 3'.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OR OUTSIDE OF THIS SITE.
5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

UNIT INFORMATION

| UNIT A: (10 UNITS) | UNIT C: (11 UNITS) |
|------------------------|------------------------|
| FIRST FLOOR: 695 SF | FIRST FLOOR: 922 SF |
| SECOND FLOOR: 1,128 SF | SECOND FLOOR: 1,238 SF |
| TOTAL SF 1,823 SF | TOTAL SF 1,782 SF |

| UNIT B: (11 UNITS) |
|------------------------|
| FIRST FLOOR: 692 SF |
| SECOND FLOOR: 1,115 SF |
| TOTAL SF 1,807 SF |

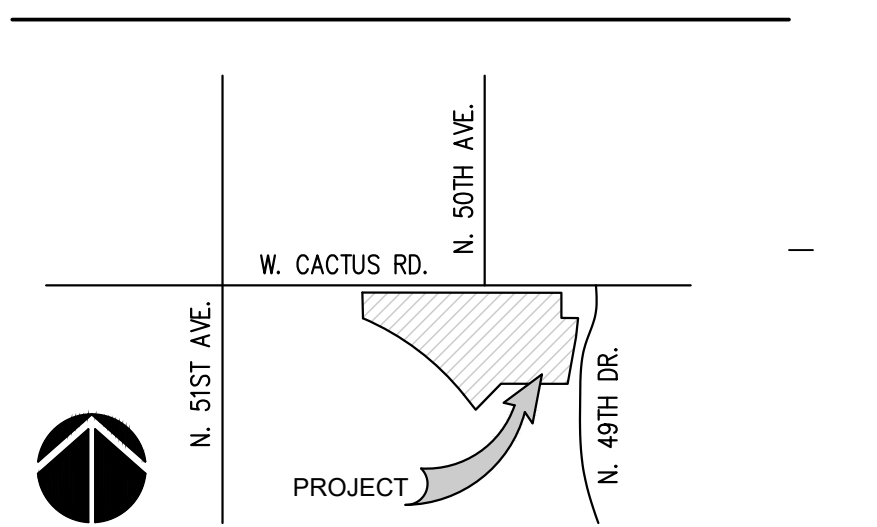
GENERAL NOTES

1. SEE LANDSCAPE PLANS FOR ALL SIDEWALKS AND LANDSCAPE AREAS.
2. SEE CIVIL PLANS FOR EXACT LOCATIONS OF DRIVEWAYS, PARKING AREAS, AND UTILITIES.
3. ALL SIGNAGE REQUIRES SEPARATE PERMIT.
4. ALL ROOFTOP MECHANICAL UNITS SHALL BE COMPLETELY SCREENED BY PARAPETS OR PLACED BELOW THE ROOF LINE.
5. DIMENSIONS SHOWN ON THIS PLAN ARE FOR BUILDING DEPARTMENT PLAN REVIEW ONLY. EXACT LOCATIONS OF BUILDINGS SHALL BE PER CIVIL PLANS.
6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO PROCEEDING WITH ANY PORTION OF THE WORK.

SITE INFORMATION

| | |
|---------------------------|---|
| ADDRESS: | 5051 W. CACTUS RD. PHOENIX, AZ 85304 |
| OWNER: | PARKWOOD RETAIL INVESTORS LLC 645 E. MISSOURI AVE #210 PHOENIX, AZ 85012 |
| PARCEL NUMBERS: | 148-02-003K |
| ZA CASES: | ZA-239-08, ZA-335-12 |
| NET SIZE: | 134,627 S.F. 3.09 NET ACRES |
| GROSS LOT SIZE: | 162,393 S.F. 3.72 GROSS ACRES |
| EXISTING ZONING: | C-1 |
| EXISTING USE: | COMMERCIAL |
| PROPOSED USE: | PLANNED RESIDENTIAL DEVELOPMENT |
| DENSITY UNITS ALLOWED: | 15.23 UNITS/ACRE 15.23 x 3.09 = 47.06 UNITS |
| DWELLING UNITS PROPOSED: | 32 UNITS |
| BUILDING HEIGHT MAX.: | 4 STORIES OR 48' HIGH |
| PROPOSED BUILDING HEIGHT: | 3 STORIES, 36' HIGH |
| LOT COVERAGE: | 45% BUILDING STRUCTURE |
| PROPOSED LOT COVERAGE: | BUILDING = 50,793 S.F. (37%) |
| OPEN SPACE REQUIRED: | 8,120 S.F. (5%) |
| OPEN SPACE PROVIDED: | 14,761 S.F. (11%) |
| SETBACKS: | |
| FRONT: | 10' BUILDING INCLUDING 10' LANDSCAPE 20' WHEN SIDES OF BUILDING FRONT STREET |
| SIDE: | 15' (5' LANDSCAPE) |
| REAR: | 15' (5' LANDSCAPE) ADJACENT TO PROPERTY |
| MIN. BUILDING SEPARATION: | NONE |

VICINITY MAP



SITE PLAN APPROVAL BLOCK

CITY OF PHOENIX

MAR 09 2022

Planning & Development
Department

TOWNHOMES AT
51ST AVE AND CACTUS

5051 W. Cactus Rd.
Phoenix, AZ 85304

moderna
architecture | design

moderna architects
16050 north 76th street, suite 107
scottsdale arizona 85260
v: 480.900.8850
www.modernaarchitects.com

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| revision: | |
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| | |
|--------------|------------|
| drawn by: | IJL |
| reviewed by: | MCM |
| project no.: | 2159 |
| date: | 02.23.2022 |
| seal: | |

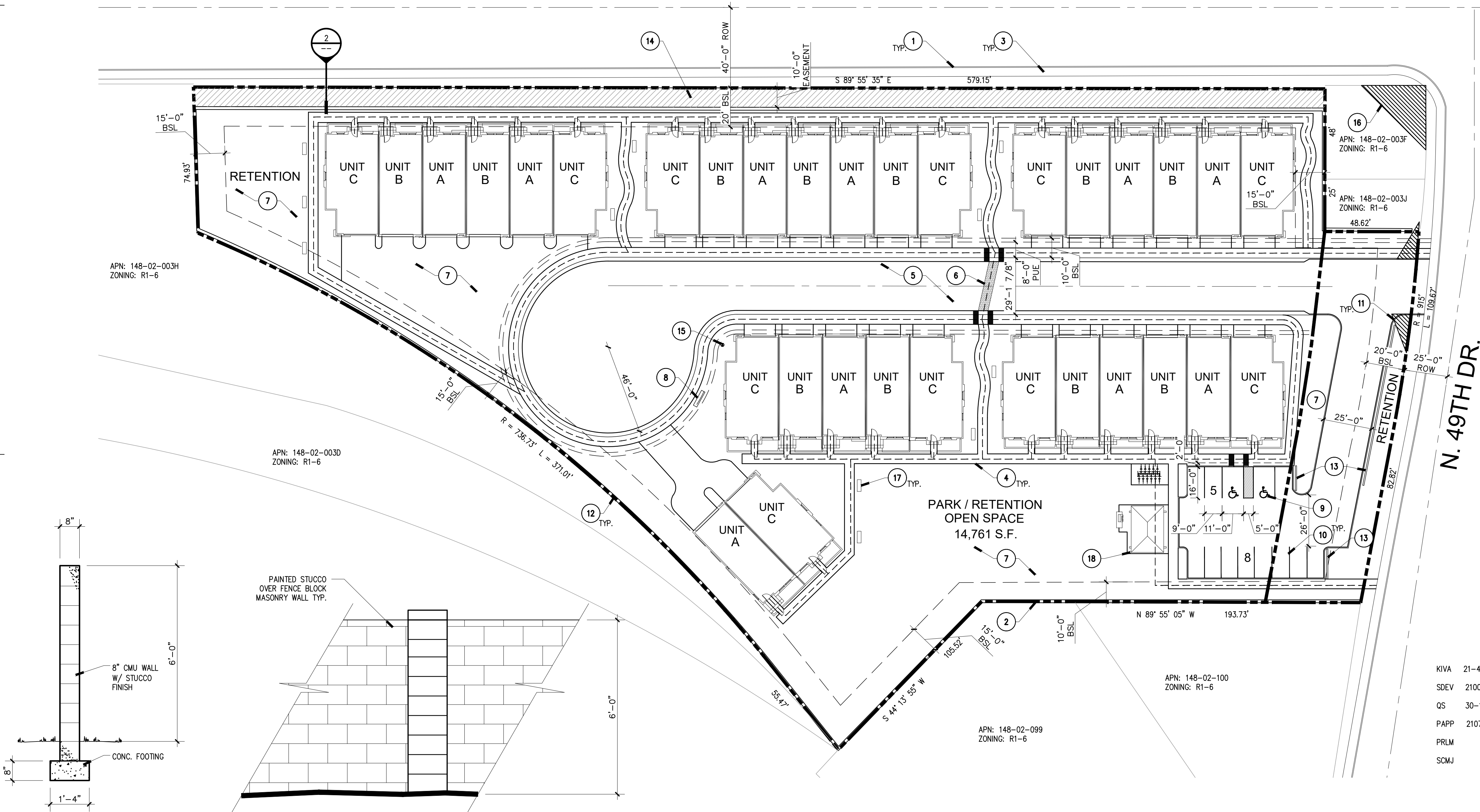


ARCHITECTURAL
SITE PLAN

SP100

Hearing Date: May 18, 2022

W. CACTUS RD.



2 SITE WALL SECTION AND ELEVATION - TYP.
SCALE: 1/2" = 1'-0"

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

PHO-1-22--Z-147-06-1

Proposed Site Plan

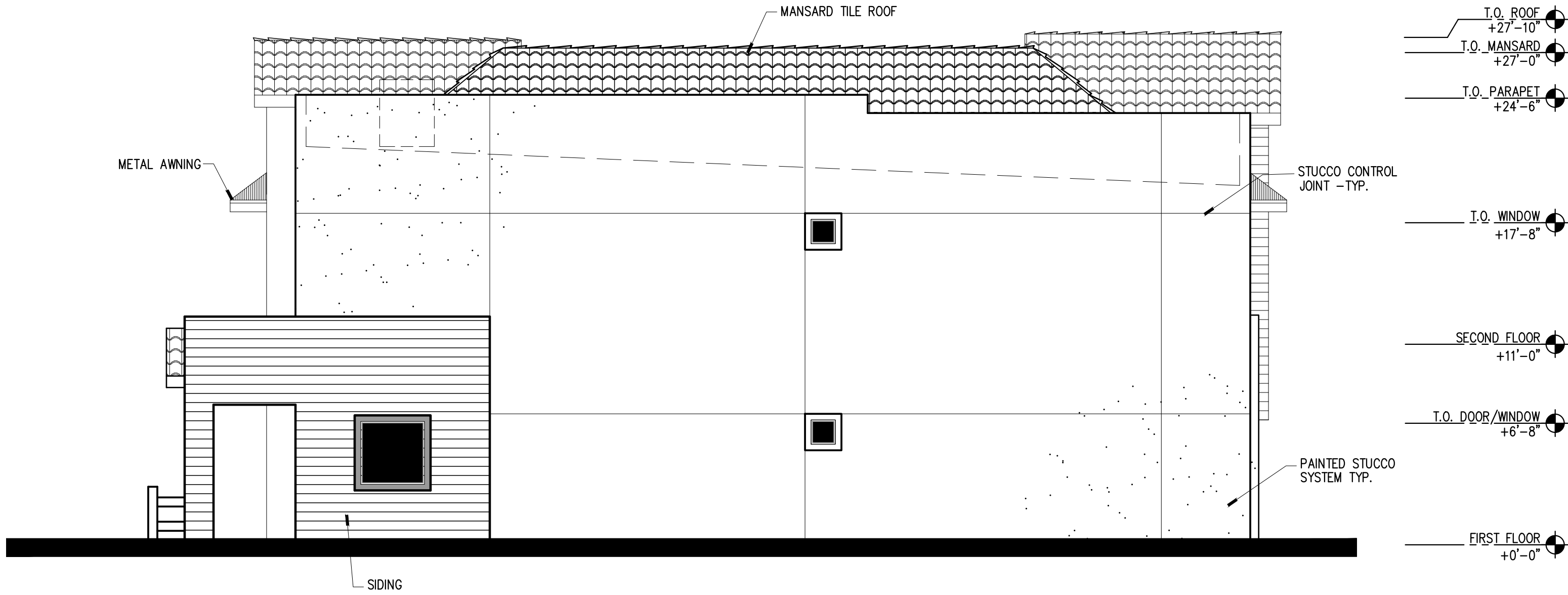
TOWNHOMES AT
51ST AVE AND CACTUS

5051 W. Cactus Rd.
Phoenix, AZ 85304

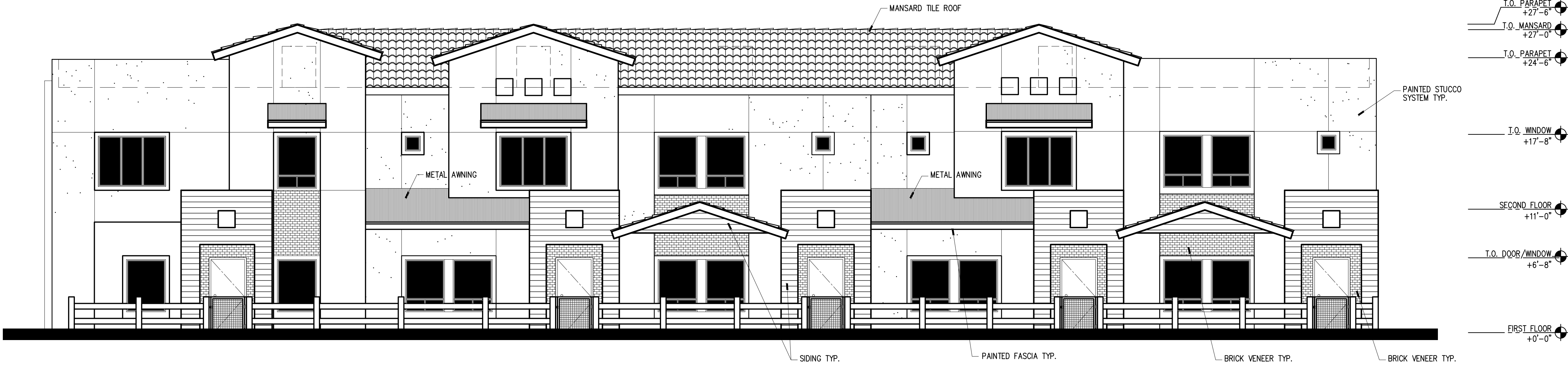
moderna

architecture | design

moderna architects
16050 north 76th street, suite 107
scottsdale arizona 85260
v: 480.900.8850
www.modernaarchitects.com



2 LEFT SIDE ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

SITE PLAN APPROVAL BLOCK

KIVA 21-4219

SDEV 2100422

QS 30-17

PAPP 2107115

PRLM

SCMJ

CITY OF PHOENIX

MAR 09 2022

Planning & Development
Department

| | |
|-----------|--|
| revision: | |
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| | |
|--------------|------------|
| drawn by: | IJL |
| reviewed by: | MCM |
| project no.: | 2159 |
| date: | 02.23.2022 |
| seal: | |



TYPICAL BUILDING
ELEVATIONS

A510

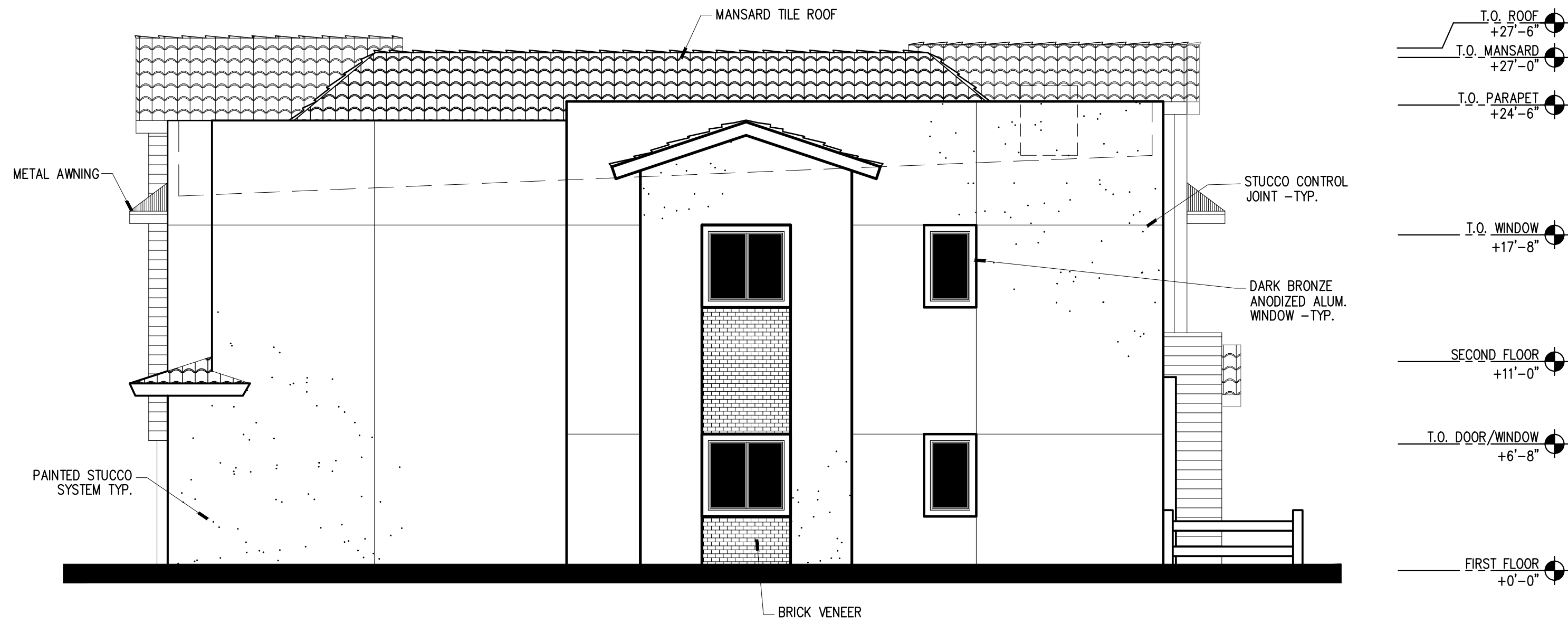
TOWNHOMES AT
51ST AVE AND CACTUS

5051 W. Cactus Rd.
Phoenix, AZ 85304

moderna

architecture | design

moderna architects
16050 north 76th street, suite 107
scottsdale arizona 85260
v: 480.900.8850
www.modernaarchitects.com



4 RIGHT SIDE ELEVATION
3/16" = 1'-0"



3 REAR ELEVATION
3/16" = 1'-0"

SITE PLAN APPROVAL BLOCK

KIVA 21-4219
SDEV 2100422
QS 30-17
PAPP 2107115
PRLM
SCMJ

CITY OF PHOENIX

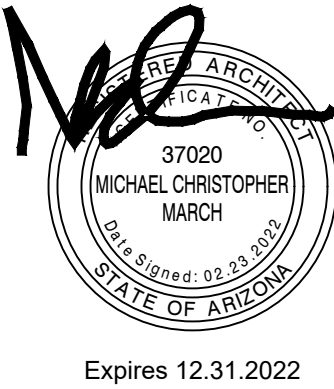
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Planning & Development
Department

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| revision: | |
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This drawing is provided as an instrument of service by Moderna Architects, LLC and/or its consultant(s) and is intended for use on this project only. This drawing remains the property of Moderna Architects, LLC and shall be returned upon completion of the construction work. Pursuant to the architectural works copyright act of 1980, all drawings, specifications, ideas and designs including the overall form, arrangement and composition of spaces and elements appearing herein constitute the original copyrighted work of Moderna Architects, LLC and/or its consultant(s). Any reproduction, use or disclosure of information contained herein without prior written consent from Moderna Architects is strictly prohibited.

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|--------------|------------|
| drawn by: | IJL |
| reviewed by: | MCM |
| project no.: | 2159 |
| date: | 02.23.2022 |
| seal: | |



TYPICAL BUILDING
ELEVATIONS

A511

Hearing Date: May 18, 2022

3' DEEP RETENTION BASIN
VOLUME PROVIDED = 2,100 C.F. (0.05 AC-FT)

LANDSCAPE AREA (TYP.)

BUILDING/PAD C BANK
4,000 S.F.
BLDG. HT. = 30.0' MAX

20' BLDG. SETBACK

10' SETBACK

APN# 1
EXIST.

ARIZONA

PER DO AND BOO

W

F

D

X

[illegible]

APN# 207-40-420
EXIST. ZONING: R1-8

589°55'05"E 235.43'(M)
159.94'(M)

FENCE

POINT OF BEGINNING

LANDSCAPE AREA (TYP.)

S00°04'55"W 48.00'(M)

BUILDING/ PAD B FOOD
2,000 S.F.,
BLDG. HT. =
30.0' MAX.

10' LSCP SETBACK

3

3

8

9

G-1 ZONING
P-1 ZONING

FOUND 1/2" REBAR NORTH @ 0.90'
FOUND 1/2" REBAR SOUTH @ 0.76'

EXIST. ZONING: R1-8
PROP. ZONING: P-1

SCREEN WALL

N89°55'05"W 193.88'(M) 193.73'(R)

APN# 148-02-100
EXIST. ZONING: R1-6

TRANS. ENCLOSURE (TYP.)

EXIST. 4' SIDEWALK

EXIST. ROLL

PROPERTY BOUNDARY

EASEMENT

GROUND RETENTION

RETENTION

E SIDEWALK

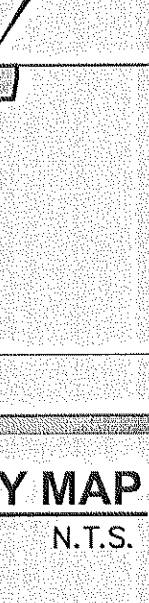
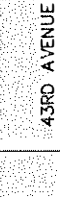

PAVING AREAS

ACCESS

TURNING RADIUS

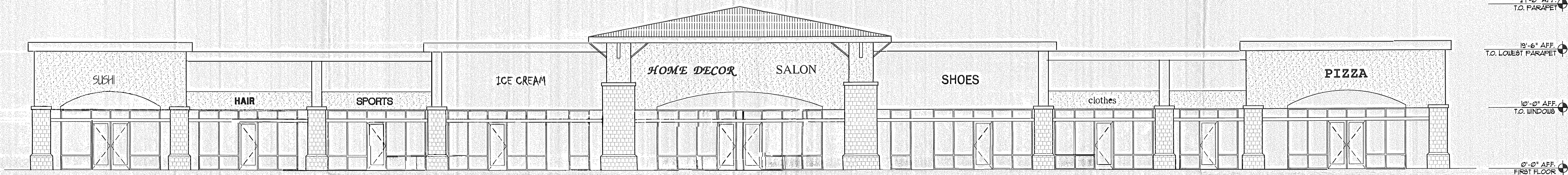
R55°
R45°
R35°

[illegible]

| | |
|---|---|
|  <p>LOCATION MAP N.T.S.</p> | <p style="text-align: center;">Kimley-Horn and Associates, Inc. © 2007</p> <div style="display: flex; justify-content: space-around; align-items: center;">  </div> <p style="text-align: right;">7978 North 16th Street Suite 300 Phoenix, Arizona 85020</p> |
| <h2 style="margin: 0;">CONCEPTUAL SITE PLAN</h2> | |
| <h3 style="margin: 0;">SEC 51ST AVENUE AND CACTUS ROAD</h3> | |
| <p>DEVELOPER</p> <p>51ST AVENUE, SUITE 220 PHOENIX, ARIZONA 85260 PH: 602.777.1591 FAX: 602.777.1591 WWW.KHAWKE.COM</p> | |
| <p>ENGINEER</p> <p>KIMLEY-HORN AND ASSOCIATES, INC. 1615 NORTH 16TH STREET, SUITE 300 PHOENIX, ARIZONA 85020 PH: 602.555.5500 FAX: 602.555.7423 WWW.KHAWKE.COM</p> | |
| <p>DATE: 01/29/07</p> | |
| <p>SCALE (H): 1" = 100'</p> <p>SCALE (V): N/A</p> <p>DRAWN BY: DH</p> <p>DESIGN BY: DH</p> <p>CHECK BY: SM</p> | |
| <p>PROJECT NO: 191303000</p> | |
| <p>PRELIMINARY</p> <p>FOR REVIEW ONLY NOT FOR CONSTRUCTION</p> <div style="display: flex; align-items: center;">  <div style="margin-left: 10px;"> <p>Kimley-Horn and Associates, Inc. 1615 North 16th Street, Suite 300 Phoenix, Arizona 85020 PH: 602.555.5500 FAX: 602.555.7423 WWW.KHAWKE.COM</p> </div> </div> | |

P OENIX, ARIZONA

Phoenix, Arizona 85020 (602) 944-5500

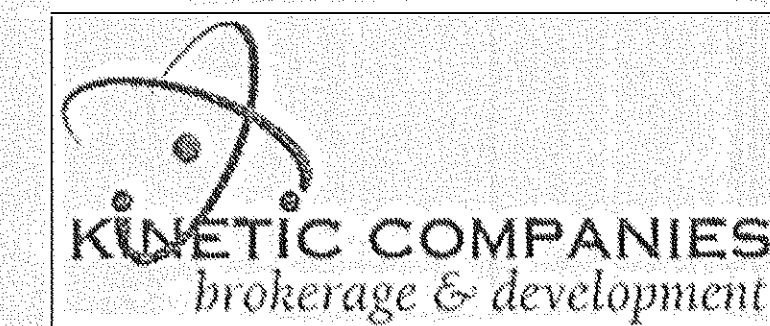


CITY OF PHOENIX

JAN 3 0 2007

PLANNING DEPT.
2nd & RECEIPT

51st and Cactus
Phoenix, Arizona



ALL CALCULATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE

Hearing Date: May 18, 2022

RSP Architects
502 South College Ave.
Suite 203 Tempe
AZ 85281
480.889.2000
480.889.2099 fax
www.rsparch.com

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Stipulated Elevations

PHO-1-22--Z-147-06-1

April 4, 2007

ITEM 1A

DISTRICT 7

**Z-119-06-7 -
67TH AVENUE AND
INTERSTATE 10
APPLICANT: K. KOWALSKY -
EARL, CURLEY AND LAGARDE
OWNER: NAMWEST, LLC C/O
DAV MCBRIDE
REPRESENTATIVE: MIKE
CURLEY- EARL, CURLEY AND
LAGARDE**

Application: Z-119-06-7 - Continued from March 7, 2007
From: CP/GCP
To: C-2, R-2, B-3A
Acreage: 70.22
Location: Southeast corner of 67th Avenue and Interstate 10
Proposal: Commercial, Multi-Residential, and Single-Family
Residential
Staff: Approved, subject to stipulations.
VPC Action: Estrella - January 9, 2007 - Approved, subject to staff
stipulations. Vote 6-0
PC Action: February 14, 2007 - Approved, subject to modified and an
additional stipulation. Vote 7-0

The Council heard request to approve recommendations without further hearing by the City Council on matters heard by the Zoning Hearing Officer on February 5 and February 20, 2007. Planning Commission ratified these cases on March 14, 2007.

ITEM 1B

DISTRICT 1

**Z-147-06-1 -
51ST AVENUE AND
CACTUS ROAD
APPLICANT: KINETIC
COMPANIES, LLC
OWNER: RED HAWK
PARTNERS, LTD
REPRESENTATIVE: RUSSELL
BECK**

Application: Z-147-06-1
From: R1-6, C-1
To: C-1, P-1
Acreage: 3.75

April 4, 2007

Location: Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road
Proposal: Commercial, Parking, Retention, and Landscape Buffer
Staff: Approved, subject to stipulations in the addendum report.
VPC Action: North Mountain - January 17, 2007 - Approved, subject to staff stipulations in the addendum report. Vote 11-0
ZHO Action: February 5, 2007 - Approved, subject to staff stipulations in the addendum to the staff report with modifications
PC Action: March 14, 2007 - Ratified - Approved, subject to staff stipulations in the addendum to the staff report with modifications. Vote 7-0

ITEM 1C

DISTRICT 3

Z-157-06-3 -
GREENWAY PARKWAY AND
17TH AVENUE
APPLICANT: SNELL AND
WILMER, LLP
OWNER: NEW HOME
REFERRALS, INC
REPRESENTATIVE: NICK
WOOD

Application: Z-157-06-3
From: R1-6 SP
To: R1-6
Acreage: 4.91
Location: South side of Greenway Parkway, approximately 1/4 mile east of 17th Avenue.
Proposal: Request to remove Special Permit
Staff: Approved.
VPC Action: North Mountain - January 17, 2007 - Approved. Vote 11-0
ZHO Action: February 5, 2007 - Approved.
PC Action: March 14, 2007 - Ratified with additional waiver stipulation. Approved. Vote 7-0

April 4, 2007

ITEM 1H

DISTRICT 1

**Z-8-07-1 -
19TH AVENUE AND PARK
VIEW LANE
APPLICANT: CITY OF
PHOENIX PLANNING
COMMISSION
OWNER: S.R.P.A.I - J. BAARE
REPRESENTATIVE: CITY OF
PHOENIX PLANNING
COMMISSION**

Application: Z-8-07-1
From: County Rural-43
To: S-1
Acreage: 4.76
Location: Approximately 345 feet north of the northeast corner of
19th Avenue and Park View Lane
Proposal: Establish equivalent City of Phoenix Zoning for Annexation
#379 (G-4849)
Staff: Approved.
VPC Action: Village Planning Committees did not review equivalency
cases.
ZHO Action: February 20, 2007 - Approved.
PC Action: March 14, 2007 - Ratified - Approved. Vote 7-0

MOTION was made by Mr. Siebert, **SECONDED** by Mrs. Bilsten, that
Item 1H be remanded back to the Planning Commission per the memo dated
March 27, 2007. **MOTION CARRIED UNANIMOUSLY.**

Ms. Stark stated Items 1A through 1G and 1I through 1T could be granted
per the recommendation of the Planning Commission.

Mayor Gordon confirmed Speaker Comment Cards had not been submitted
and there was no one present wishing to speak on those items.

MOTION was made by Mr. Siebert, **SECONDED** by Mrs. Bilsten, that
Items 1A through 1G and 1I through 1T be granted per the Planning Commission
recommendation. **MOTION CARRIED UNANIMOUSLY.**

The Council heard request to approve the recommendations made on the
following zoning matters which was heard by the Planning Commission on
Wednesday, February 14, 2007.

RATIFICATION OF ZONING HEARING OFFICER AGENDA OF FEBRUARY 5, 2007 AND FEBRUARY 20, 2007.

February 5, 2007

Application # Z-147-06-1 (Approval, subject to staff stipulations, in the addendum to the staff report with modifications).
From: R1-6
C-1
To: C-1
P-1
Acreage: 3.75
Location: Approximately 365 feet east of the southeast corner of 51st Avenue and Cactus Road.
Proposal: Commercial, Parking, Retention and Landscape Buffer.
Applicant: Kinetic Companies, LLC
Owner: Red Hawk Partners, Ltd
Representative: Russell Beck

Application #: Z-157-06-3 (Approval)
From: R1-6 SP
To: R1-6
Acreage: 4.91
Location: South side of Greenway Parkway, approximately 1/4 mile east of 17th Avenue
Proposal: Request to remove Special Permit.
Applicant: Snell & Wilmer, LLP
Owner: New Home Referrals, Inc
Representative: Nick Wood

Application #: Z-160-06-7 (Approval, subject to staff stipulations)
From: R1-6
To: P-1
Acreage: 0.24
Location: Approximately 270 feet south of the southeast corner of 30th Drive and Van Buren Street
Proposal: Parking Lot
Applicant: George DeAnda
Owner: George DeAnda
Representative: Brad Barnett

Application #: Z-SP-29-06-3 (Approval, subject to staff stipulation)
From: C-2 H-R SP, C-3
To: C-2 H-R SP, C-3 SP
Acreage: 0.24

160692

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CITY CLERK DEPT.

REPORT OF ZONING HEARING OFFICER ACTION
February 5, 2007

ITEM NO: 1

DISTRICT NO.: 1

SUBJECT:

Application #: **Z-147-06-1**

Location: Approximately 365 feet east of the southeast corner 51st Avenue and Cactus Road.

Request: From: R1-6, C-1 To: C-1, P-1 Acreage: 3.75

Proposal: Commercial, Parking, Retention and Landscape Buffer.

Applicant: Kinetic Companies, LLC

Owner: Red Hawk Partners, Ltd

Representative: Russell Beck

ACTIONS:

Zoning Hearing Officer Recommendation: **Approval, subject to staff stipulations**, in the addendum to the staff report with modifications.

Village Planning Committee (VPC) Recommendation:

The North Mountain Village Planning Committee reviewed this case on January 17, 2007 and recommended approval, subject to staff stipulations, in the addendum to the staff report, by a vote of 11-0.

Staff Recommendation: Approval, subject to stipulations, in the addendum to the staff report.

ZHO HEARING HIGHLIGHTS:

Staff- Mr. Eric Miller presented the details of the case, and noted that stipulation #1 would need to be modified in order to reflect the amended site plan that was submitted.

Applicant- Mr. Russell Beck, 14287 North 87th Street, Suite 220, Scottsdale, Arizona 85260 presented the zoning history of the site. He stated that past proposals were met with neighborhood opposition, but the applicant has been able to work with the neighbors and has gained their support for the project.

Mr. Russell Beck explained that neighbors requested a landscape buffer be provided along 49th Drive, which conflicted with the Development Services Department requirement of a pedestrian access per City Code. In order to resolve the issue stipulation #9 was added in the addendum to the staff report. Mr. Russell Beck also noted that stipulation #8 did not accurately reflect the site plan. He explained that there would be no western driveway access and it will actually be a hard-surface emergency driveway access.

Staff- Mr. Eric Miller noted that stipulation #8 should be modified in order to accurately represent the dated site plan that is stated in stipulation #1.

Opposition- None present.

Support- Mr. Sam Sargent, 12015 North 49th Drive, Glendale, Arizona 85304 stated his support for the landscape buffer and the uses, such as the coffee and restaurant shops, that will be provided by the project.

ZHO- Ms. Cynthia Standage-Beier stated that the applicant has provided an interesting project on an infill parcel. She noted that the revised site plan addressed her concern regarding the three driveways accessing Cactus Road. She noted that the landscaping and wall along the east side of the property would provide a good buffer to the residential neighborhood. She noted that the proposal was at a scale appropriate for neighborhood commercial. Ms. Standage-Beier noted that she concurred with the staff findings.

Ms. Cynthia Standage-Beier recommended approval, subject to staff stipulations, in the addendum to the staff report with modifications.

FINDINGS:

1. The proposed development provides needed services for area residents, is designed at a scale consistent with adjacent residential development, and is well-buffered from existing residences.
2. The P-1 zoning district provides a buffer between the retail center to the west and the residential uses to the east.
3. The development will be compatible with surrounding uses.

STIPULATIONS:

1. That development shall be in general conformance to the site plan and elevations date stamped ~~October 27, 2006~~ JANUARY 30, 2007, as approved or modified by the Development Services Department.
2. That there shall be a 25 foot landscape setback along the 49th Drive (eastern) side of the P-1 parcel, as approved by the Development Services Department.
3. That landscape requirements for the P-1 parcel shall meet or exceed the C-1 zoning ordinance standards, as approved by the Development Services Department.
4. That an eight foot high solid masonry screen wall or view fence with landscaping to provide appropriate screening shall be provided at the south property line adjacent to the Arizona Canal Diversion Channel, as approved by the Development Services Department.
5. That a drive-through, non-food facility shall be permitted on the site, and it shall be located at the far western end of the site, as approved by the Development Services Department.
6. That an additional drive-through facility for a retail coffee business only shall be permitted on the site subject to obtaining a use permit and as approved by the Development Services Department.
7. That the drive-through canopies, lanes, speaker boxes, and service windows shall not be located on the eastern side of the drive-through facilities, as approved by the Development Services Department.
8. That the westernmost driveway access shall be configured to ensure right ~~out and exit only~~ EMERGENCY ACCESS, as approved by the Development Services Department.
9. That there shall be no pedestrian access to 49th Drive.

Cynthia Standage - B 3-6-07
Zoning Hearing Officer Date

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

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Contact Theresa Damiani regarding ADA, 602-262-6368/voice, or City TTY Relay/602-534-5500.

H:\Data\Hearings\ZHO\Summaries\2006\020507.

8. **Presentation, discussion and possible recommendation on Z-147-06-1, a request to rezone from C-1 (3.29 acres)/R1-6 (0.46 acres) to C-1 (3.29 acres)/P-1 (0.46 acres) located approximately 365 feet east of the southwest corner of 51st Avenue & Cactus Road for commercial/parking, retention and landscape buffer. Presentation by representative Kinetic Companies, LLC. This request will be heard by the Zoning Hearing Officer on February 5, 2007.**

Susan Sargent presented the staff report and staff recommendation of approval with stipulations. Stipulations included general conformance, landscape requirements for parking lot, and a 25 foot setback. Jeff Hawk and Joel Moyes, the applicants, reviewed their project and discussed how they have worked with the neighborhood to accommodate their suggestions and gain their support. Committee members had questions in regards to the screen wall, pedestrian site access, retail users, canal access/visibility, drive through facilities, fire access, and lighting. Chair Robert Beletz indicated that the neighbors he spoke with are supportive of this infill project.

Rick Weintritt moved, with a second from Nancy Brehm, to recommend approval of the request to rezone from C-1, R1-6 to C-1, P-1 for commercial/parking/retention and landscape buffer.

VOTE: 11-0 (APPROVED)

9. **Discussion and possible action regarding the 2007 work program of the North Mountain Village Planning Committee.**

Committee members discussed the five topics proposed for consideration as 2007 work program items. The items discussed were infill, trails, Hatcher Road, Metrocenter, and building partnerships. Chair Robert Beletz proposed that the committee partner with CEDD to convert old PSC's to C-2 to achieve commercial infill/revitalization. Beletz also proposed some target sites and expressed his willingness to work on a subcommittee, which he will co-chair with Fred Hepperle. Nancy Brehm and Ted Luther recently met with the Park Department's Trail Coordinator and are interested in pursuing more trails and better trail access. They were willing to co-chair a Trail Subcommittee. Joel McCabe will keep the committee updated on the streetscape program for Hatcher Road. Lou Snow will provide periodic updates on Metrocenter. Trails Subcommittee will meet one hour before the village planning committee meeting in even months. The PSC/Commercial Infill subcommittee will meet one hour before the village planning committee meeting in odd months.