



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** November 8, 2011
From: Derek D. Horn, P.E., C.B.O., Assistant Director
Planning and Development Department
Subject: **P.H.O. APPLICATION NO. Z-SP-6-02-4** – 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 its meeting on **December 14, 2011**.
- 2. Information about this case is available for review at the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
- 3. Please indicate your course of action, sign and return copy of this notice to the City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street 2nd Floor, Phoenix, AZ 85003 by **November 22, 2011**.

- Will arrange to review case file no later than _____
- Will resolve problems with the owner and contact you no later than _____
- We do not anticipate any problems in connection with the cases listed on this subject notice.

Signature

Date

DISTRIBUTION (Electronically):

- Mayor's Office (Tiffany Torres) - 11th Floor
- Council District Office (Penny Parrella) – 11th Floor
- Aviation (David Ebeling, Diane Nakagawa, Debra Turner) – 3400 E. Sky Harbor Blvd
- City Manager's Office (Kevin Weight) – Historic Preservation Office
- Community & Economic Development (Melinda Vazquez)
- Fire Prevention (Joe McElvaney) 2nd Floor
- Finance Admin (Barry Page) - 251 W. Washington – 8th Floor
- Neighborhood Services (Annie Alvarado) – 4th Floor
- Parks & Recreation (Mary Sheedy) – 16th Floor
- Parks & Recreation (Laurene Montero, April Carroll) – Pueblo Grande Museum
- Public Transit (Mark Melnychenko, Blair Proctor) - 302 N. 1st Ave., Ste 800
- Public Transit/Light Rail Project (Curt Upton/*Special TOD Only*) – 411 N. Central #200
- Street Transportation (Myesha Harris, Alan Hilty, Hasan Mushtaq, Barb Petsche) – 5th Floor
- Water Services (Nazario Prieto, Lucy Graham) – 8th Floor
- Planning and Development (Derek Horn, Sandra Hoffman) – 3rd Floor
- Planning and Development/Information Services (Ben Ernyei) – 3rd Floor
- Planning Hearing Officer (Alan Stephenson, Larry Tom) – 2nd Floor
- Planning Commission Secretary (Lilia Olivarez) – 2nd Floor
- Village Planner (Katherine Coles, Alhambra)
- Village Chair (Karen Heck, Alhambra)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-11--Z-SP-6-02-4

Council District: 4

Request For: Stipulation Modification

Kiva Fee Code: ZTREZONE Fee: \$0 Amount Waived: \$1080.00

<u>Owner</u>	<u>Applicant</u>	<u>Representative</u>
Adam Goldberg 27928 North 108th Way Scottsdale AZ 85255 000-0000	City of Phoenix - Planning Commission 200 West Washington Street, 2nd Floor Phoenix AZ 85003 (602) 262-7131	City of Phoenix - Planning Commission 200 West Washington Street, 2nd Floor Phoenix AZ 85003 P: (602) 262-7131 F:

Property Location: Southeast corner of Black Canyon Highway (I-17) and Bethany Home Road

Zoning Map: I-7 Quarter Section: 20-23 APN: 153-06-022B Acreage: 0.82

Reason for Request: 1) Administrative action to modify Stipulation 1 to extend or remove the conditional time stipulation, or determine compliance with the schedule for development or take legislative action to revert the approved C-2 SP to its former C-2 zoning classification due to noncompliance with the schedule for development or take legislative action to revert the approved C-2 SP zoning to its former C-2 zoning classification due to noncompliance with rezoning stipulations 2) Administrative action to modify or delete Stipulation 11 regarding a review by the Planning Hearing Officer

Village: Alhambra

Last Hearing: CC RATIFICATION

Previous Opposition: No

Date of Original City Council Action: 07/03/2002

Previous PHO Actions: 03/10/2004

Zoning Vested: C-2 approved C-2 SP

Supplemental Map No.: _____

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

Signature of Applicant	Date
_____	<u>054344</u>
Receipt Number	Planning Staff Member
_____	_____

Hearing Results

<u>Planning Hearing Officer</u>	<u>Planning Commission</u>	<u>City Council</u>
Date: <u>12/14/2011 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____



City of Phoenix

PLANNING DEPARTMENT

March 19, 2004

Adam Goldberg
27928 N. 108th Way
Scottsdale, AZ 85255

Dear Applicant:

RE: Z-SP-6-02-4 -Southeast corner of Black Canyon Freeway and Bethany Home Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on March 10, 2004, concurred with the recommendation of the Planning Hearing Officer and has ratified Z-SP-6-02-4 to modify stipulation regarding time extension.

STIPULATIONS

1. That approval be conditioned upon development of the vehicle sales and service center within 24 months of City Council approval of this request for a time extension in accordance with section 506.B.1 of the City's Zoning Ordinance. The zoning for the special permit shall not vest until a Certificate of Occupancy has been issued.
2. That any corporate colors, associated graphics and highly contrasting bands of vibrant colors on buildings and on accessory structures, excluding signage, shall be used as an accent feature with restraint as a minor element of the building exterior.
3. That the site be developed in general conformance to the site plan, revised March 28, 2002, with specific regard to the landscaped setbacks as may be modified by the Development Services Department.
4. That a 3-foot wide landscaping planter be installed and maintained along the north and west building facades adjacent to the vehicle showroom, except where building ingress/egress are necessary.
5. That the 10 foot landscaped setback along the east property line shall contain 2 inch caliper trees planted on average of 20 foot on center or as approved by the Development Services Department.
6. That display of vehicles for sale shall be limited to no more than 4 spaces with the exception of interior display areas. The remaining spaces shall be signed for either employee or customer parking.

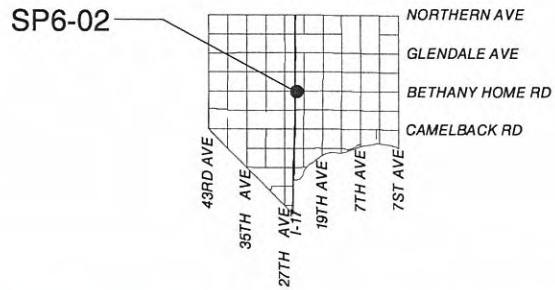
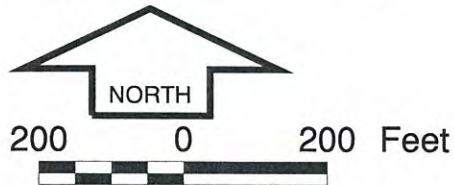
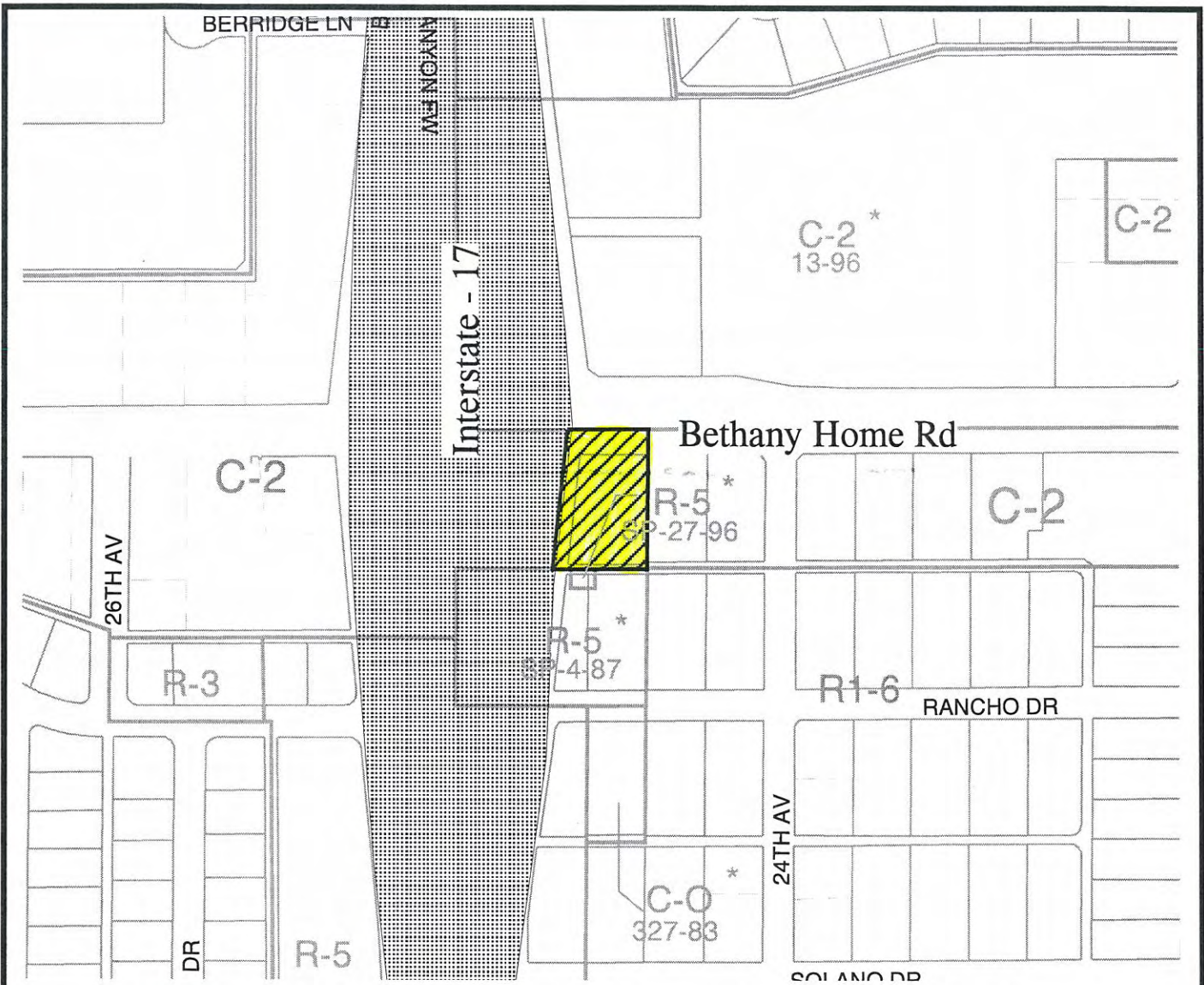
7. That no raised vehicle display pads or inclined ramps shall be used to elevate any vehicle or permit viewing a vehicle undercarriage above the surface of the subject site.
8. That no public address system speakers shall be used.
9. That there shall be no use of barbed, razor, concertina wire, or similar wire or fencing where visible from public streets or adjacent residential areas.
10. That signage shall be limited to monumentation signage no greater than 35 feet in height, with no wall signs allowed.
11. That one year from the issuance of a Certificate of Occupancy, the case shall be reviewed through the Planning Hearing Officer Process for compliance with Zoning stipulations and Ordinance standards.
12. All vehicles on outside display will be parked inside the building after business hours.

Sincerely,

Michelle Dodds

Michelle Dodds, AICP
Principal Planner

C: Kelly Walker (Sent electronically)
Bernadine Alling (Sent electronically)
Jay Neville (Sent electronically)
Marquitrice Short
Dave Barrier, DSD/Building Safety (Sent elec)
E.J. Hyncik, Public Transit(Sent elec)
Case File
Book
Larry Lazarus, 400 E. Van Buren Ste 450, Phoenix, AZ, 85004
Adam Goldberg, 27928 N. 108th Way, Scottsdale, AZ, 85255



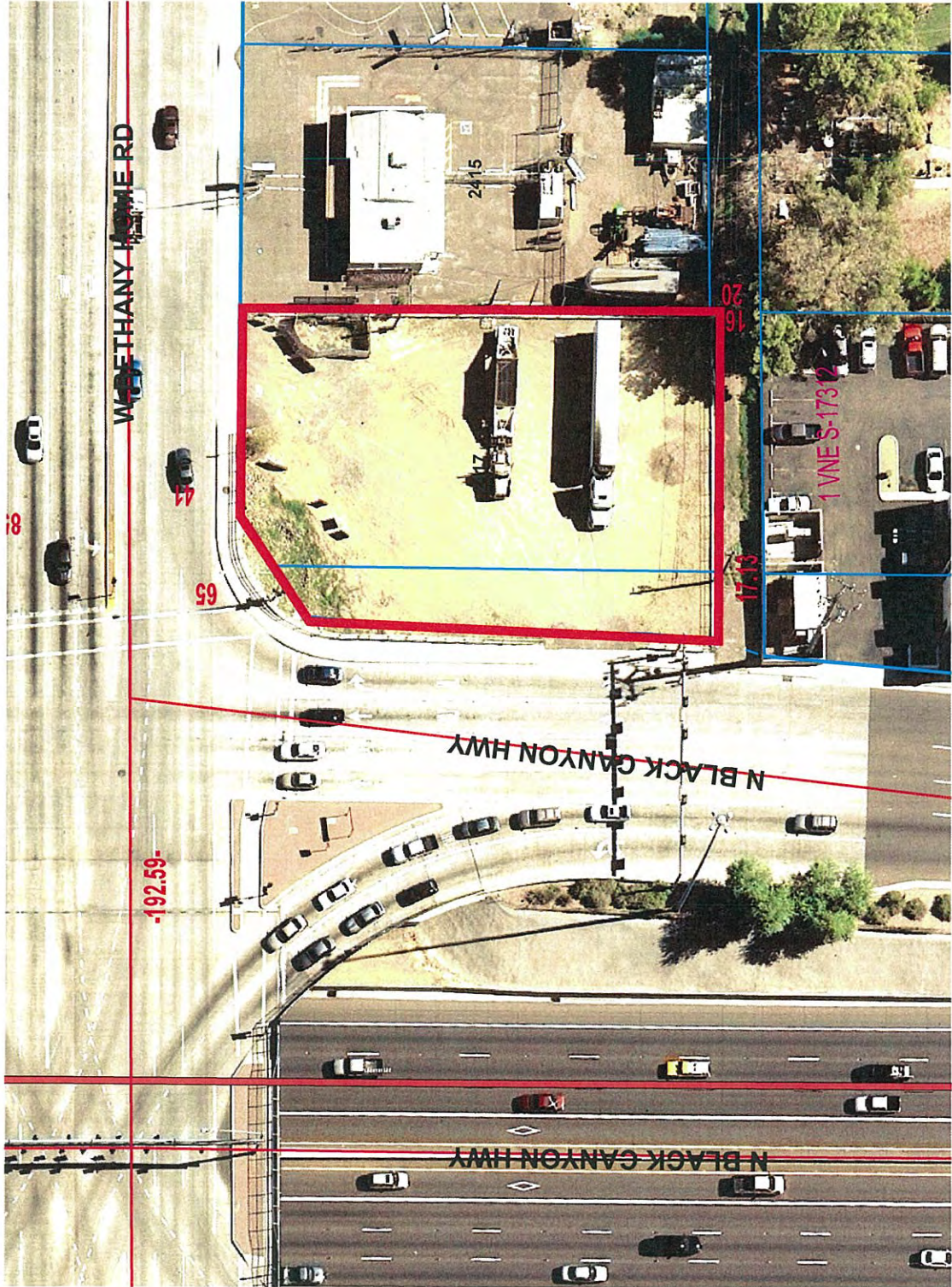
CITY OF PHOENIX PLANNING DEPARTMENT

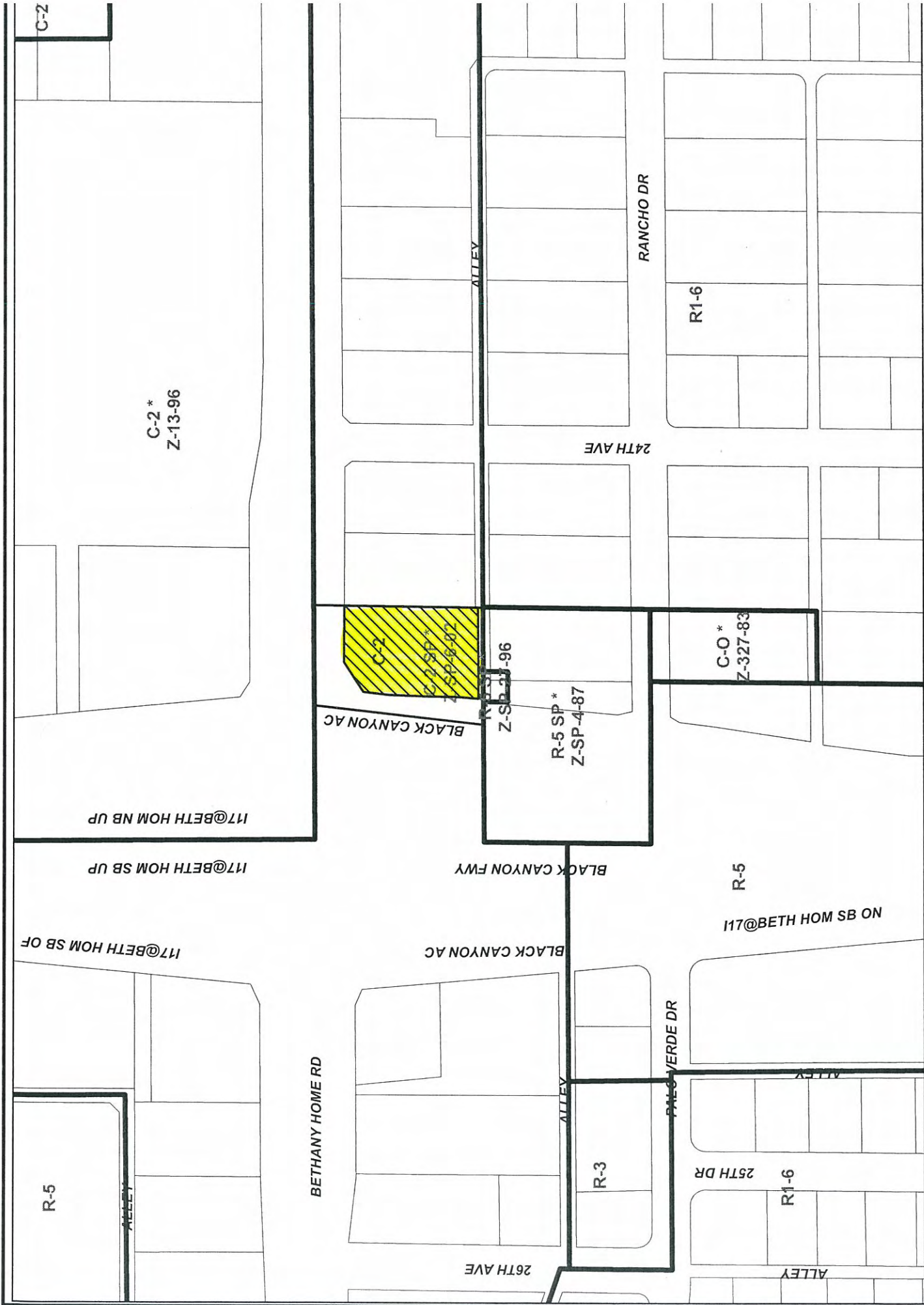
Alhambra Village

CITY COUNCIL DISTRICT: 4

APPLICANT'S NAME: Adam Goldberg		REQUESTED CHANGE:	
APPLICATION NO. SP6-02	DATE: 2-28-2002 REVISION DATES:	FROM: C-2	TO: C-2 SP
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.82 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q20-23	ZONING MAP 17	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D. OPTION

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





Planning & Development Department



City of Phoenix



11-04-2011

Legal Description:

BETHANY HOMES LOTS 5-EX N 7F & ALSO LOT 7EX HW & EX N 7F & ALSO EX
ANY PT RD LY WI/IN P/F 98-0505106